

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

603B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2011

SUBJECT: PLOT PLAN NO. 24431 / VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2½ Acres Minimum (R-A-2½) **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna and 6 equipment cabinets surrounded by a 6 foot high wall. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet due to the topography of the project's location.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on January 26, 2011.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT**


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc D.M.

(continued on attached page)

Dep't Recomm.: ☒ Consent ☐ Policy
Per Exec. Ofc.: ☒ Consent ☐ Policy

Prev. Agn. Ref.

District: First

Agenda Number:

1.5 a+b

NO. 42274, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 1874, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 24431, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**SPECIAL PLANNING COMMISSION
MINUTE ORDER JANUARY 26, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 2.1: PLOT PLAN NO. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2½ Acres Minimum (R-A-2½).

II. **PROJECT DESCRIPTION**

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve panel antennas located on three sectors, one parabolic antenna, and one GPS antenna. The 860 square foot lease area will contain six equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three live pine trees are also proposed to be planted within the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at 951-955-5719 or email dabraham@rctlma.org.

The following person(s) spoke in favor of the subject proposal:

Barbara Saito, Applicant's Rep, 418 N. Cloverdale Walnut, CA 91789 909-723-6152

The following person(s) spoke in opposition of the subject proposal:

There were no speakers in opposition of the subject proposal

There were no speakers in a neutral position.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0, Commissioner Porras (absent) recommend to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **VARIANCE NO. 1874**, based upon the findings and

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: January 26, 2011
Continued From: January 5, 2011

PLOT PLAN NO. 24431
VARIANCE NO. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

After the writing of the staff report:

1. A letter dated January 17, 2011 from T-Mobile, the applicant for the proposed wireless communication facility, was received providing additional information regarding the alternate site analysis and comparison to the primary site (attached).
2. The following condition of approval has been updated:

80. PLANNING.5 USE - LC SPECIMEN TREES REQUIRED - has been revised to indicate the proposed live pine trees reach a minimum of 25' high.

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: January 26, 2011
Continued From: January 5, 2011

PLOT PLAN NO. 24431
VARIANCE NO. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted within the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

FURTHER PLANNING CONSIDERATIONS:

January 5, 2011

On December 13, 2010 the project was approved at Director's Hearing and set for Planning Commission Receive and File on January 5, 2011. On January 5, 2011, the Planning Commission set the project for hearing on January 26, 2011 in order for the applicant to provide more information regarding alternative sites that were analyzed for this project. The applicant indicated that other sites were evaluated. In particular, the Harley John Water Tank located south of Scottsdale Dr and west of Harley John Rd was evaluated and was not selected because the site is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |

Q.M.

- | | |
|----------------------------|---|
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.

4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 identified the following potentially significant impacts:
 - a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the following letters have been received:
 - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
 - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.

- d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
- a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date
03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total
\$11,629.18.

Agenda Item No.: 1.3
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: January 5, 2011

Plot Plan No. 24431
Variance No. 1874
E.A. Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on December 13, 2010.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVED VARIANCE NO. 1874, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 24431, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\12.13.10 DH\PC Cell Tower Receive and File Staff Report.PP24431.docx

Date Revised: 12/13/10

W

Agenda Item No.: 4.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Directors Hearing: December 13, 2010

Plot Plan No. 24431
Variance No. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

The following items have been revised as a result of the December 13, 2010 Director's Hearing:

1. The following conditions of approval have been updated:

10. EVERY.3 DEFINITIONS
80. PLANNING.5 LC SPECIMEN TREES REQUIRE

2. The following condition of approval has been deleted:

80. PLANNING.7 LC SPECIMEN TREES REQUIRE

3. The following conditions of approval have been added to the project:

10. PLANNING.22 MAINTAIN ANT SOCKS/BRANC
80. PLANNING.8 BRANCH HT/ANTENNA SOCKS
90. PLANNING.12 SITE INSPECTION

Agenda Item No.: 4.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: December 13, 2010

Plot Plan No. 24431
Variance No. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

FURTHER PLANNING CONSIDERATIONS:

The project was continued off calendar from the August 9, 2010 Director's Hearing due to an advertising error.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

W

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).

5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 identified the following potentially significant impacts:
 - a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the following letters have been received:
 - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
 - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.

- g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
 4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
 5. This project was filed with the Planning Department on 02/2/2010.
 6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

DA:da

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24431.docx

Date Prepared: 04/28/10

Date Revised: 10/13/10

Agenda Item No.: **3.1**
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: August 9, 2010

Plot Plan No. 24431
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

W

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage) is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42274 identified the following potentially significant impacts:

a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

DA:da

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24431.docx

Date Prepared: 04/28/10

Date Revised: 6/23/10

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

VICINITY/POLICY AREAS

Supervisor Buster

District: 1

Date Drawn: 1/06/11

Vicinity Map



Zoning District: Cajalco

Township/Range: T4SR5W

Section: 1

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

Supervisor Buster
District: 1

LAND USE

Date Drawn: 1/06/11
Exhibit 1



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1



Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or In Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

0 125 250 500 750 1,000 Feet

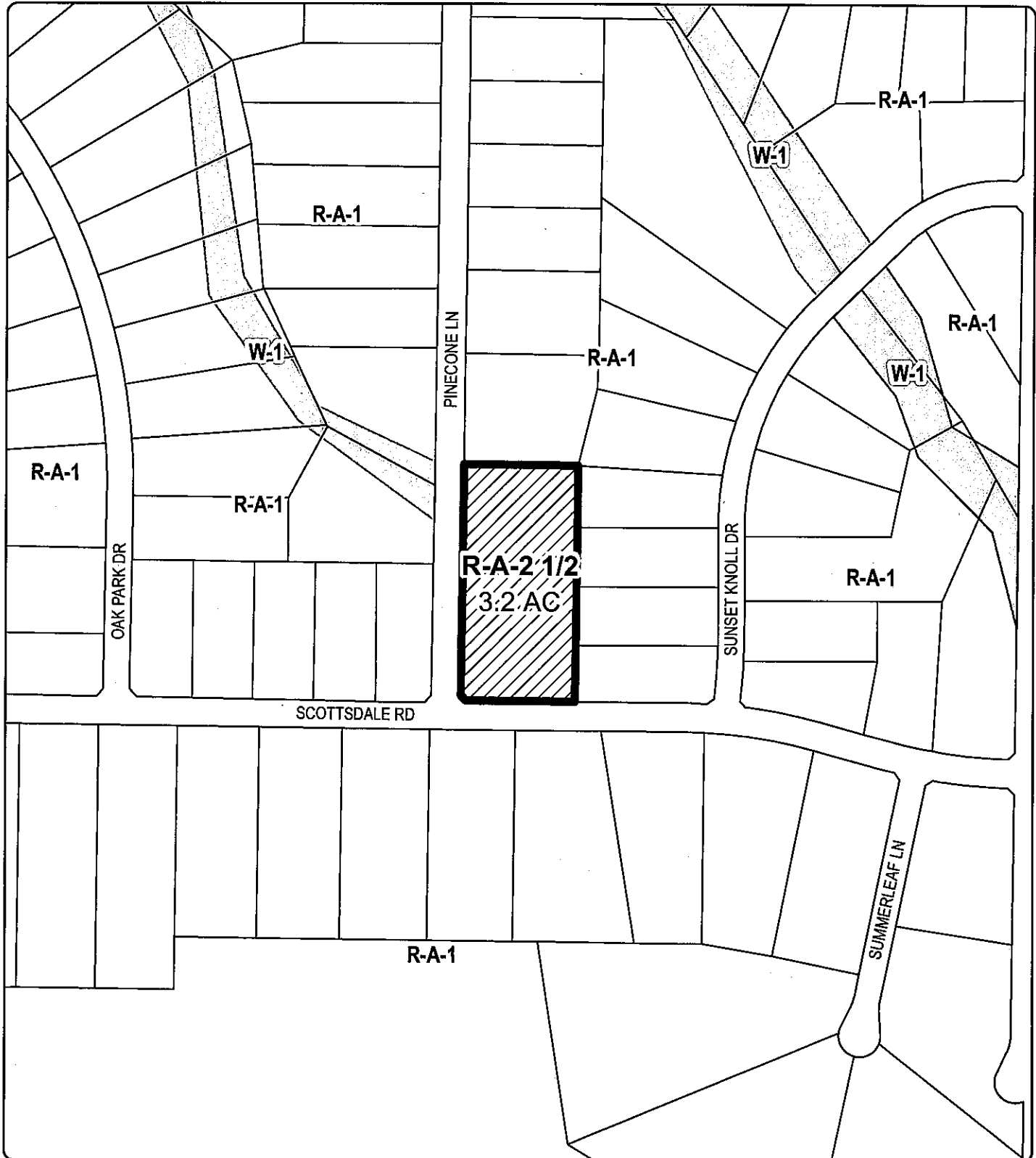
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

EXISTING ZONING

Supervisor Buster
District: 1

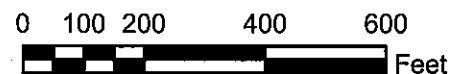
Date Drawn: 1/06/11
Exhibit 2



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1

Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.time.co.riverside.ca.us/index.html>

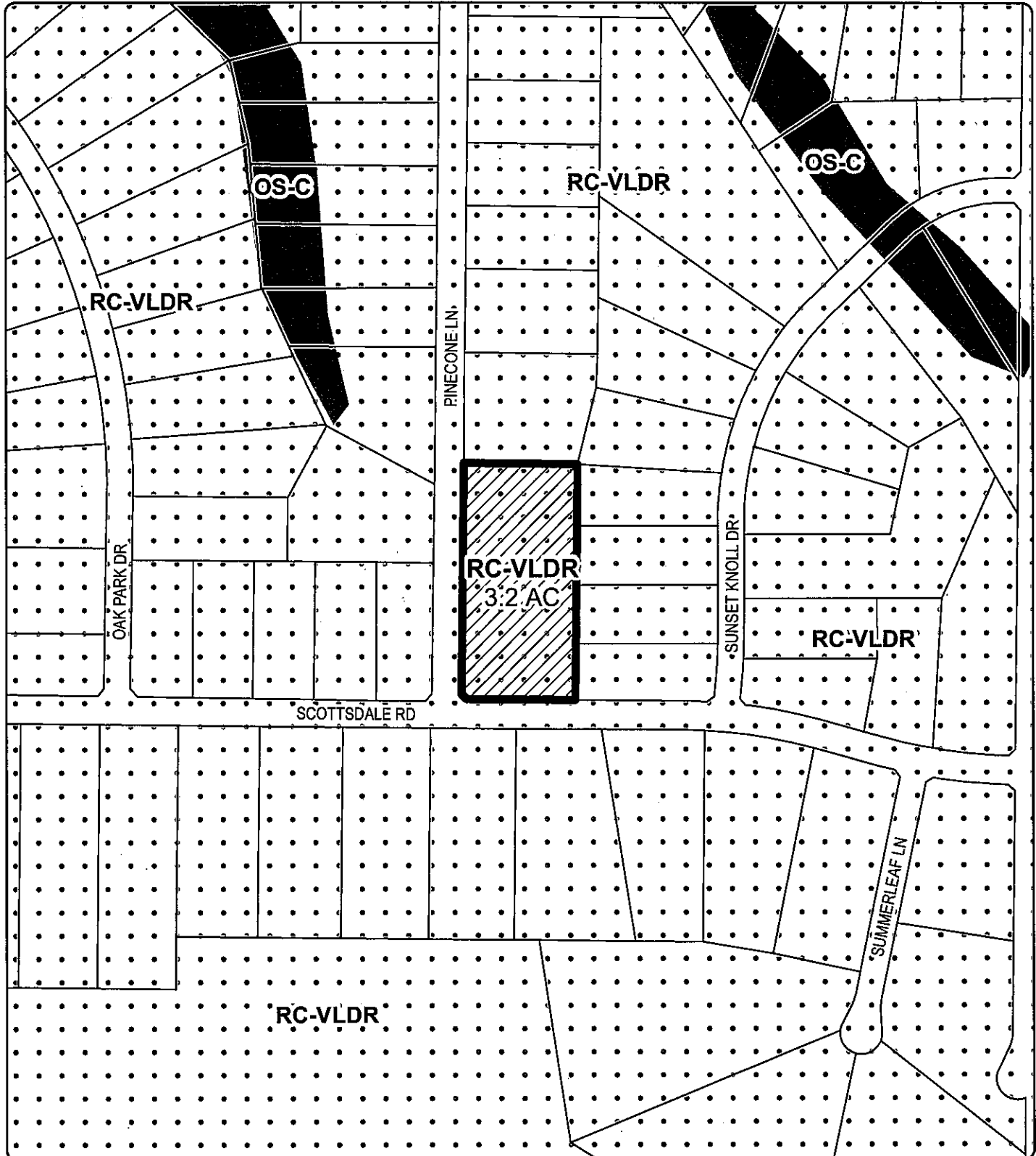


RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874 EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 1/06/11
Exhibit 5



