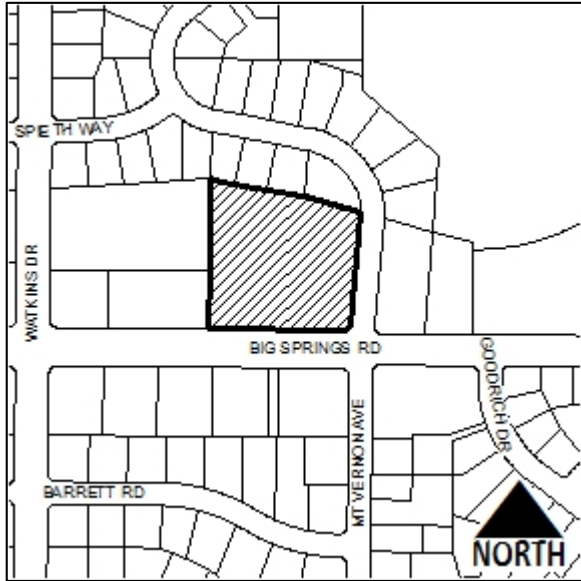




PLANNING COMMISSION HEARING DATE: DECEMBER 3, 2015

AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	P15-0098 (Minor Conditional Use Permit)	
Request	To consider a Minor Conditional Use Permit to construct a 58-foot high wireless telecommunications facility camouflaged as a bell tower, on an approximately 3.10 acre site that is currently developed with "St. Andrews Newman Center Church".	
Applicant	Andrea Urbas, of Cortel, on behalf of Verizon Wireless	
Project Location	105 Big Springs Road	
APN	251-253-017	
Project area	3.10 acre site	
Ward	2	
Neighborhood	University	
Specific Plan	None	
General Plan Designation	PF – Public Facilities/Institutions	
Zoning Designation	CR-NC – Commercial Retail, Neighborhood Commercial Overlay Zones	
Staff Planner	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked to review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the Minor Conditional Use Permit. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Negative Declaration; and
2. **RECOMMEND APPROVAL** of Planning Case Number P15-0098 based on the findings outlined in the staff report and summarized in the attached findings, and subject to the recommended conditions

BACKGROUND & PROPOSAL

This case was continued by the Planning Commission from the October 22, 2015 meeting to allow additional time for staff to address concerns raised by the applicant relating to the recommended conditions of approval. The recommended conditions of approval provided in Exhibit No. 2 have been revised by staff to address those concerns.

The project involves construction of a 58-foot high wireless telecommunications facility camouflaged as a church bell tower and a related approximate 532 square foot equipment enclosure, within a 640 square feet lease area, on the subject property. The stealth facility will consist of two antenna arrays installed at a centerline height of approximately 38-feet and 48-feet above ground level. The antenna arrays will consist of twelve (12) antennas, approximately six (6) feet in height, attached to three (3) separate sectors. The design of the stealth wireless facility will be consistent with the architecture of the church, which will be constructed of materials and colors consistent with the existing church building. The proposal also includes the installation of an approximate 532 square foot equipment enclosure, within a 640 square feet lease area, with an 8-foot high decorative masonry block wall. A metal access door is proposed along the northwesterly side of the enclosure for access to the support equipment.

As part of the project, the applicant will include landscaping around the equipment enclosure, consisting of shrubs and vines.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> While the project site is designated as PF – Public Facilities/Institutions pursuant to the Land Use Element of the General Plan, the proposed use is conditionally permitted at the subject site pursuant to the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The subject site is not within a Specific Plan area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying CR-NC – Commercial Retail, Neighborhood Commercial Overlay Zones conditionally permits wireless telecommunications facilities subject to the standards set forth in Section 19.530 (Wireless Telecommunication Facilities) of the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Wireless Telecommunications Facilities Development Standards</i> The underlying base zone (CR-NC – Commercial Retail, Neighborhood Commercial Overlay Zones) allows for wireless telecommunications facilities pursuant to the approval of a Conditional Use Permit. As discussed below, the project is consistent with all applicable development standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Compliance with Design Guidelines

- o *Materials shall be used that match in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure where the stealth wireless telecommunication facility is proposed. Added architectural elements that are out of character with the existing structure or otherwise direct unnecessary attention to the structure are not permitted.*

The proposed project conditionally complies with this standard. The proposed 58-foot high stealth facility and enclosure area are generally situated towards the southerly portion of the property approximately 84-feet from Big Springs Road and 263-feet from Mt. Vernon Avenue. Photo simulations, provided by the applicant, demonstrate the visibility of the proposed 58-foot telecommunications facility in the context of the surrounding area (Exhibit 7). Furthermore, the applicant is proposing a stealth facility designed as a church bell tower, which will be constructed of materials and colors consistent with the design and architecture of the existing church.