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1

Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

0 100 200 400 600
Feet

...T...Mobile-

IE24889A - ROOSEVELT

AVILA INC

VIEW FROM ROW

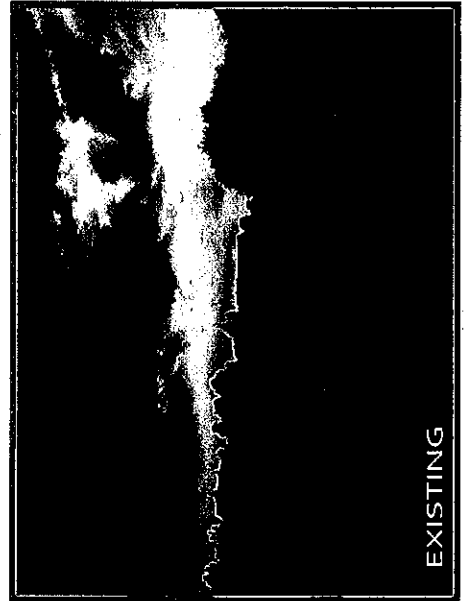
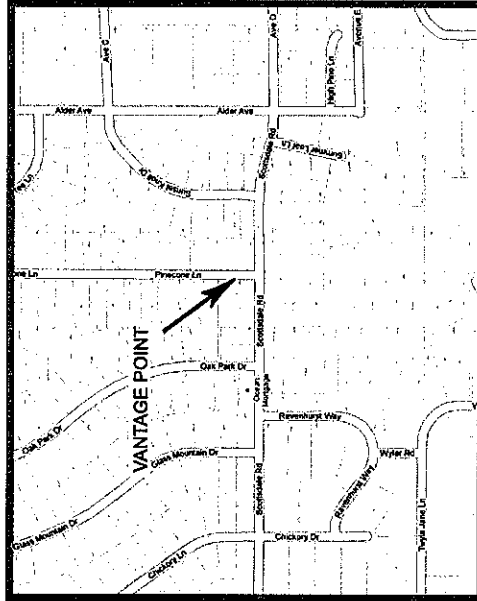
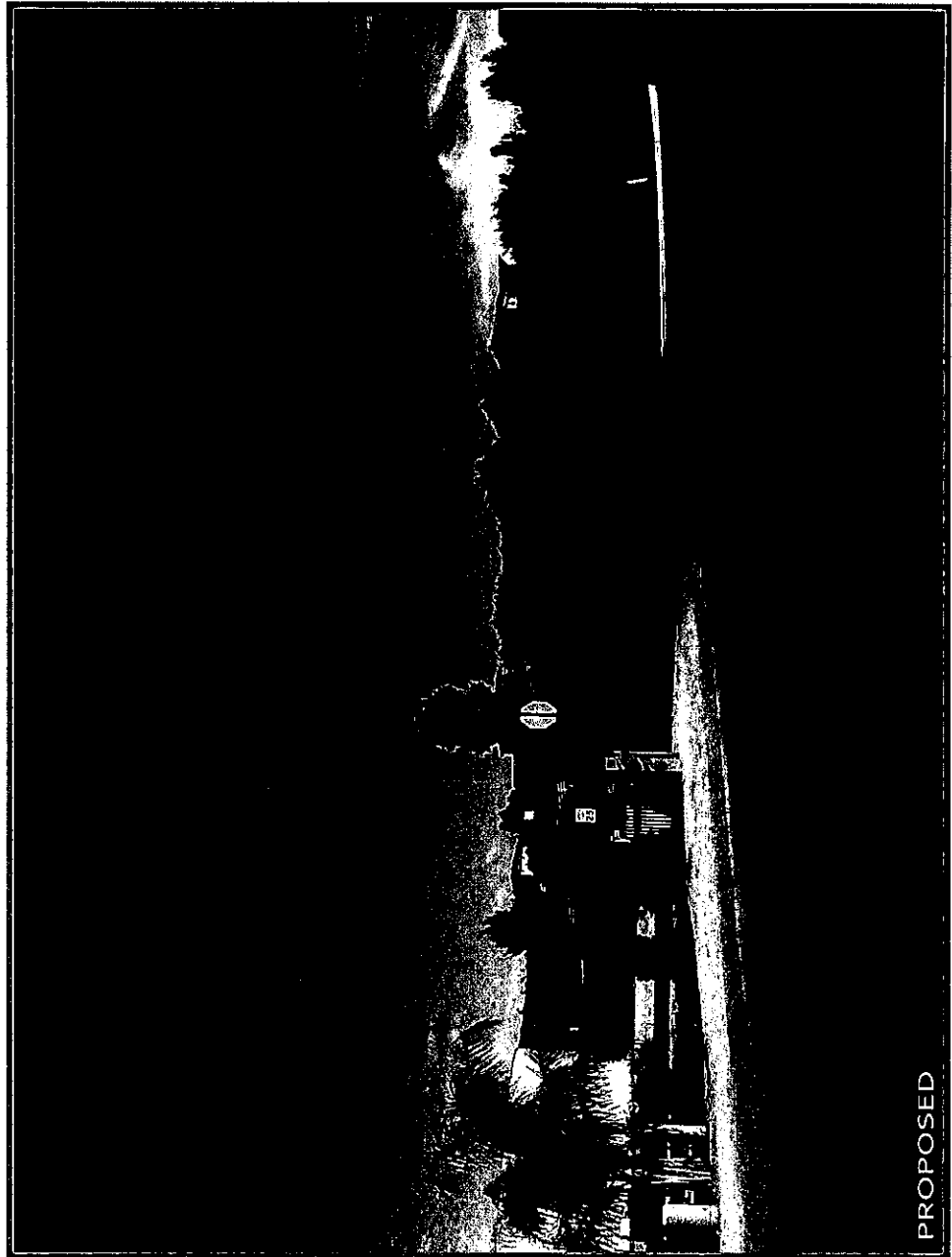


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

IE24889A - ROOSEVELT

AVILA INC

VIEW FROM WEST ON SCOTTS DALE



EXISTING

PROPOSED

Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

..T..Mobile..

IE24889A - ROOSEVELT

AVILA INC

VIEW FROM EAST ON SCOTTSDALE

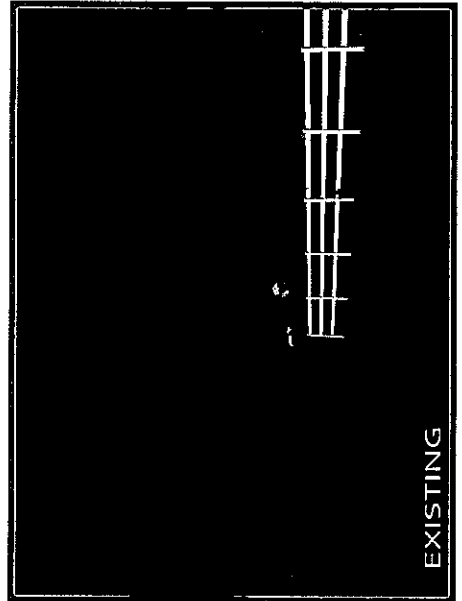
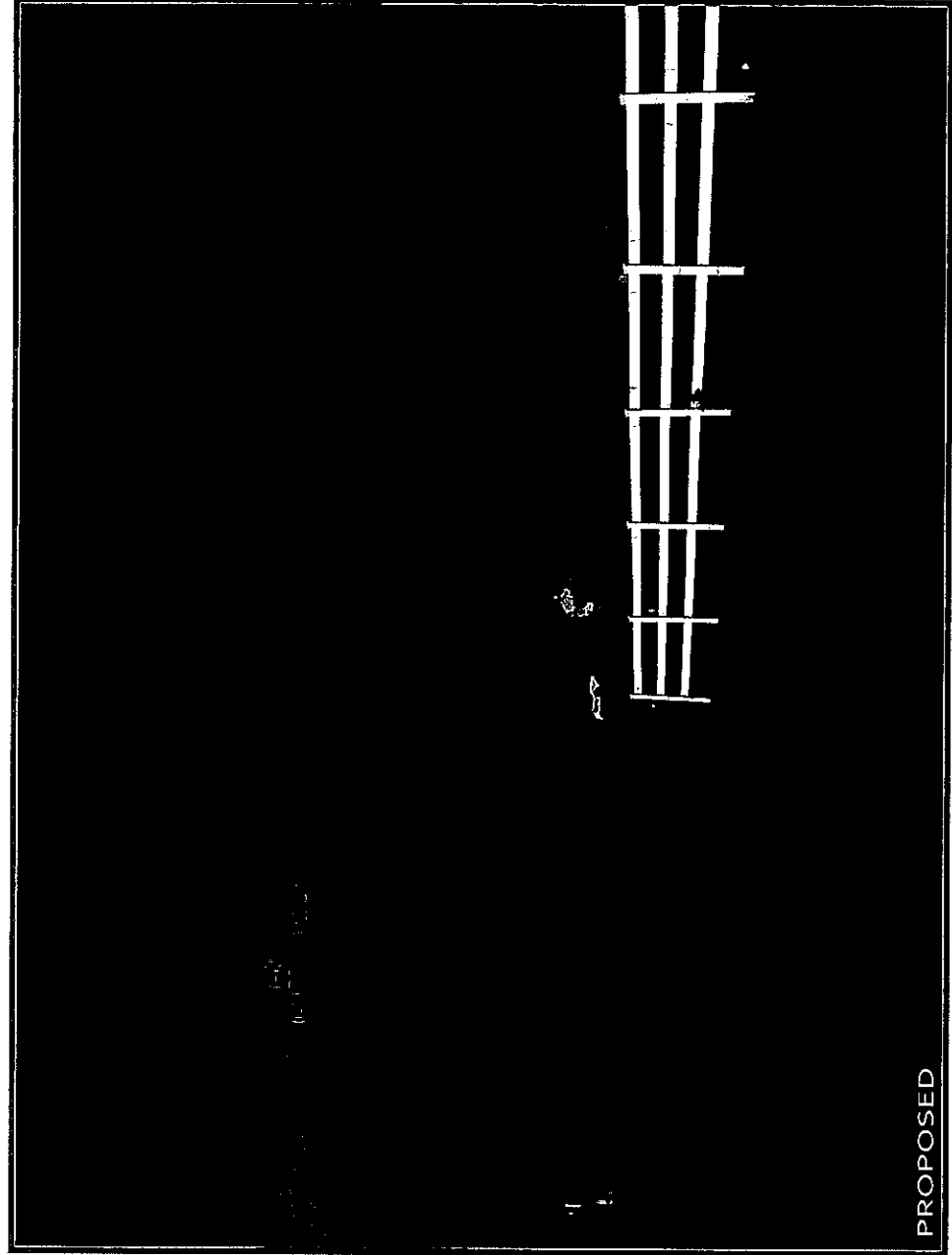
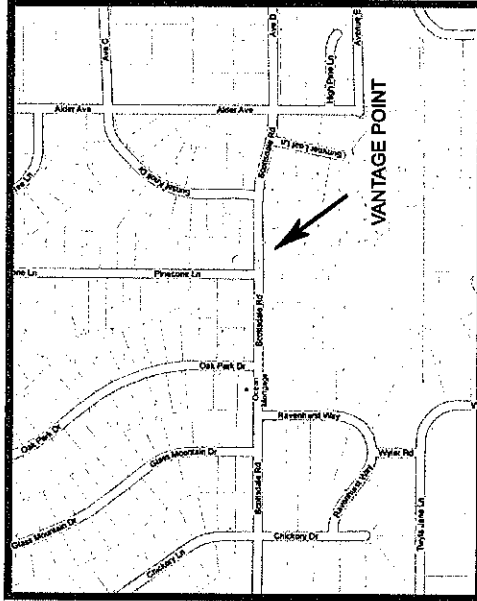


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



THIS DOCUMENT AND INFORMATION HEREIN IS
THE PROPERTY OF THE GOVERNMENT
THE DOCUMENT AND INFORMATION SHALL
NOT BE REPRODUCED, USED OR DISCLOSED
WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF

APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/01/03	80% ZONING
2.	11/03/03	LEASE AREA

2553 WAGON WHEEL ROAD
MORCO, CA 92560
OFFICE/FAX (951) 739-7849
MAILING list@hondamexing.com



SITE NUMBER

IE24889A

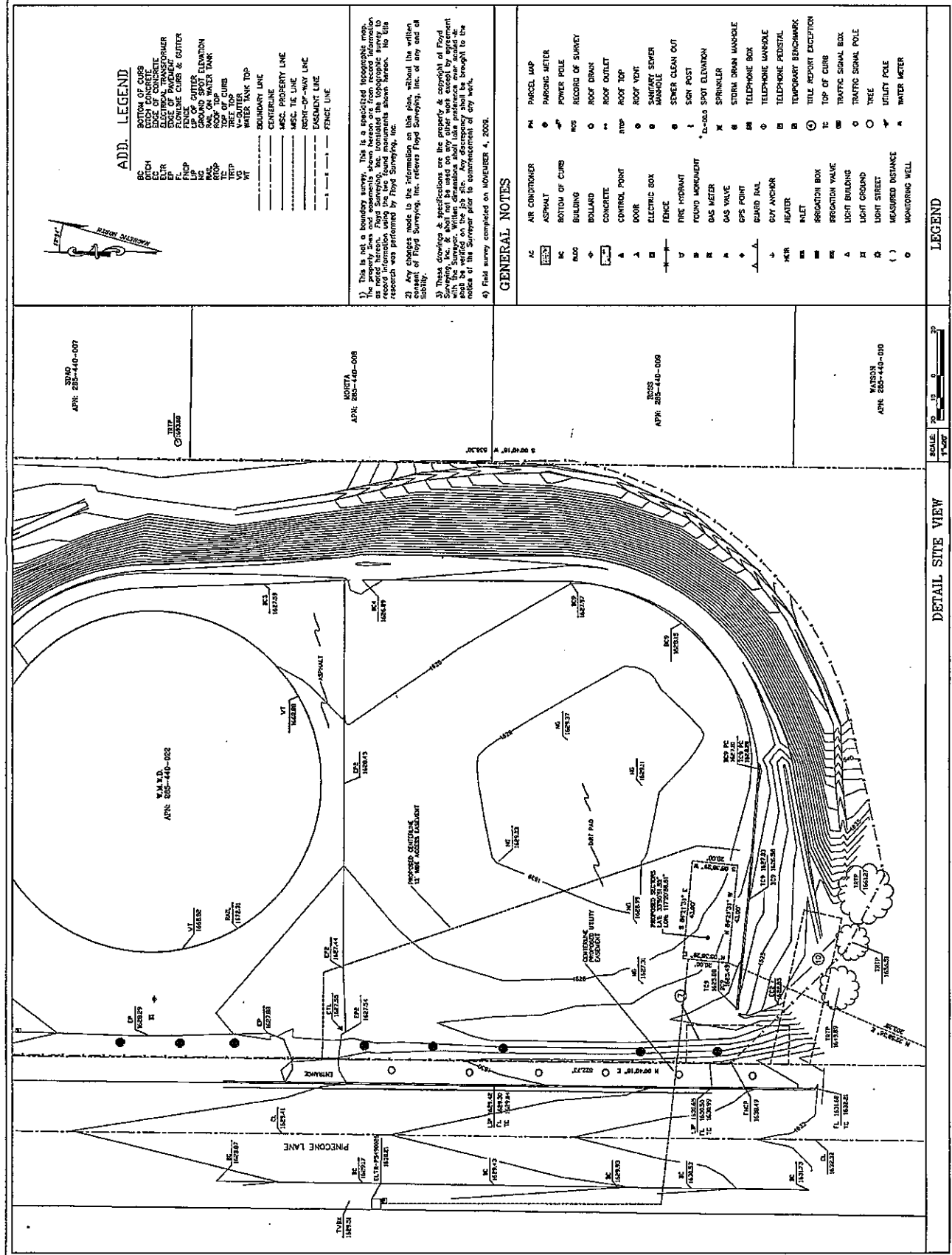
SITE ADDRESS
6727 PINECONE LANE
SUNVERSALE, CA 92504

SHEET TITLE

SITE SURVEY GENERAL INFORMATION

SHEET NUMBER

NSF



T-Mobile
Stick Together

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4445 LOCUSTHURST COURT, SUITE 400, ALBERTSONS CENTER
CHICAGO, IL 60638 OFFICE: (773) 463-4444 FAX
COC#: 09-6817

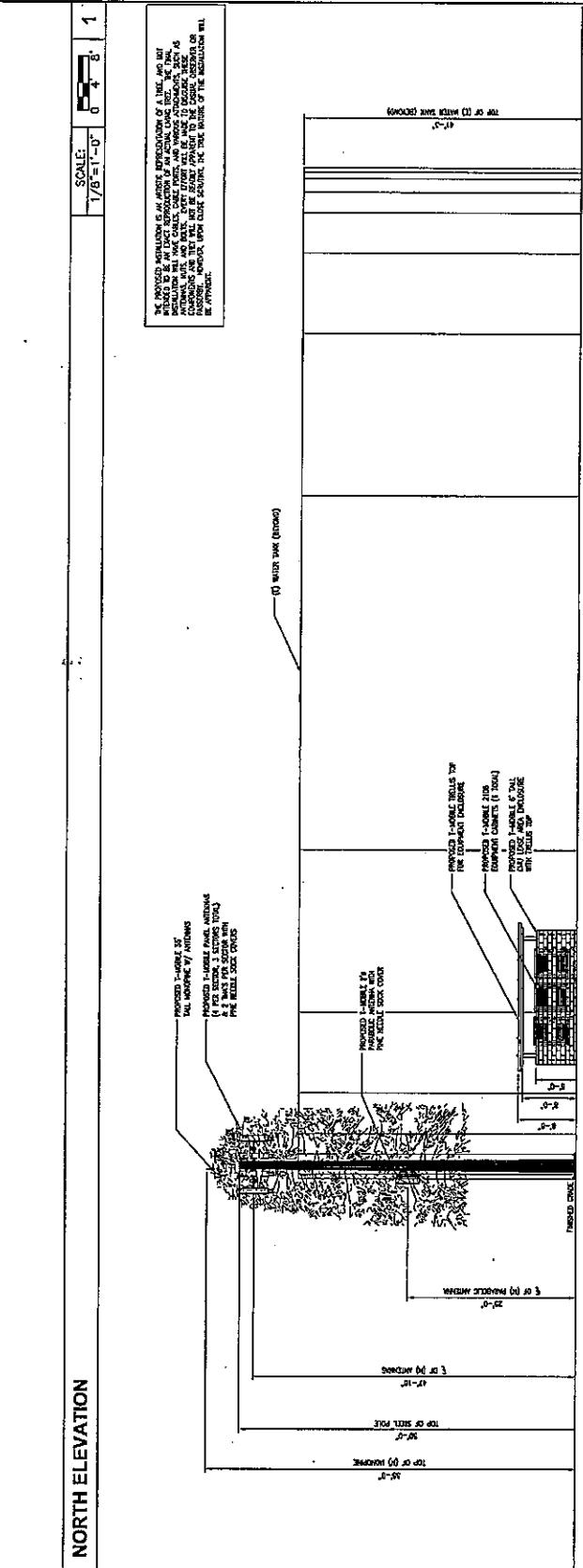
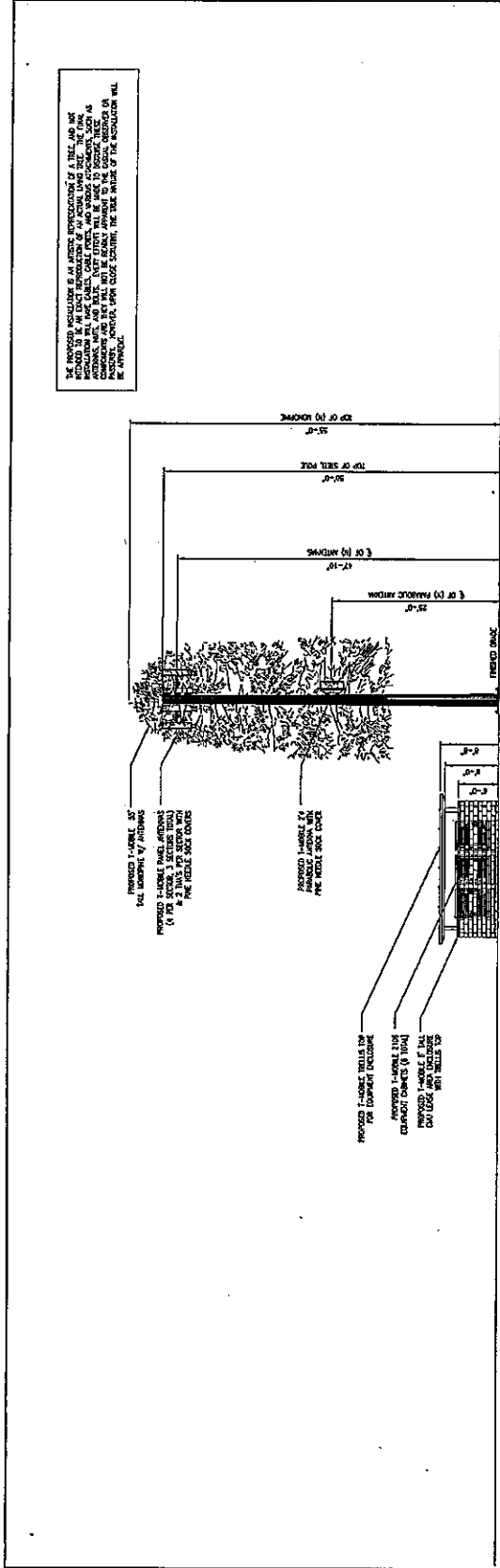
AVILA INC.
6254 Avila Rd,
Yucca Valley, CA 92284
(760) 228-1556

NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPING RIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	09/02/10	100% ZD'S	JPC

**ROOSEVELT WT
IE24889A**
APN: 205-440-072
INTERSECTION OF PINECOO LANE AND
SCOTTSDALE ROAD
RIVERSIDE, CA 92504

**ARCHITECTURAL
ELEVATIONS**

A-3



NORTH ELEVATION

SOUTH ELEVATION

T-Mobile
 Stick Together!
 3331 E. QUART RD., SUITE 200
 GILBERT, AZ 85131

CDG
 CONNELL DESIGN GROUP, LLC
 CONSULTING ENGINEERS
 4441 LUCY DRIVE, SUITE 100
 GILBERT, AZ 85131
 CDG# 09-6817

AVILA INC.
 6254 Avila Rd.
 Yucca Valley, CA 92284
 (760) 228-1556

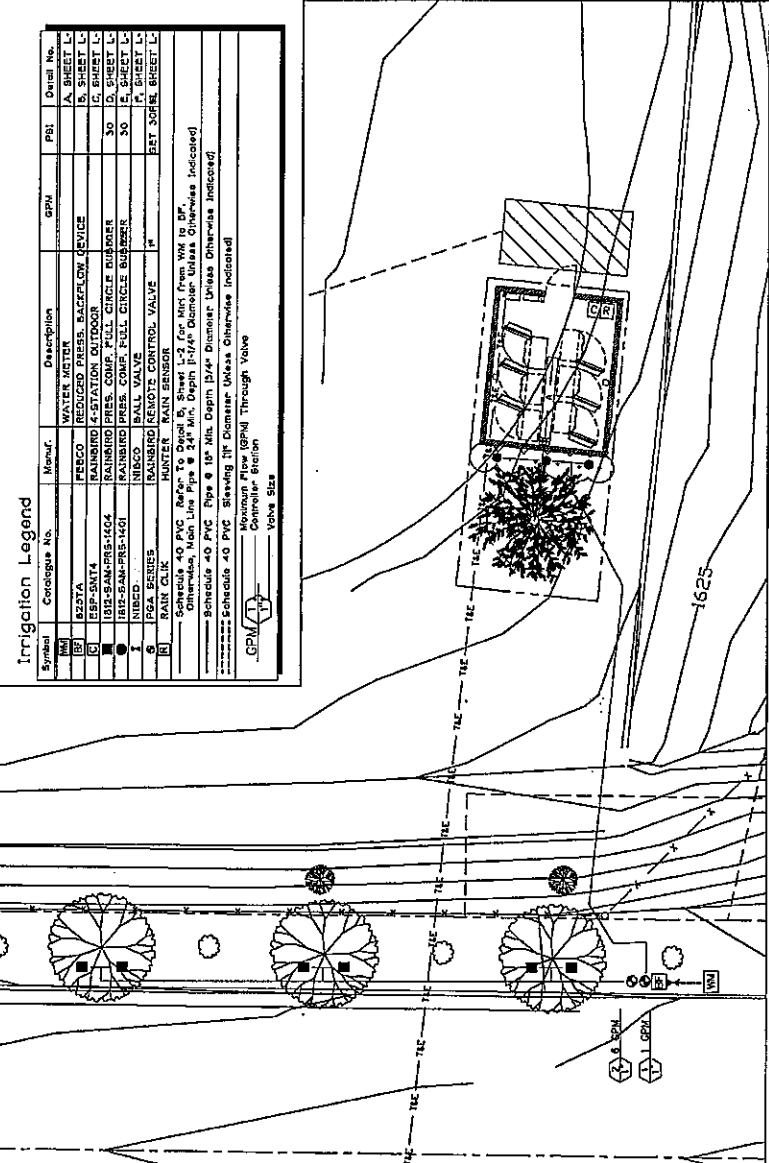
NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% 2D'S	ESK
2	11/18/09	100% 2D'S	ESK

SITE INFORMATION
 ROOSEVELT WT
 IE24889A
 18727 PINECONE LANE
 RIVERSIDE, CA 92504

CS DG
 CS Design Group, Inc.
 6640 El Camino Real
 Suite 100
 San Jose, CA 95128
 (415) 760-2722
 (415) 760-4544

IRRIGATION PLAN

L-1



IRRIGATION NOTES

1. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
2. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
3. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
4. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
5. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
6. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
7. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.

EXISTING IRRIGATION NOTES

1. ALL EXISTING IRRIGATION SHALL BE REMOVED AND REPLACED WITH NEW IRRIGATION. THE NEW IRRIGATION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
2. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
3. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
4. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
5. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
6. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.
7. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION MANUAL AND THE IRRIGATION MANUAL SHALL BE USED TO DETERMINE THE SIZE OF THE PIPING, VALVES, ETC. TO BE USED.

IRRIGATION PLAN

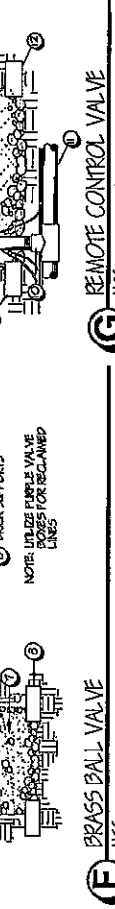
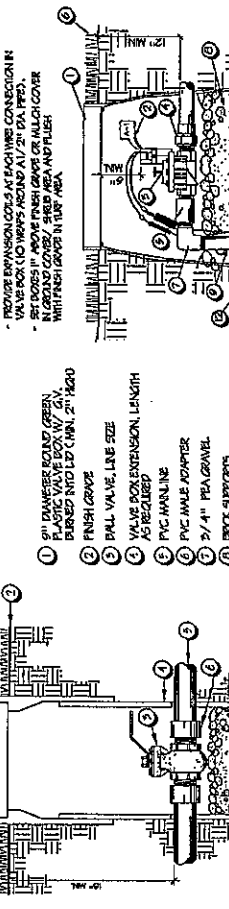
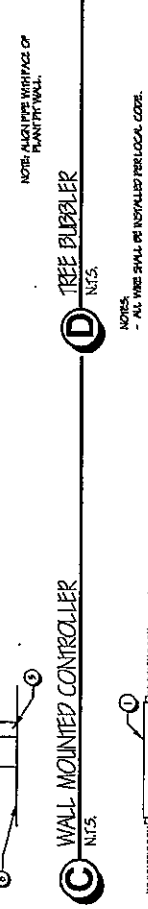
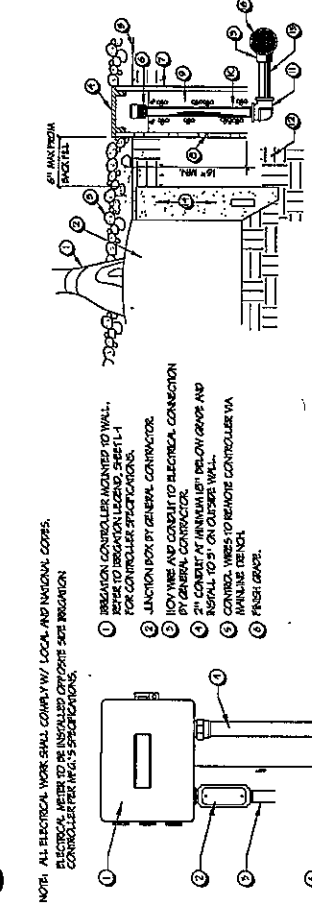
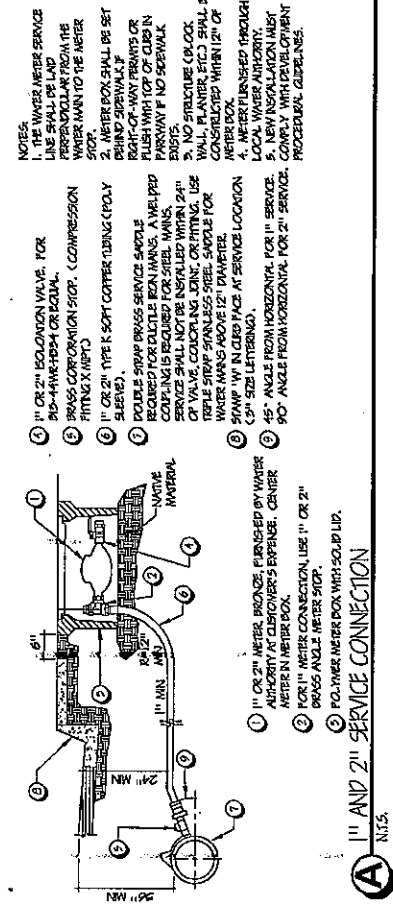
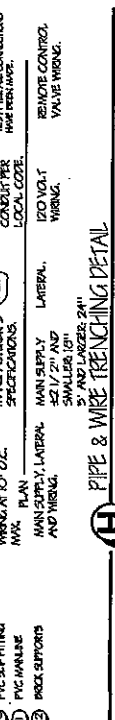
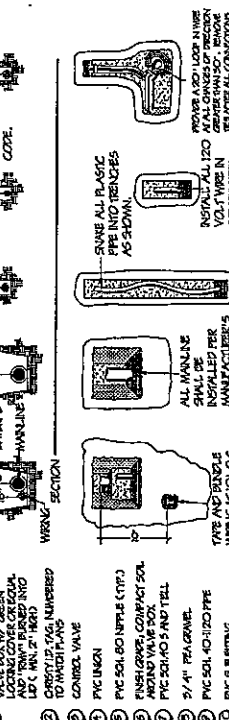
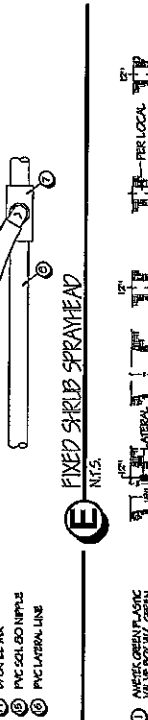
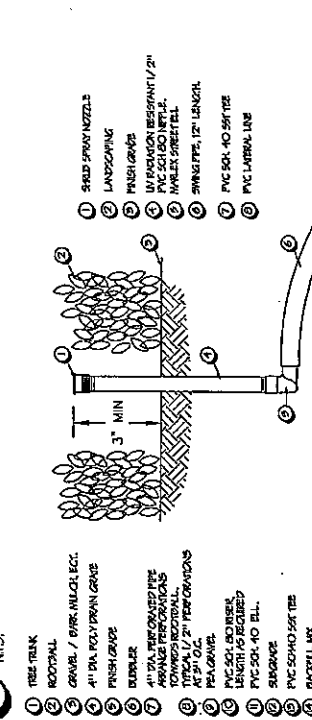
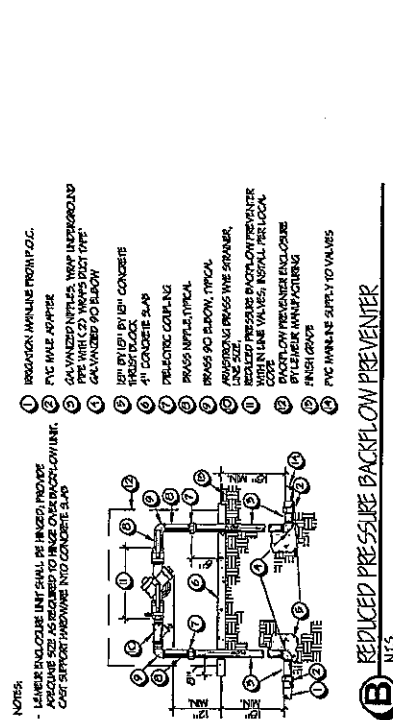
NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZDS	ESK
2	11/18/09	100% ZDS	ESK
3			
4			
5			
6			
7			
8			
9			
10			

SITE INFORMATION:
ROOSEVELT WT
IE24889A
18727 PINECONE LANE
RIVERSIDE, CA 92504

CS DG
CS Design Group, Inc.
6845 El Camino Real
Suite 100
Carlsbad, CA 92009
(760) 222-2242
(760) 424-3007

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-2



[illegible]



T-Mobile West Corporation (T-Mobile)
Engineering Development – Inland Empire
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

January 17, 2011

Planning Commission
County of Riverside
4080 Lemon Street
Riverside, CA 92501

RE: PP24431
IE24889a Roosevelt Water Tank

Dear Commissioners,

Plot Plan 24431 was approved at Director's hearing on December 13, 2010. Per the County's ordinance, the plot plan was added to the Planning Commission's agenda of January 5, 2011 as a consent item. It was removed from the agenda and scheduled for another public hearing on January 26, 2011. During the hearing of January 5, Commissioner Roth indicated he had some questions regarding the alternate candidate analysis. This letter is in anticipation of Mr. Roth's questions. I will also be in attendance at the public hearing of January 26 to answer any additional questions.