- o *Facility components, including all antenna panels and support equipment, shall be mounted inside a building or structure (i.e., railings, cross, clock face, etc.) and not on the exterior face of the building or structure.*

The proposed project complies with this standard. The wireless telecommunications tower will have antennas and mounting equipment that will be concealed by the proposed church bell tower.

- o *Wireless telecommunication facilities shall be located a minimum of 75-feet from any residential structure.*

The proposed project complies with this standard. The nearest residential structures are located approximately 165-feet from the proposed facility, to the south. Moreover, the stealth facility will be constructed in accordance with all applicable building codes and will operate in compliance with Federal Communications Commission (FCC) regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. Conditions of approval are

recommended to ensure that the proposed stealth facility will not be detrimental to the surrounding area.

- o *Underground vaults may be allowed in the public right-of-way where appropriate as determined by the Approving Authority and subject to the granting of an encroachment permit by the Public Works Department.*

The proposed project does not request the installation of an underground vault, therefore the project complies with this standard.

Compliance with Development Standards

- o *Wireless telecommunication facilities shall comply with the provisions (i.e., height, setbacks, etc.) of the underlying zone where the facility is located. Wireless telecommunications facilities within the public right-of-way shall be subject to the same height standards of the zone of property (not public right-of-way) nearest to and adjacent to the facility.*

The proposed project complies with this standard. The applicant is proposing to install a stealth wireless telecommunications facility with an ultimate height of 58-feet on the subject property. As previously noted, the applicant is proposing a 38-foot facility with a concurrent one-time modification to include a height increase of 20-feet as allowed within Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, which enables carriers the right to utilize a one-time modification to include a height increase of 20-feet. The proposal, at 38-feet in height, meets the development standards of the CR-NC – Commercial Retail, Neighborhood Commercial Overlay Zones.

ENVIRONMENTAL IMPACTS

A Negative Declaration has been prepared as part of the environmental review of this project under the California Environmental Quality Act (CEQA), based on the findings set forth in the case record, the project will not have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

As described in detail in this analysis, the proposed use will be compatible with the specific site location, development, and operation standards related to wireless telecommunications facilities. The proposal will not prove detrimental to the surrounding neighborhood or the general public with fulfillment of the recommended conditions of approval. In addition, it is not anticipated that the proposal will interfere with local radio, television, or emergency reception, as the Federal Communications Commission (FCC) regulates transmission frequencies. Furthermore, the applicant will be required to operate the wireless telecommunications facility in compliance with the American National Standard Institute (ANSI) standards for professionally acceptable radio frequency (RF) emissions for all types of communication towers. Compliance with the above regulations will ensure that the facility poses no interference to surrounding land uses.

Pursuant to the Telecommunications Act of 1996, the City of Riverside is prohibited from using environmental effects of RF emissions as justification for approval or denial of a wireless telecommunication facility. However, all wireless telecommunication facilities are required to comply with FCC regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, one response was received with concern regarding the anticipated electromagnetic energy fields, as well as the design of the bell tower. Verizon Wireless has provided a Radio Frequency – Electromagnetic Energy Jurisdictional Report, which determined that the proposed project complies with the FCC regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. Furthermore, Staff has determined that the proposed bell tower substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans
7. Photo Simulations
8. Existing Site Photos
9. Correspondence Received
10. Negative Declaration
11. ALUC Correspondence

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:

Candice Assadzadeh, Assistant Planner

Kyle Smith, AICP, Senior Planner

Jay Eastman, AICP, Principal Planner

Ted White, AICP, City Planner

Report and Recommendations Approved by:

Rafael Guzman, Community & Economic
Development Director



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0098 (Minor Conditional Use Permit)

STAFF RECOMMENDED FINDINGS

Minor Conditional Use Permit Findings pursuant to Chapter 19.730:

- a. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the PF – Public Facilities/Institutions General Plan land use designation;
- b. The proposed wireless telecommunications facility use, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c. The proposed wireless telecommunications facility use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- d. The proposed wireless telecommunications facility use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- e. The proposed wireless telecommunications facility use, as conditioned, will be consistent with the purposes of the Zoning Code;
- f. The proposed development is compliance with the standards applicable to the proposed development;
- g. A Negative Declaration has been prepared and the project was determined not to have significant impacts pursuant to CEQA.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P15-0098** (Minor Conditional Use Permit)

CONDITIONS

Case Specific

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Community and Economic Development Department, Planning Division.