Following is the alternate site analysis and comparison to the primary site. As you will read, the primary site was chosen because it provides better coverage for the existing gap in an area which is highly residential; the access is easier since it is directly from the right of way and does not cross multiple private properties; and the topography and topology of the parcel and its ability to meet the code objective for camouflaging the visibility of a wireless facility.

It is important to understand how candidates are chosen as the primary one to submit for permits.

1. The site must meet the designed coverage objectives. Each carrier has different objectives based on its FCC licensing requirements, location of existing sites, technological capabilities, capacity demands, and other needs. Consequently, not all site locations meet the objectives of each carrier. In this instance case, the area is highly residential. There are two properties in the proximity of the search area which were not developed for housing. These were the Roosevelt Water Tank (the subject property) and the Harley John Water Tank, the alternate candidate. The coverage object for the site was the residential communities surrounding Markham Street, east of Washington Street and on Scottsdale Road, east of Harley John Rd. . I have attached the coverage plots for each of the sites. The objective coverage is shown on the first plot labeled "Predictive Coverage w/o Proposed Site." You can see there is very sporadic coverage even for outdoor use of the mobile phone. The next two coverage plots show the distinct coverage of the two candidates. The primary is labeled "Predicted Coverage of Proposed Site Only at 50' TOA. The alternate is labeled "Predicted Coverage of Alternate Only at 50' TOA. The proposed coverage of each is distinct with the primary site, Roosevelt Water Tank, covering a more densely populated area. Therefore, it became the primary RF candidate. (Also enclosed are the coverage plots showing the existing coverage and the cumulative

coverage for each of the candidates.) The final slide included shows the percentage difference in coverage of the objective area.

2. The site must be able to be leased, permitted, constructed, and be served by power and telephone. There must be a willing landlord. There must be physical room available on the site for the radio equipment and cabling either as space within an existing building or a vacant area for which a shelter can be permitted. There must be space for the antennas on the rooftop, on an existing tower, or as a vacant area suitable for a tower. For a new tower, the vacant area must be (a) large enough for the tower foundation and (b) large enough to provide sufficient separation between any existing antenna facilities or other structures. The ground must be able to bear a foundation depth generally 1/3 the height of the monopole. There must be enough space on the property to provide for all the zoning requirements (setbacks, landscaping, etc).

(a) Each parcel is comparable in that both are owned by the same landowner, the Western Municipal Water District and are constructed with water tanks. However, they are accessed differently. Roosevelt Water Tank takes its access directly from the street. The access for Harley John Water Tank crosses over several parcels. This means that T-Mobile would need the permission of several property owners to access its facility.

(b) Another consideration was the visibility of the proposed monopine. Since the antennas have to be high enough to operate over the water tank, it makes the minimum height to the top of antenna at 50 feet for either parcel. This height requires a variance for either site because to satisfy the stealthing requirement, the branches of the monopine would be go above the 50 foot height limit. But when it comes to overall visibility, the property at Harley John Water Tank is bereft of vegetation except for some tree surrounding the tank itself. So the monopine would be highly visible to the residents of the valley. In contrast, the property for Roosevelt Water Tank has many trees which act as a backdrop to the proposed monopine. Also, while the parcel itself is mostly flat, the ground elevation where the proposed facility will be built is sub-grade to the street which also masks the overall height of the facility. It should also be noted that the existing water tank presents a more formidable massing than the proposed wireless communication facility. In addition, the WMWD also intends a second water tank on the property which will further assist in screening the wireless facility.

Due to the differences in the coverage plots, the accessibility issue and the visibility issue, the Roosevelt Water Tank became the preferred candidate. T-Mobile proceeded with the zoning application and the lease agreement.

During the plot plan review process, the project was scheduled for public hearing by the Planning Director. There were two letter received from nearby neighbors. Both letters had concerns regarding the placement of the facility within the neighborhood. Due to an error on the address of the facility, the notice was voided and the hearing had to be rescheduled. It was also determined at that time that a variance was necessary for height. In the recent past, the policy of the planning department was that height was measured to top of antenna. The policy change requires height to be measured at top of facility. Therefore, the overall height exceeded the zoning height by five feet. The variance and its justification documents were submitted to the County for review. A new notice was sent for December 13 for a public hearing by the Planning Director. No comments, letters, phone calls or emails were received from this notice. I, as

T-Mobile West Corporation (Wireless ID #: U-3056-C)

Notification Letter for T-Mobile Site

January 17, 2011

Page 3 of 3

representative for T-Mobile, was the only person in attendance to the hearing and the only one who spoke. The project was approved by the Planning Director subject to the conditions of approval. The project was then scheduled for the Planning Commission consent agenda.

It is my understanding that there were no comments, letters, phone calls, or emails subsequent to the notice for the Planning Commission consent agenda.

Based on the above alliteration of facts and the submitted justifications for plot plan and variance, T-Mobile requests the Planning Commission approve PP24431 as designed.

Please feel free to call me at (909) 723-6152 if you have any comments or questions.

Sincerely,

Barbara Saito for Avila
Agent for T-Mobile

Coverage Improvement Comparison Table

Overall Coverage Improvement comparison		
Coverage Gap	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Overall)
Primary Site @ 50' TOA	4.28	89%
Primary Site @ 45' TOA	3.55	74%
Alternate Location @ 50' TOA	3.69	77%
~		
*Losing approximately 15% of Overall Coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		
~		
*Losing approximately 12% of Overall Coverage improvement if the location is moved to the 2nd Water Tank Location		
~		
Indoor only Coverage Improvement comparison		
Coverage Gap	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Indoor only)
Primary Site @ 50' TOA	2.8	58%
Primary Site @ 45' TOA	1.5	31%
Alternate Location @ 50' TOA	1.6	33%
~		
*Losing approximately 27% of Indoor coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		
~		
*Losing approximately 25% of Indoor coverage improvement if the location is moved to the 2nd Water Tank Location		