• **Planning**

1. No additions or modifications to the 58-foot high bell tower shall be permitted which constitute a substantial change or defeat the concealment elements of the bell tower, per Section 6409 of the Spectrum Act.
2. This project shall comply with the City's adopted Noise Code. All construction activity will be restricted to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
3. The antenna shall be designed in accordance with the FCC standards for professionally acceptable radio frequency emissions for all types of communications towers.
4. The new wireless telecommunication facility shall be designed within the applicable American National Standards Institute (ANSI) standards.
5. The bell tower structure and associated equipment enclosure shall be maintained in a like-new condition at all times.
6. All conditions of Riverside County Airport Land Use Commission case ZAP1153MA15 shall apply.

Prior to building permit issuance:

7. Design Review plans shall be submitted with plan check and shall include the following:
 - a. The stealth facility shall not exceed 58-feet in height;
 - b. All antennas and related equipment will be concealed by the church bell tower and equipment enclosure;
 - c. Colors and materials shall match those of the existing church.
 - d. Gate and wall plans submitted for Staff review and approval shall include the following:

- i. The equipment enclosure shall be constructed from a decorative masonry block;
 - ii. A decorative, overhanging cap shall be added to the top of the enclosure;
 - iii. All ground mounted equipment shall be surrounded by the masonry block enclosure and shall not be visible;
 - iv. No barbed or razor wire shall be permitted around the equipment enclosure; and
 - v. The northwesterly facing gate on the enclosure shall be a metal door consistent with the standard exterior doors of the church and painted to match the existing doors of the church, to the satisfaction of Planning Staff.
- 8. Landscaping/irrigation plans shall be submitted with plan check and shall include the following:
 - a. All landscaping shall be permanently irrigated;
 - b. Landscaping shall be maintained at all times;
 - c. Shrubs shall be added around the equipment enclosure, to the satisfaction of Planning staff; and
 - d. All landscaping and irrigation shall be fully installed before a final sign off of the facility can be conducted and release of utilities.
- 9. The applicant is advised to work with the Planning Division and Public Utilities Department to provide sufficient screening of all utility boxes associated with the project that are visible from the public right-of-way.

Prior to Release of Utilities:

- 10. The applicant shall obtain approval of all State and local agencies having jurisdiction over this use including the FAA and the FCC as necessary.
- 11. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Candice Assadzadeh at (951) 826-5667 to schedule the final inspection at least a week prior to needing the release of utilities.

Operational Conditions:

- 12. All equipment shall be located within the equipment enclosure.
- 13. The stealth wireless telecommunications facility and related support equipment shall be designed to prevent unauthorized persons from accessing and/or climbing them.
- 14. Any temporary power generator shall be located within a completely enclosed structure designed to comply with Title 7 (Noise Control) of the Riverside Municipal Code.
- 15. Any graffiti on the facility shall be removed within 24 hours of notification.
- 16. The subject property shall be developed substantially as shown on the plot plan on file with this case except for any specific modification that may be required by these conditions of approval.

17. The wireless telecommunication facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise standards, and other applicable codes, as well as other restrictions specified in this section. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.
18. The wireless telecommunication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or legally required signage.
19. All wireless telecommunication facilities and related support equipment shall be removed from the church bell tower and equipment enclosure within 90 days of the discontinuation of use.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

20. Emergency diesel generator shall be a minimum of 5-feet from the building.

Standard Conditions

- **Planning**

21. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
22. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
23. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
24. There is a 24 month time limit on this approval. Should the applicant or designee not obtain necessary Building permits or initiate operation within 24 months following the CUP approval date, the CUP shall become null and void.
25. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within

the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

26. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
27. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
28. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
29. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
30. Failure to abide by all conditions of this permit shall be cause for revocation.
31. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
32. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
33. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
34. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