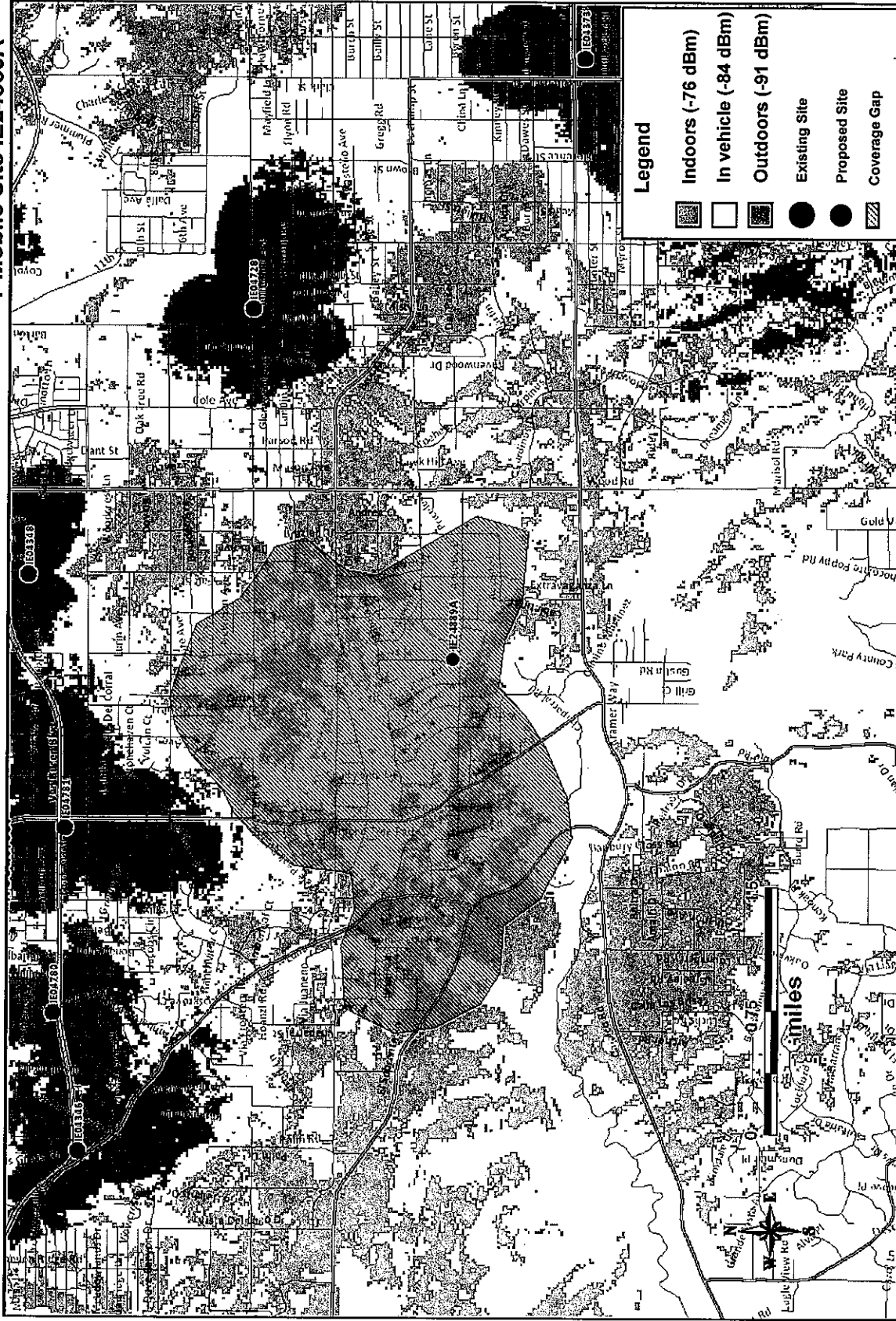
Zoning RF Map Summary IE24889A



Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24889A

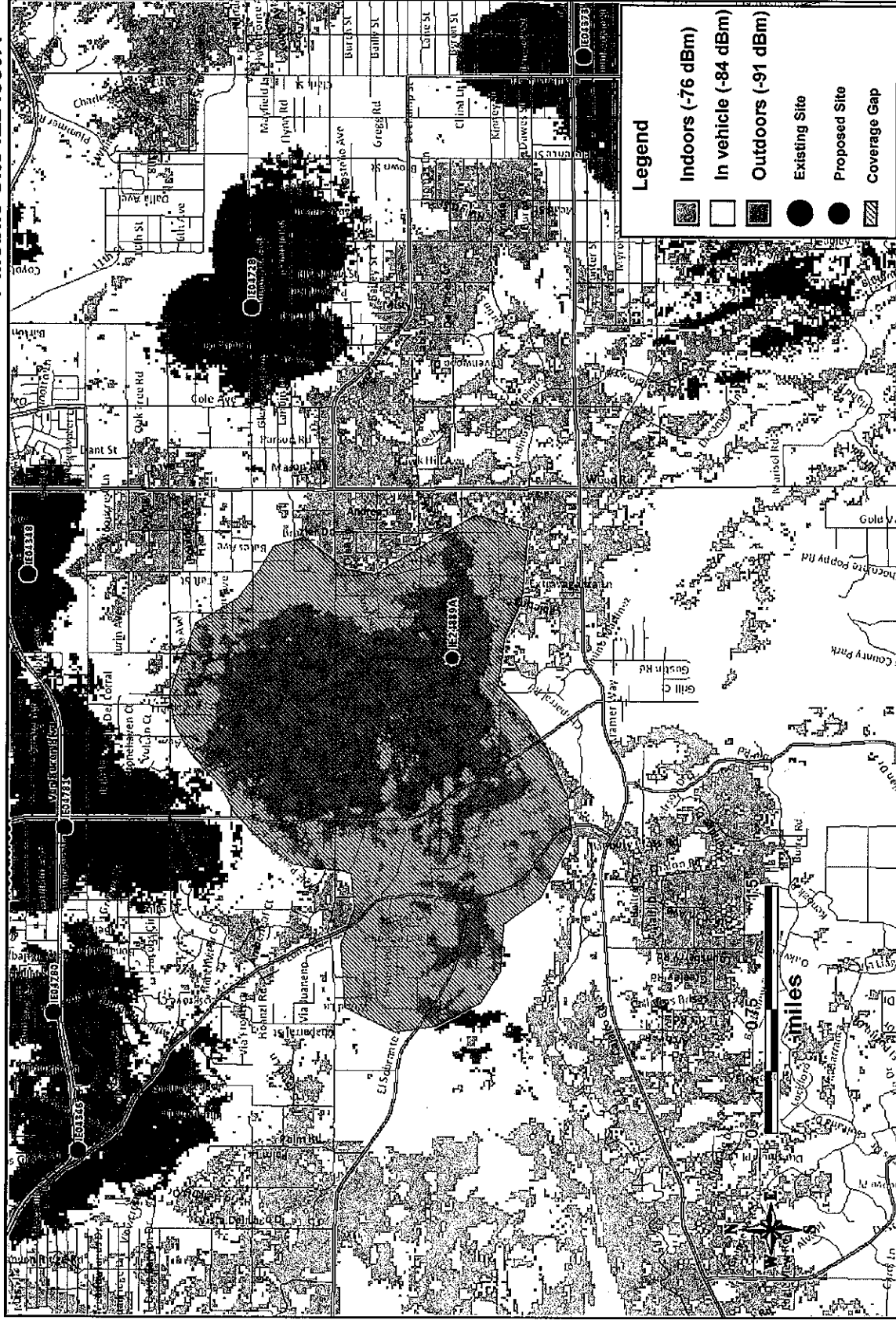


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site

T-Mobile Site IE24889A

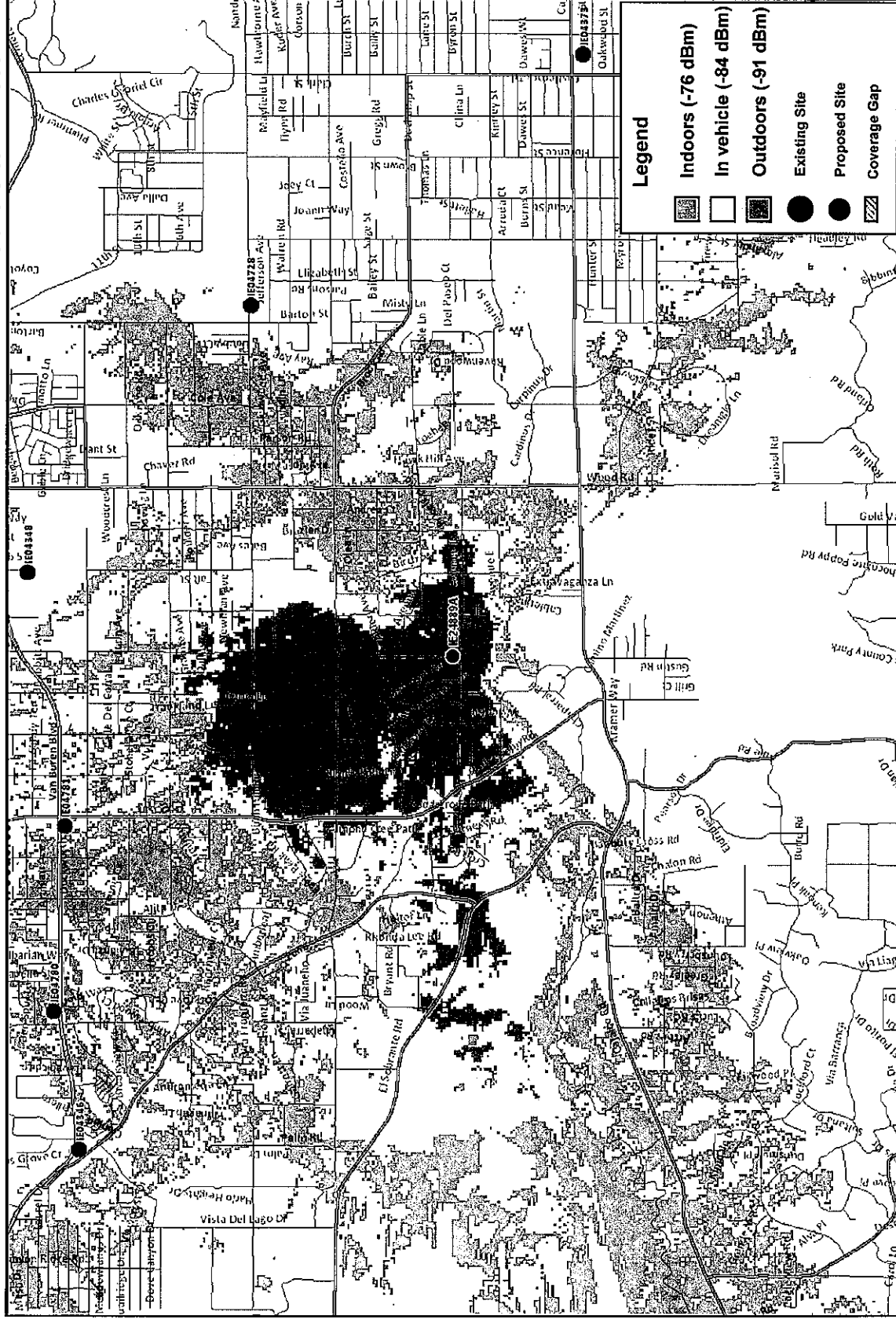


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage for the proposed site only