GENERAL INFORMATION NOTES

Appeal Information

- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

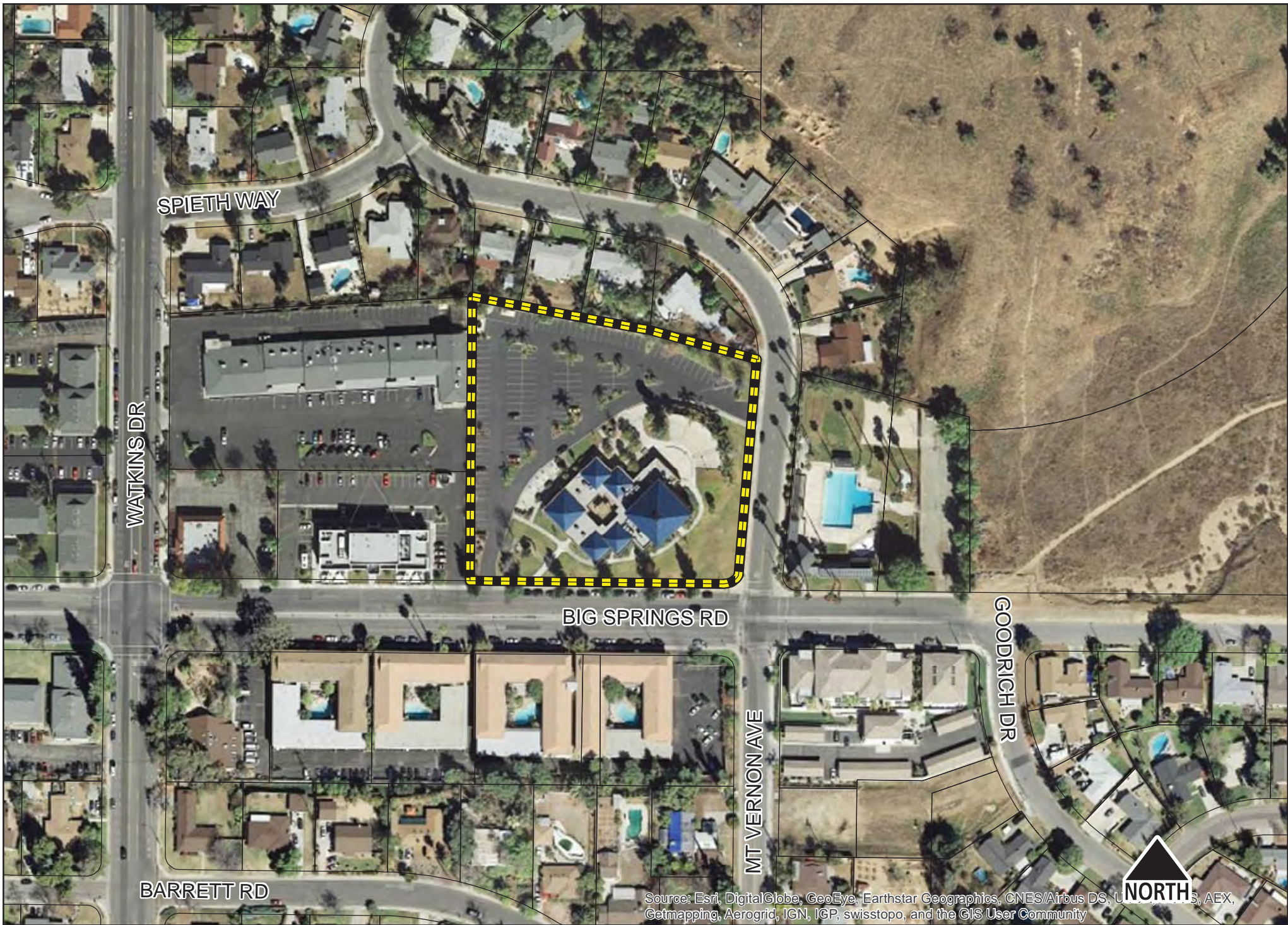


Exhibit 3 - P15-0098, Aerial Photograph



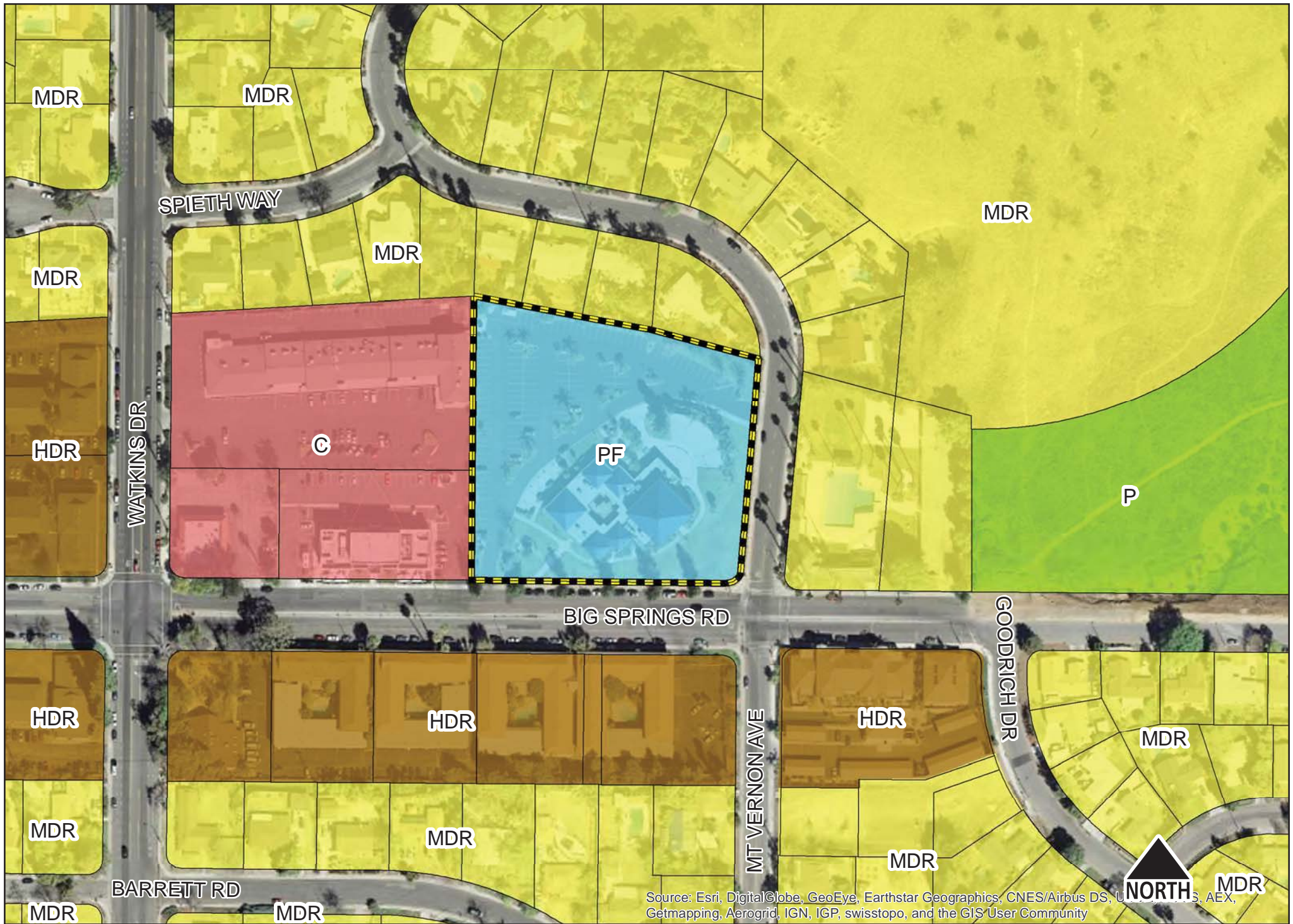


Exhibit 4 - P15-0098, General Plan Map





Exhibit 5 - P15-0098, Zoning Map



<div>ENGINEERING</div> <div>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.<ul style="list-style-type: none">2013 CALIFORNIA BUILDING CODE, TITLE 24 PART 22013 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 12013 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 32013 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 42013 CALIFORNIA PLUMBING CODE, TITLE 24 PART 52013 CALIFORNIA ENERGY CODE, TITLE 24 PART 62013 CALIFORNIA FIRE CODE, TITLE 24 PART 9ANSI/TIA-222-G2009 NFPA 101, LIFE SAFETY CODE2010 NFPA 72, NATIONAL FIRE ALARM CODE2010 NFPA 13, SPRINKLER CODECITY/ COUNTY ORDINANCES</div>	<div>ISLANDER</div> <div>105 W. BIG SPRINGS ROAD</div> <div>RIVERSIDE, CA 92507</div> <div>RIVERSIDE COUNTY</div>	<div>GENERAL NOTES</div> <div>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</div>	<div>verizonwireless</div> <div>15505 SAND CANYON AVE. BUILDING 'D' 1st FL. IRVINE, CA 92618</div>																											
<div>PROJECT DESCRIPTION</div> <div>THE PROJECT CONSISTS OF THE FOLLOWING:<ul style="list-style-type: none">(1) 58'-0" HIGH BELL TOWER(12) RRU's(12) 6'-0" PANEL ANTENNAS (6) PANEL ANTENNAS AT 45' RAD CENTER AND (6) PANEL ANTENNAS AT 38' RAD CENTER(1) 4'-0" PARABOLIC ANTENNA(1) STANDBY GENERATOR WITH FUEL TANK(5) OUTDOOR EQUIPMENT CABINETS(3) GPS ANTENNAS8' CMU WALL WITH WROUGHT IRON SECURITY LID (BRICK TO MATCH EXISTING BUILDING)CONNECTION AS REQUIRED FOR POWER AND TELCO SERVICESPROPOSED 16'X40' VERIZON WIRELESS LEASE AREA (640 SF)</div>	<div>11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED</div> <div>BELL TOWER</div> <div>CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</div>	<div>APPROVALS</div> <div>THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.</div> <table><tr><td>DISCIPLINE:</td><td>SIGNATURE:</td><td>DATE:</td></tr><tr><td>LANDLORD:</td><td></td><td></td></tr><tr><td>PROJECT MANAGER:</td><td></td><td></td></tr><tr><td>CONSTRUCTION MANAGER:</td><td></td><td></td></tr><tr><td>RF ENGINEER:</td><td></td><td></td></tr><tr><td>SITE ACQUISITION:</td><td></td><td></td></tr><tr><td>ZONING MANAGER:</td><td></td><td></td></tr><tr><td>UTILITY COORDINATOR:</td><td></td><td></td></tr><tr><td>NETWORK OPERATIONS:</td><td></td><td></td></tr></table>	DISCIPLINE:	SIGNATURE:	DATE:	LANDLORD:			PROJECT MANAGER:			CONSTRUCTION MANAGER:			RF ENGINEER:			SITE ACQUISITION:			ZONING MANAGER:			UTILITY COORDINATOR:			NETWORK OPERATIONS:			<div>W-T COMMUNICATION DESIGN GROUP, LLC.</div> <div>WIRELESS INFRASTRUCTURE 8560 S. Eastern Ave. Suite #220 Las Vegas, NV 89123 PH: (702) 998-1000 FAX: (702) 998-1010 www.wtengineering.com</div> <div>COPYRIGHT © 2015 W-T COMMUNICATION DESIGN GROUP, LLC.</div>
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UTILITY COORDINATOR:																														
NETWORK OPERATIONS:																														
<div>SITE INFORMATION</div> <div>PROPERTY OWNER: ROMAN CATHOLIC BISHOP OF SB 1201 HIGHLAND AVENUE SAN BERNARDINO, CA 92404 CONTACT: MARY D'ALL CONTACT NUMBER: (951) 682-8751</div> <div>TOWER OWNER: VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. CORONA, CA 92618</div> <div>SITE CONTACT: VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. CORONA, CA 92680 CONTACT: PROPERTY MANAGEMENT CONTACT NUMBER: (949) 286-7000</div> <div>COUNTY: RIVERSIDE COUNTY</div> <div>LATITUDE (NAD 83): 33° 58' 33.8203"N 33.976061°</div> <div>LONGITUDE (NAD 83): -117° 18' 52.7316"W -117.314648°</div> <div>ZONING JURISDICTION: CITY OF RIVERSIDE</div> <div>ZONING DISTRICT: CR-NC</div> <div>PARCEL #: 251-253-017</div> <div>OCCUPANCY GROUP: B/U</div> <div>CONSTRUCTION TYPE: G-M</div> <div>POWER COMPANY: T.B.D. CONTACT NUMBER: T.B.D.</div> <div>SITE ACQUISITION MANAGER: CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: DAN DAVIS CONTACT NUMBER: (619) 255-5256</div> <div>SITE ACQUISITION CONTACT: CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: DAN DAVIS CONTACT NUMBER: (619) 255-5256</div> <div>SURVEYOR: DIAMONDBACK LAND SURVEYING CONTACT NUMBER: (702) 823-3257</div>	<div>VICINITY MAP</div> <div>LOCAL MAP</div> <div>NO SCALE</div>	<div>DRAWING INDEX</div> <table><tr><th>SHEET NO:</th><th>SHEET