T-Mobile Site IE24889A

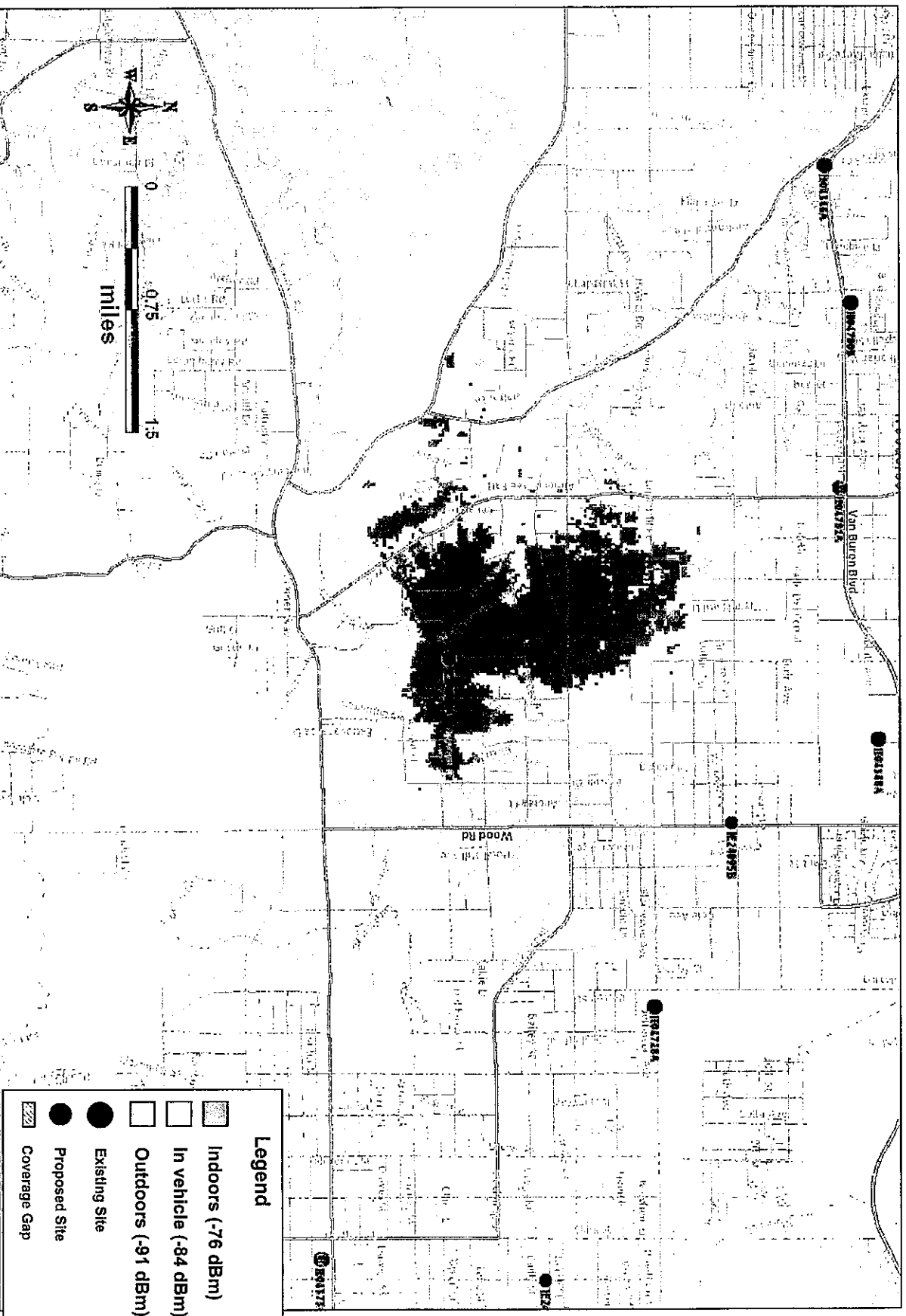


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 45' TOA

T-Mobile Site IE24889A

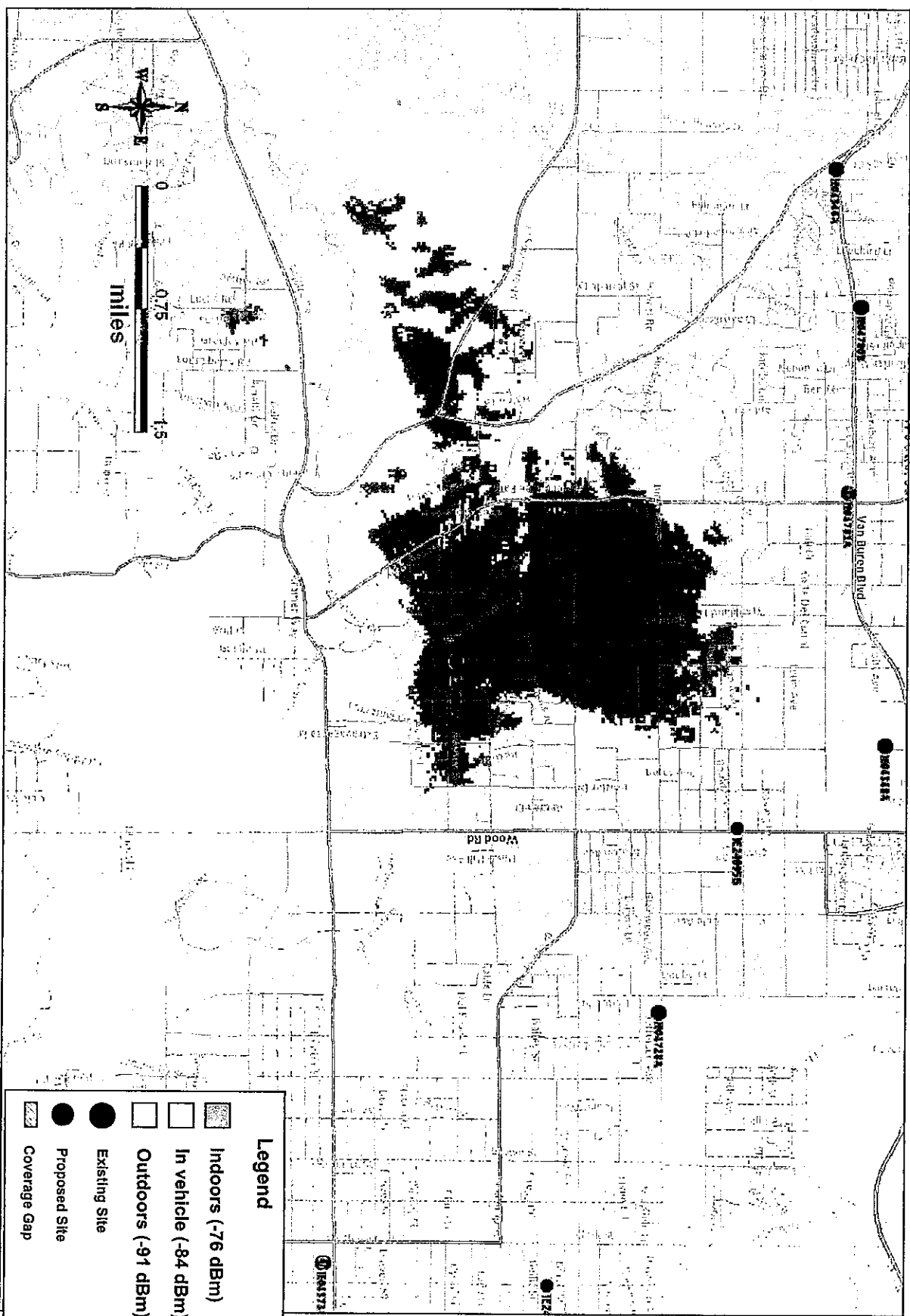


T stick together

Confidential and Proprietary Information of T-Mobile, USA

Predicted Coverage with the Proposed Site Only @ 50' TOA

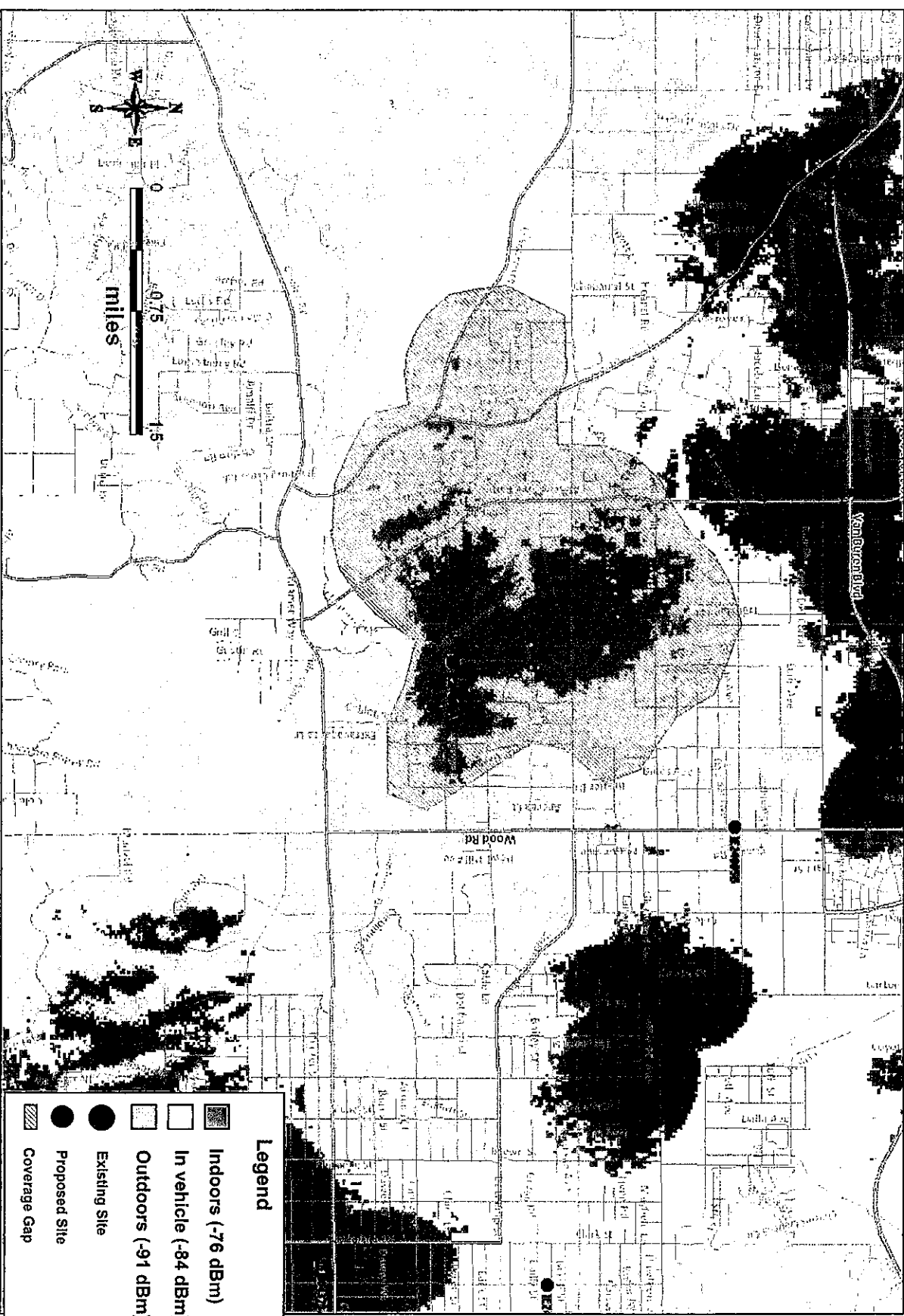
T-Mobile Site IE24889A



T stick together™

Confidential and Proprietary Information of T-Mobile USA

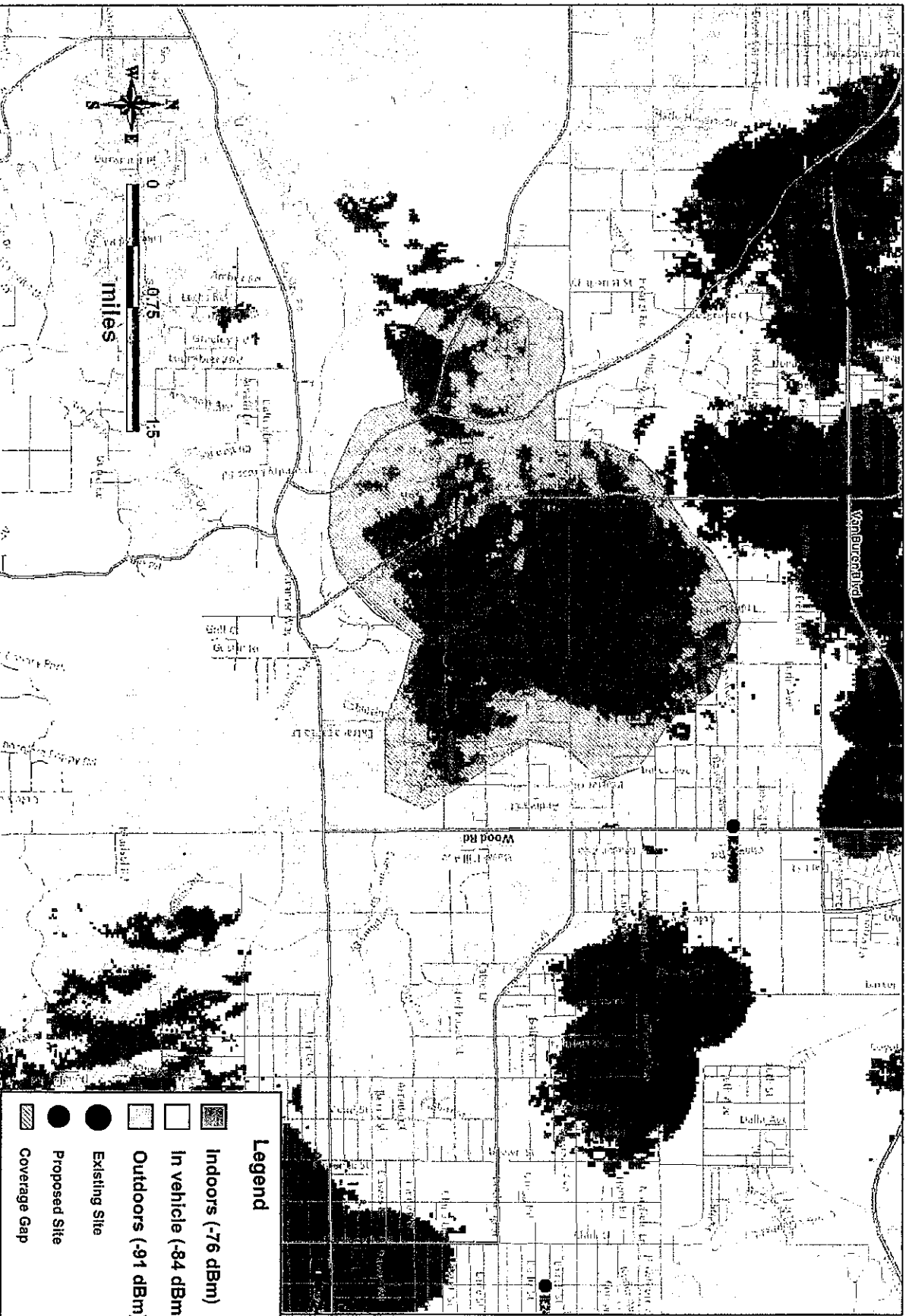
T-Mobile Site IE24889A



Confidential and Proprietary information of T-Mobile USA

Predicted Coverage with the Proposed Site @ 50' TOA

T-Mobile Site IE24889A



T stick together™

Confidential and Proprietary information of T-Mobile USA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42274
Project Case Type (s) and Number(s): Plot Plan No. 24431/Variance No. 1874
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: : T-Mobile West
Applicant's Address: 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Engineer's Name: Barbara Saito
Engineer's Address: 418 N. Cloverdale Lane, Walnut, CA 91789

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 860 square feet on a 3.2 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 860 square foot lease area			

D. Assessor's Parcel No(s): 285-440-022

E. Street References: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 5 West, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a water tank and it is surrounded by single family residences to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Very Low Density Residential (VLDR)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

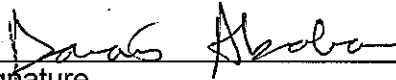
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

October 5, 2010
Date

Damaris Abraham
Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 55 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.13 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

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

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

Findings of Fact:

a) The project site is located 43.84 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the

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

proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☒ ☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☐ ☒ ☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care

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

facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 03/2/10

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.
- b) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) Per the EPD site visit on March 2, 2010, the site is a fenced lot devoid of natural biological features with the existing water tank and soils are too compacted for burrow formation. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing water tank on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the water tank existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources	☐	☐	☒	☐
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☒	☐

Source: GIS database, County Geologist review

Findings of Fact:

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

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

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

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

☐
☐
☐
☒

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

and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

☐
☐
☐
☒

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

☐
☐
☐
☒

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐
☐
☐
☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐
☐
☐
☒

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

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

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐
☐
☐
☒

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

☐
☐
☒
☐

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

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

☐
☐
☒
☐

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 55 foot high monopine within an 860 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
---	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
--	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
---	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

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

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable ☐	U - Generally Unsuitable ☐	R - Restricted ☐
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It

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

appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Riverside sphere of influence. The project has been reviewed by the City of Riverside. No information provided suggested that the proposed project would

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

affect land uses within Riverside or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

a) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½). The project proposes a height over the maximum height specified in the zone; however, a variance application was submitted to address the increase in height. The project will have a less than significant impact.

b-c) The proposed cell tower will be designed as a 55 foot high monopine. Due to the topography of the project's location, the proposed facility's height was increased beyond the maximum height of the zone. A variance application was submitted to address the increase in height. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project will have a less than significant impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒

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

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip,

☐	☐	☐	☒
☐	☐	☐	☒

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

would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐

☐

☐

☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐

☐

☐

☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐

☐

☐

☒

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

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing,

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

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

Findings of Fact:

a) The project is a 55 foot high monopine with an equipment shelter in an 860 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools ☐ ☐ ☒ ☐

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

a) The project proposes a 55 foot high monopine and an equipment shelter within an 860 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

☐ ☐ ☒ ☐

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☐ ☒

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

44. Bike Trails

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Department of Environmental Health Review

Findings of Fact:

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

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

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

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

☐ ☐ ☐ ☒

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☐ ☒

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

☐ ☐ ☐ ☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will

☐ ☐ ☐ ☒

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

cause substantial adverse effects on human beings,
either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24431. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24431 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24431, Exhibit A, (Sheets 1-10), dated September 14, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24431, Exhibit B (Photo Simulations), Sheets 1-3, dated December 13, 2010.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24431 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24431 proposes a wireless communication facility for T-Mobile within 860 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

The site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - MAX HEIGHT

RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 55 feet.

10.PLANNING. 8 USE - CO-LOCATION

RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN: 285-440-022 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

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

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - SITE MAINTENANCE CT

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 17 PPA - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 18 USE- LC RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE (cont.) RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 20 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 22 USE - MAINTAIN ANT SOCKS/BRANC RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing, they shall be replaced within 30 days.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Scottsdale Road and Pinecone Lane due to existing improvements.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

10. GENERAL CONDITIONS

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

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 3.2 acres (gross) 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

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) RECOMMND
shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND
Building and structure elevations shall be in substantial
conformance with that shown on the APPROVED EXHIBIT A,
dated September 14, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND
Any proposed outdoor lighting must be shown on electrical
plans submitted to the Department of Building and Safety
for plan check approval and shall comply with the
requirements of Riverside County Ordinance No. 655 and the
Riverside County General Plan.

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND
Impacts to the Riverside Unified School District shall be
mitigated in accordance with California State law.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND
Performance securities, in amounts to be determined by the
Director of Building and Safety to guarantee the
installation of plantings, irrigation system, walls and/or
fences, in accordance with the approved plan, shall be
filed with the Department of Building and Safety.
Securities may require review by County Counsel and other
staff. Permit holder is encouraged to allow adequate time
to ensure that securities are in place. The performance
security may be released one year after structural final,
inspection report, and the One-Year Post Establishment
report confirms that the plantings and irrigation
components have been adequately installed and maintained. A
cash security shall be required when the estimated cost is
\$2,500.00 or less.

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE RECOMMND
The proposed landscaping plantings (trees) shall be a
minimum of 25' high. All trees and shrubs shall be drawn to

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE (cont.) RECOMMND

reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

(MODIFIED PER PLANNING COMMISSION ON 1/26/11)

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 8 USE - BRANCH HT/ANTENNA SOCKS RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that all antennas have "socks", the branches start 15' from the bottom of the tree, and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations) dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

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

Provide evidence of legal access.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

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.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 3.2 acres (gross) 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.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and 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 No. 24431 has been calculated to be 0.02 net acres.

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

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND
ordinance shall be required.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

90.PLANNING. 6 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 USE- LC COMPLY W/LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN (cont.) RECOMMND

County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 12 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24431 have been met; specifically that all antennas have "socks" and the branches start at 15' from the bottom of the tree, and that the elevations are in substantial conformance with the APPROVED EXHIBIT A, dated September 14, 2010 and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations), dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

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

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

01/26/11
15:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER

RECOMMND

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

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

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

DATE: February 10, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Information Tech. - John Sarkasian

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside
Riverside Unified School Dist.

PLOT PLAN NO. 24431 – EA42274 – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 52' high pine tree (57' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets in a 6' high wall enclosure with trellis cover. - APN: 285-440-022.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 4, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

CC005935

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| ☒ PLOT PLAN | ☐ CONDITIONAL USE PERMIT | ☐ TEMPORARY USE PERMIT |
| ☐ REVISED PERMIT | ☐ PUBLIC USE PERMIT | ☐ VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24431 DATE SUBMITTED: 2-2-10
EA42274 CFG05632

APPLICATION INFORMATION

Applicant's Name: T-Mobile West E-Mail: _____

Mailing Address: IE24489 Zoning Manager, 3251 E. Guasti Suite 200
Ontario CA 91765
City State ZIP

Daytime Phone No: (909) 975-3694 Fax No: ()

Engineer/Representative's Name: Barbara Saito - contact E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane
Walnut CA 91789
City State ZIP

Daytime Phone No: (909) 723-6152 Fax No: (909) 594-8202 call first

Property Owner's Name: Western Municipal Water Dist E-Mail: _____

Mailing Address: 450 E. Alessandro
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 789-5000 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Barbara Sento
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☒ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2 ac

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Seven Springs, West of Pinecone.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a disguised wireless communication facility with antennas attached to a structure designed to resemble a pine tree and attendant radio equipment within a block surround.

Related cases filed in conjunction with this request:

none

Is there a previous development application filed on the same site: Yes ☐ No ☐

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PLOT PLAN
REVISED PERMIT

☐ CONDITIONAL USE PERMIT
☐ PUBLIC USE PERMIT

☐ TEMPORARY USE PERMIT
☒ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24431 / VARO1874

DATE SUBMITTED: 8-23-10

APPLICATION INFORMATION

Applicant's Name: T-Mobile West, dba T-Mobile

E-Mail:

Mailing Address: Zoning Manager IE24889, 3257 E. Guasti Road, Suite 200

Ontario

Street
CA 91789

91789

City

State

ZIP

Daytime Phone No: (904) 723-6152

Fax No: ()

Engineer/Representative's Name: Barbara Saito for Avila Inc

E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane

Walnut

Street
CA 91789

91789

City

State

ZIP

Daytime Phone No: (909) 723-6152

Fax No: ()

Property Owner's Name: Western Municipal Water Dist

E-Mail:

Mailing Address: 450 Allesandro

Riverside

Street
CA 92508

92508

City

State

ZIP

Daytime Phone No: (____)

Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Barbara Sato b Avila b T Morel [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

see fee for sellers authorization [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Pinecone, West of Seven Springs.

Thomas Brothers map, edition year, page number, and coordinates: 2004 776 B1

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a wireless telecommunication facility designed to resemble a pine tree plus radio equipment cabinets. Please see attached project description

Exceed code height of 50 feet by 5 feet

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) n/a

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

BARBARA SAITO for AVILA Inc.
418 N. Cloverdale Lane, Walnut, CA 91789
Cell: (909) 723-6152 Email: barbara.saito1@verizon.net

January 20, 2010 Revised September 27, 2010

Authorized Agent for **T-Mobile**
T-Mobile Project Number: **IE24889A**
T-Mobile Project Name: **Roosevelt Water Tank**

County of Riverside
Application for a Plot Plan Review and Variance
Project Information and Justification

T-Mobile West Corporation (T-Mobile) is requesting approval of a Plot Plan Review and Variance for the construction and operation of a unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

Project Location

Address 18727 Pinecone Lane
APN 285-440-022
Zoning RA 2 1/2

Project Representative

Barbara Saito
418 N. Cloverdale Lane, Walnut, CA 91789
909-723-6152

T-Mobile Contact

Linda Paul, Real Estate and Zoning Manager
3257 E. Guasti Rd. #200
Ontario, CA 91761
909-975-3698

Project Description

The installation of a wireless telecommunication facility consisting of twelve panel antennas, one microwave dish installed on a pole designed to resemble a pine tree and radio equipment enclosed within a block surround. This design meets the County requirements for a disguised facility. A variance is being requested due to the overall height of the proposed facility.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

All constitute a significant gap in the coverage or quality of service provided. In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified the objective of

this site is to provide coverage for the Residential communities surrounding Markham Street, east of Washington Street and on Scottsdale Road, east of Hanley John Rd. This candidate would meet the objective primarily due to the higher terrain elevation and the designed antenna center of 48 feet.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

Harley John Water Tank—This water tank is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

The parcel is of a size to meet all the required setbacks. Additionally it has existing vegetation that helps to screen the proposed facility.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The existing property takes its access from Pinecone Lane. There will be no traffic generated by this proposal.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The design of the proposed facility meets the planning objective of disguised facilities by designing the antenna structure to resemble a pine tree and the equipment enclosure to be a covered enclosure.

The proposed use is deemed essential and desirable to the public convenience or welfare.

Wireless communication has been deemed essential and desirable to public convenience and welfare based on consumer demand and the FCC mandated connection to 911 services.

Please see the Variance Discussion for a more thorough discussion of the findings.

Variance Discussion

A variance is being requested to all 5 feet over the required limit of 50 feet for wireless telecommunication facilities on residentially zoned parcels. The top of the antennas and pole structure are 50 feet. To assist in the stealthing of the facility, additional branches have been added for an overall height of 55 feet to make the facility more "tree-like." The subject parcel was chosen for the proposed facility because 1) it has a utility use established, 2) it meets the objective for the provision of wireless telecommunication as mandated by the FCC, and 3) because of the surrounding topography and topology, the proposed use will cause an insignificant impact to the surrounding parcels. The variance for height is necessary for the following reasons:

- The ground elevation of the proposed facility is below the street grade by five feet. This difference in grade assists in screening the facility but also inhibits the radio transmission
- There are existing trees to the south which will block the radio signal unless the height variance is granted
- The water district has plans for an additional water tank to be built on the existing parcel of like height to the existing water tank. If the variance is not approved, the new tank will block the transmission signal of the proposed facility.

These physical items, while causing the need for variance also act as screening to the proposed facility.

Why is the height necessary

Certain uses by their very nature require height to be effective. Examples include silos, chimneys and water towers, which have practical as well as safety reasons that require them to be of greater height than allowed by the zoning regulations. Silos are designed to store dry materials. The height not only allows for more storage in a small area, but also helps to keep the dry goods dry. Chimneys have increased height to guide smoke away from the occupied area. Water towers utilize height to create the necessary water pressure to provide for domestic uses as well as fire protection. Restricting on these types of facilities would certainly reduce their effectiveness, and possibly render them useless.

Just as the water tanks utilize physics to create water pressure, so radio transmission utilizes physics to provide communication. Limiting a transmission facility to a certain height does not recognize the physical needs of the facility, and can render the facility useless.

The subject antennas must be able to send out signals to, and receive signals from mobile radios. These radios are either installed in motor vehicles or are portable. A mobile radio and a portable radio operate at different power levels. The transmission signals must be stronger for a portable radio to receive them.

As implied, these radios move around from place to place. They are sometimes in the path of the signal, sometimes out of the path. While they are in the path of a signal, they can receive and transmit to the base antennas, and communicate with the world. While out of the path, they cannot transmit or receive the base signal, therefore cannot communicate with anyone. In a shadow area, the signal is sometimes strong enough to be received by the mobile radio, but not by the portable. This point is of great significance when the users of the portable radio are emergency personnel.

The subject property is in an area with a very changing topography. It is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep uphill slope to the east and a tree row to the south. The radio signal, while moving in a straight path, must navigate its way through all this. Shadows are caused by those hills that do not totally block the signal. By increasing the height of the subject antennas, the blockages and shadows can be reduced and eliminated entirely, thereby allowing communication to occur.

The subject property is a utility lot partially developed with a large 41 foot water tank and future plans for another tank. The most southerly portion of the property has not been developed and is covered in natural vegetation. There is a row of trees and a slope separating the developed portion from the undeveloped portion. There is a difference in height of approximately 10-15 feet. The location of the proposed facility is at the southerly end of the developed portion of the parcel to utilize the existing slope and tree row to help screen the facility. This location is sub grade to the street elevation. The properties to the east have a higher ground elevation. The properties to the west have a lower ground elevation.

The request for variance is because the overall height of the facility is five feet taller than allowed by the wireless ordinance. However, the development standards for the RA zone allow structures up to 70 feet. The landowners of the parcels surrounding the site could build taller structures without requiring a variance.

The facility could be moved to the undeveloped portion of the property however it would be highly visible to all passersby because it would not have the screening from the tree row or slope. This would not meet the intent of the wireless ordinance.

The top of the antennas and pole meet the height limit of 50 feet. It is the additional "tree branching" which helps to camouflage the facility which causes the facility to breach the wireless ordinance height limit.

What impact will this facility make on the neighborhood

There is a minor impact that the antennas will make on the neighborhood. This is the visual impact.

There will be little impact to the adjacent residential properties due to the existence of the large water tank and the tree row. Most of the views of the surrounding residents are towards the valley, not the subject property. Passers-by would be more inclined to see the existing water tank, trees and other vegetation.

Are there other alternatives to increasing the height

There are no viable alternatives to increasing the height. The attached coverage plots indicate the coverage objective and how the proposed facility meets the objective at the submitted height. Additional coverage plots are included to show how much less coverage would be achieved if the proposed facility is limited to the zoning height.

T-Mobile Company Information

T-Mobile is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

T-Mobile is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

T-Mobile will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of a Plot Plan and Variance to build the proposed facility. Please contact me at 909-723-6152 for any questions or requests for additional information.

Respectfully submitted,

Barbara Saito
Authorized Agent for T-Mobile

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24431/VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabraham@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 24431/VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted within the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022 (Continued from January 3, 2011). (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: January 26, 2011
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24431 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabaraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/5/2011.

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

APN (s) or case numbers PP24431 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

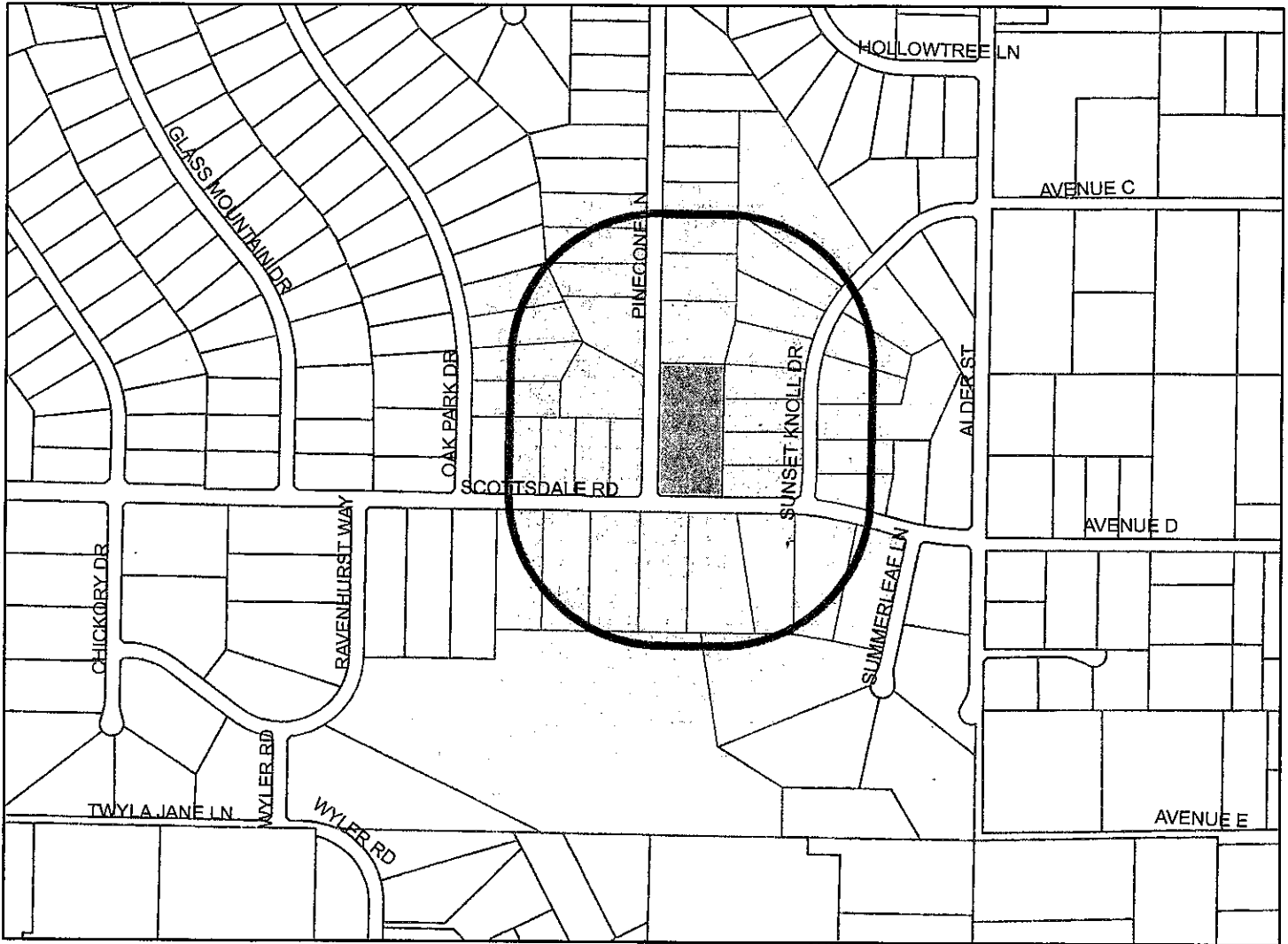
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/5/2011 
EXPIRES: 7/5/2011

600 feet buffer



Selected Parcels

285-430-010	285-450-027	285-430-009	285-440-011	285-430-021	285-430-011	285-440-007	285-460-003	285-430-023	285-460-004
285-420-025	285-420-024	285-430-013	285-420-030	285-440-009	285-440-012	285-450-028	285-440-013	285-440-004	285-460-006
285-430-006	285-430-007	285-440-014	285-440-003	285-430-008	285-460-008	285-440-008	285-430-012	285-420-028	285-450-030
285-440-006	285-440-005	285-450-029	285-420-023	285-460-007	285-440-010	285-420-026	285-420-035	285-420-029	285-420-031
285-460-005	285-440-022								



820 410 0 820 Feet

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

APN: 285430010, ASMT: 285430010
AMERICO GIORDANO, ETAL
17789 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285460003, ASMT: 285460003
DANA J ESTES, ETAL
18576 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285450027, ASMT: 285450027
BOBBY GUSTAFSON, ETAL
18529 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430023, ASMT: 285430023
DEUTSCHE BANK NATL TRUST CO
C/O ONEWEST BANK
888 E WALNUT ST
PASADENA CA 91101

APN: 285430009, ASMT: 285430009
BRIAN N HAWLEY, ETAL
17755 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285460004, ASMT: 285460004
DORA A VARELA
18604 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440011, ASMT: 285440011
CAREY HART
C/O HEATH PINTER
18604 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420025, ASMT: 285420025
ERIC GUZMAN, ETAL
17672 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430021, ASMT: 285430021
CHRISTINE RODRIGUEZ
18900 RAVENHURST WAY
RIVERSIDE CA. 92504

APN: 285420024, ASMT: 285420024
ERICA ANNE FRONTINO
17700 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430011, ASMT: 285430011
CHRISTOPHER PATTERSON, ETAL
17827 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430013, ASMT: 285430013
FLOYD E MILNER, ETAL
18841 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285440007, ASMT: 285440007
CRYSTAL SDAO, ETAL
C/O ANGELA SDAO
18675 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420030, ASMT: 285420030
GEORGE HINES, ETAL
18676 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285440009, ASMT: 285440009
GREGORY W ROSS, ETAL
18745 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285430007, ASMT: 285430007
JIMMY E YOUNG, ETAL
17693 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440012, ASMT: 285440012
HIJINIO NUNEZ, ETAL
18570 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440014, ASMT: 285440014
JOSE HUMBERTO OROZCO, ETAL
18502 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450028, ASMT: 285450028
HORACE L WILLIAMS
18557 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440003, ASMT: 285440003
KHANH D NGUYEN, ETAL
18762 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440013, ASMT: 285440013
HOWARD J BRUST, ETAL
18536 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430008, ASMT: 285430008
LARRY J KATES, ETAL
17721 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440004, ASMT: 285440004
JACQUELYN S SHERLIN
18728 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460008, ASMT: 285460008
LARRY W BALDY, ETAL
18563 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460006, ASMT: 285460006
JERI JAGGARS
18619 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440008, ASMT: 285440008
LAWRENCE H MORITA, ETAL
18715 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285430006, ASMT: 285430006
JERRY DEAN SARTIN
17665 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430012, ASMT: 285430012
LISSETTE LOVETT
17861 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420028, ASMT: 285420028
LOUIS H DEHAAS, ETAL
18714 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285440010, ASMT: 285440010
STEVEN L WATSON, ETAL
17808 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285450030, ASMT: 285450030
MANPREET SINGH SAINI, ETAL
18613 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420026, ASMT: 285420026
TEODORO G LICEA, ETAL
17644 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440006, ASMT: 285440006
NELSON L PENTEADO, ETAL
18660 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420035, ASMT: 285420035
THOMAS C ROUSH, ETAL
18703 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440005, ASMT: 285440005
NOBUTO MORI, ETAL
18694 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420029, ASMT: 285420029
THOMAS J DEVAERE, ETAL
18690 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285450029, ASMT: 285450029
RAFE JANIKOWSKI, ETAL
18585 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420031, ASMT: 285420031
THOMAS J LAMBETH, ETAL
18662 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420023, ASMT: 285420023
SHARON A STANKE
18727 PINECONE LN
RIVERSIDE CA. 92504

APN: 285460005, ASMT: 285460005
WILLIAM MANNING, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460007, ASMT: 285460007
STEVEN L WARNER
18591 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440022, ASMT: 285440022
WMWD
UNKNOWN 04-18-79
0



Riverside City Hall
3900 Main St.
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

August 6, 2010

County of Riverside Planning Department
P. O. Box 1409
Riverside, Ca. 92502-1409

Attn: Damaris Abraham

Re: Plot Plan No. 24431
Intent to Adopt a Mitigated Negative Declaration
Applicant: T-Mobile West

Dear Mr. Abraham:

I would like to suggest that T-Mobile put their antenna on the back side of the Harley John Tank which has open field area and would look to Cajalco Road. The reason I am saying this is that there are no homes around there that would be affected since this area is all open. My property looks right out straight ahead at this proposed sight as my front door faces Pinecone and the area you want to put the tower. Also the houses on the street above me (Sunset Knoll Rd.), will be looking directly at this proposed tower as their back yards all back up to Western Municipal Water Property (Roosevelt Tank) where the proposed site is. In addition, the houses on south Side of Scottsdale Road look at the proposed area from their front doors. One house at 17808 Scottsdale views this proposed sight from the side of their house, as their land is adjacent to the proposed site. In fact this tank will be smack to the left which is right by their yard.

We have large homes and are known as the Mockingbird Canyon estate homes. We paid good money for our homes and love the rural country charm. None of us want to stare at a 55' high tower. Many of us have 3000 – 4400 sq. feet homes, and thought we were getting into a very nice upscale neighborhood. Now we are faced with the possibility of looking at a fake metal tree. If you put this antenna off Harley John Rd., you would not be offending other homes as much, since the back side of that tank is next to empty land – acres of it.

Please consider this area for locating the T-Mobile Antenna. Thank you.

Sincerely,



Sharon Stanke
18727 Pinecone Lane
Riverside, Ca. 92504

(951) 531-4361

Aug 2, 2010

Dear Damaris Abraham

We are writing to you in regards to the Plot Plan #24431.

We are concerned residents that have concerns about the proposed location of the T-Mobile West antennas to be put on the property of the Roosevelt water tank, at the north-east corner of Scottsdale Rd & Pinecone Ave, in Riverside, Calif. 92504.

If you would please take the time to look at the enclosed aerial maps of the area you will see that it is surrounded by private property, of which each and everyone of us as property owners signed a residential covenant, when we purchased the properties, that we would not put in any kind of antenna or tower with a height of 36" or taller.

Less than a mile away from this location, at the intersection of Scottsdale Rd & Hasley John is a access road that leads to a water tank that would be more suited for the type of antennas you want to install.

The consensus is we have talked to the property owners on all sides of the water tank located on Pinecone Lane and we all agree that we do not want the antennas.

(continued)

(2)

If you would like a list of names and addresses and signatures of the property owners against this we would be happy to supply you with that.

Enclosed are aerial photos and the properties involved.