TITLE</th></tr><tr><td>T-1</td><td>TITLE SHEET & PROJECT DATA</td></tr><tr><td>LS-1</td><td>SITE SURVEY</td></tr><tr><td>A-1</td><td>OVERALL SITE PLAN</td></tr><tr><td>A-2</td><td>ENLARGED OVERALL SITE PLAN</td></tr><tr><td>A-3</td><td>ENLARGED EQUIPMENT & ANTENNA PLAN</td></tr><tr><td>A-4</td><td>ELEVATIONS</td></tr><tr><td>A-5</td><td>ELEVATIONS</td></tr></table>	SHEET NO:	SHEET TITLE	T-1	TITLE SHEET & PROJECT DATA	LS-1	SITE SURVEY	A-1	OVERALL SITE PLAN	A-2	ENLARGED OVERALL SITE PLAN	A-3	ENLARGED EQUIPMENT & ANTENNA PLAN	A-4	ELEVATIONS	A-5	ELEVATIONS	<div>PROJECT NO: T142255</div> <div>DRAWN BY: NEC</div> <div>CHECKED BY: BJB</div> <div>NOT TO BE USED FOR CONSTRUCTION</div> <div>IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.</div>											
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A-4	ELEVATIONS																													
A-5	ELEVATIONS																													
<div>CONTACT INFORMATION</div> <div>SITE CONTACT: CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127</div> <div>CONTACT: DAN DAVIS</div> <div>PHONE: (619) 255-5256</div>	<div>DRIVING DIRECTIONS FROM VERIZON WIRELESS IRVINE OFFICE</div> <div>STARTING FROM VERIZON WIRELESS IRVINE OFFICE: HEAD SOUTHWEST ON SAND CANYON AVE TOWARD BARRANCA PKWY. TAKE THE 1ST LEFT ONTO BARRANCA PKWY. TURN RIGHT ONTO PACIFICA. TURN RIGHT ONTO THE STATE HIGHWAY 133 N RAMP. MERGE ONTO CA-133 N PARTIAL TOLL ROAD. MERGE ONTO CA-241 N TOLL ROAD. KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR CA-91 E/RIVERSIDE AND MERGE ONTO CA-91 E PARTIAL TOLL ROAD. TAKE THE CA-60 E/I-215 S EXIT TOWARD SAN DIEGO/INDIO. MERGE ONTO CA-60 E. MERGE ONTO CA-60 E/I-215 S. TAKE THE 3RD ST EXIT TOWARD BLAINE ST. TURN LEFT ONTO 3RD ST. CONTINUE ONTO W BLAINE ST. TURN RIGHT ONTO WATKINS DR. TAKE THE 3RD LEFT ONTO W BIG SPRINGS RD DESTINATION WILL BE ON THE LEFT.</div> <div>ARRIVE AT 105 W BIG SPRINGS ROAD, RIVERSIDE, CA 92507</div>	<div>811</div> <div>NOTE: 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.</div> <div>Know what's below. Call before you dig.</div>	<div>W-T Communication Design Group's Commitment to Quality</div> <div></div> <div>Please take a few moments to fill out our online survey.</div>																											

ABBREVIATIONS

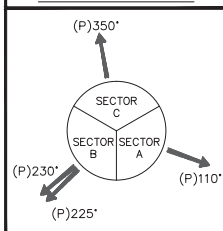
A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL	MAX	MAXIMUM
APPROX	APPROXIMATELY	MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
CLG	CEILING	MGR	MANAGER
CLR	CLEAR	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIAG	DIAGONAL	PLYWD	PLYWOOD
DN	DOWN	PROJ	PROJECT
DET	DETAIL	PROP	PROPERTY
DWG	DRAWING	PT	PRESSURE TREATED
EA	EACH	REQ	REQUIRED
ELEV	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	RRH	RADIO REMOTE HEAD
EQUIP	EQUIPMENT		
EXT	EXTERIOR	SHT	SHEET
		SM	SIMILAR
FIN	FINISH	SPEC	SPECIFICATION
FLUOR	FLUORESCENT	SF	SQUARE FOOT
FLR	FLOOR	SS	STAINLESS STEEL
FT	FOOT	STL	STEEL
		STRUCT	STRUCTURAL
GA	GAUGE	STD	STUD
GALV	GALVANIZED	SUSP	SUSPENDED
GC	GENERAL CONTRACTOR		
GRND	GROUND	THRU	THROUGH
GYP BD	GYPSON WALL BOARD	TMA	TOWER MOUNT
HORZ	HORIZONTAL	AMP	AMPLIFIER
HR	HOUR	TNND	TINNED
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	VERT	VERTICAL
INCH	INCH	VIF	VERIFY IN FIELD
INFO	INFORMATION		
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
IBC	INTERNATIONAL BUILDING CODE	WP	WATER PROOF