Thank you for your time, if there are any questions, please call

Thomas or Noel Roush
18703 Pinecone Lane
Riverside, Calif 92504

951-789-0081

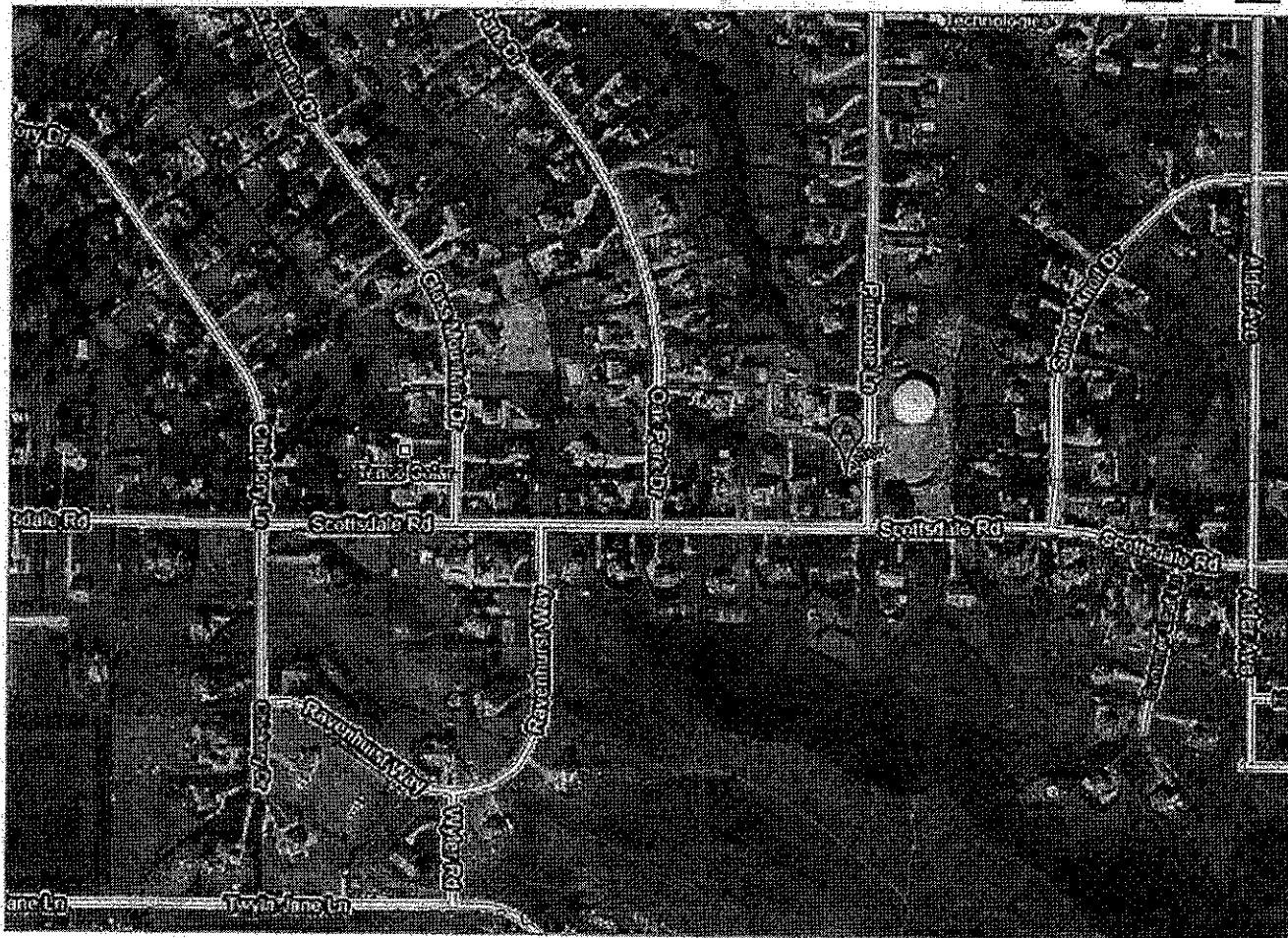
Enclosed are sex photos

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- ☒ 18727 pinecone ln. ca. 92504
- ☐ 18525 Alder St, Riverside, California 92570
- ☐ 17721 Scottsdale Rd, Riverside, California 92504

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)[Print](#) [Send](#) [Link](#)

Hide

- ☒ 18727 pinecone ln. ca. 92504
- ☐ 18525 Alder St, Riverside, California 92570
- ☐ 17721 Scottsdale Rd, Riverside, California 92504

*all home are higher
than water tank*

Google maps

Address

18703 Pinecone Lane
ROUSH
RESIDENT
↓

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#)

[Send](#)

[Link](#)



Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



↑ STANKEY
RESIDENT
18727 Pinecone Lane

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)

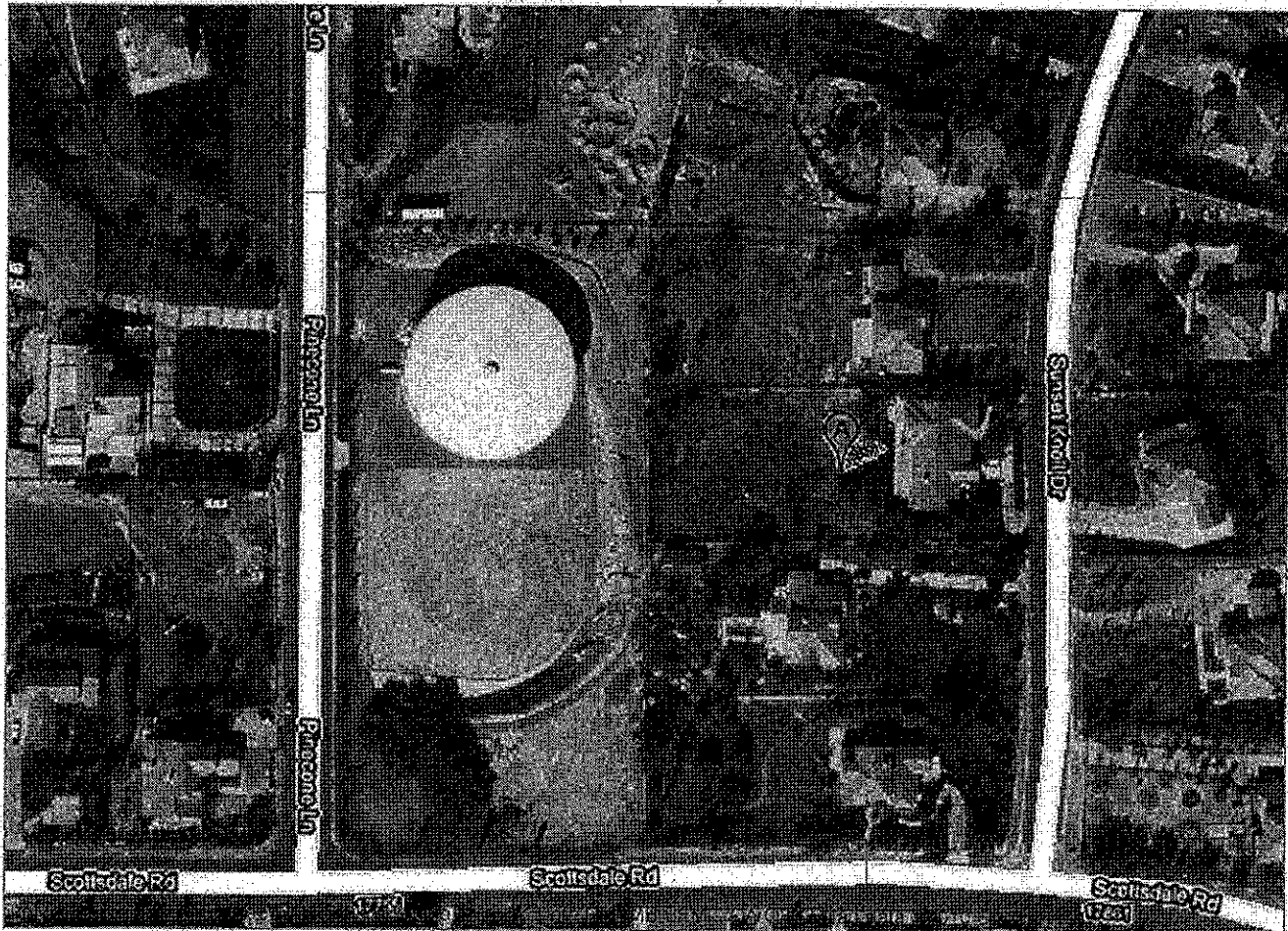


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

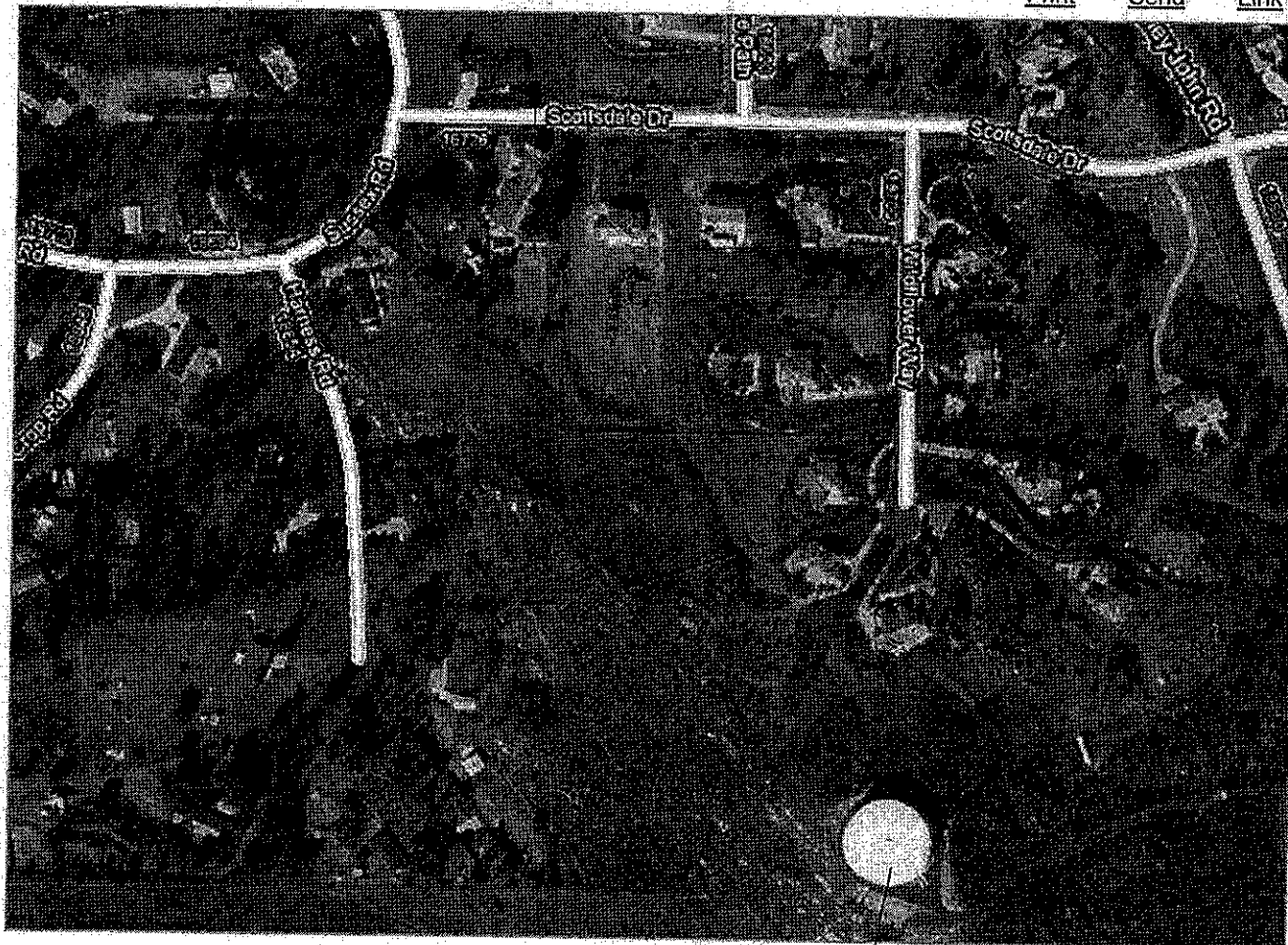
[Print](#) [Send](#) [Link](#)



↓ ↓ ↓ ↑ ↓
all of the private homes on Scottsdale
& Sunset Knoll are higher
than the water tank and
look down on it.

Google maps Address

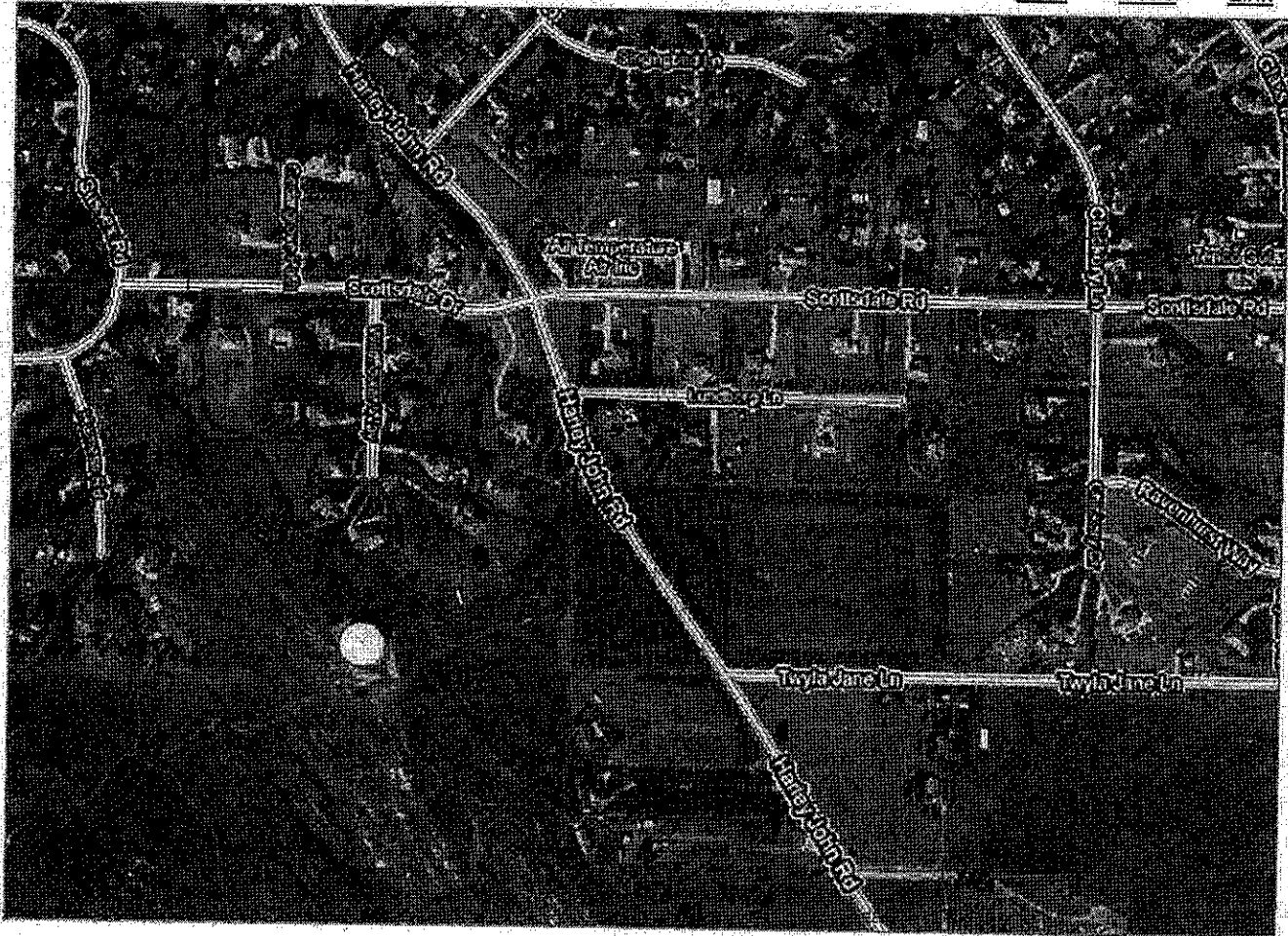
To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)[Print](#)[Send](#)[Link](#)

Please note that the water tank at Scottsdale & Harley John is much ~~be~~ higher than the private homes below it and the view of the city below would not be a problem

To see all the details that are visible on the screen, use the "Print" link next to the map.

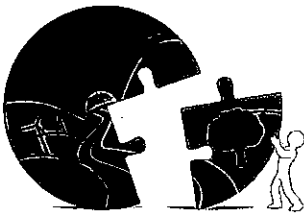
[Print](#) [Send](#) [Link](#)





MITIGATED NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA42274/Plot Plan No. 24431/Variance No. 1874

Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

T-Mobile West
Project Applicant

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Address

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Dr.

Project Location

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 26, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Damaris Abraham

Signature

Project Planner

Title

January 5, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\NOD.PP24431 Form.docx

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$.2,108

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001134

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST
paid by: CK 1621352 \$64.00
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By SBROSTRO Feb 02, 2010 10:58
posting date Feb 02, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004326

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST
paid by: CK 1745133
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

\$2,010.25

By SBROSTRO Apr 22, 2010 10:09
posting date Apr 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1100229

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

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

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

Received from: T MOBILE WEST
paid by: VI 032980
CA F&G FEE FOR EA42274
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

\$33.75

By _____ Jan 11, 2011 10:05
MGARDNER posting date Jan 11, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

Overpayments of less than \$5.00 will not be refunded!