LEGEND

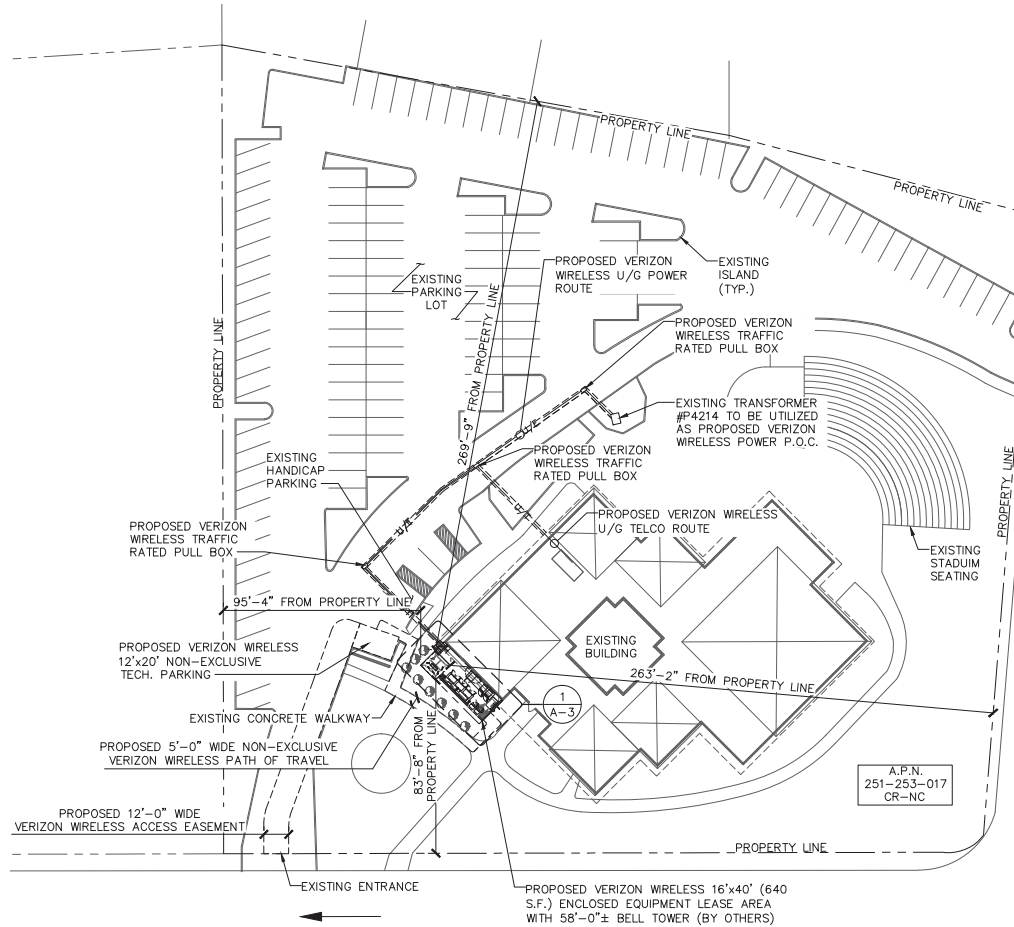
---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	OHP OVERHEAD POWER LINE
---	U/E UNDERGROUND ELECTRICAL LINE
---	U/T UNDERGROUND TELCO LINE
---	G BURIED GAS LINE
---	OHT OVERHEAD TELEPHONE LINE
---	T BURIED TELEPHONE LINE
---	W BURIED WATER LINE
---	SS BURIED SANITARY SEWER
---	SD BURIED STORM DRAIN
-x-x-x-x-	CHAIN LINK FENCE
-□-□-□-	WOOD FENCE

Ⓐ	TRANSFORMER	⊙	FIRE HYDRANT
ⓧ	LIGHT STANDARD	Ⓜ	GATE VALVE
Ⓟ	POWER VAULT	Ⓢ	WATER METER
Ⓢ	UTILITY BOX	Ⓢ	CATCH BASIN, TYPE I
Ⓢ	UTILITY POLE	Ⓢ	CATCH BASIN, TYPE II
Ⓢ	POLE GUY WIRE	Ⓢ	SIGN
Ⓢ	GAS VALVE	Ⓢ	BOLLARD
Ⓢ	GAS METER	Ⓢ	MAIL BOX
Ⓢ	TELEPHONE VAULT	Ⓢ	SPOT ELEVATION
Ⓢ	TELEPHONE PEDESTAL		

PROPOSED AZIMUTHS



NOTE:
REFERENCE SURVEY BY
DIAMONDBACK LAND SURVEYING
FOR ALL PROPERTY LINES AND
EXISTING EASEMENT INFORMATION.



WEST BIG SPRINGS ROAD

MOUNT VERNON AVENUE



OVERALL SITE PLAN

SCALE: 1"=30'

1



15505 SAND CANYON AVE.
BUILDING 'D' 1st FL.
IRVINE, CA 92618

W-T
W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
8560 S. Eastern Ave. Suite #220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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14621 ARROYO HONDO
SAN DIEGO, CA 92127

PROJECT NO: T142255

DRAWN BY: NEC

CHECKED BY: BJB

REV	DATE	DESCRIPTION
B	7/2/15	REVISED 100% ZONING DRAWINGS
A	6/23/14	100% ZONING DRAWINGS

NOT TO BE USED
FOR CONSTRUCTION

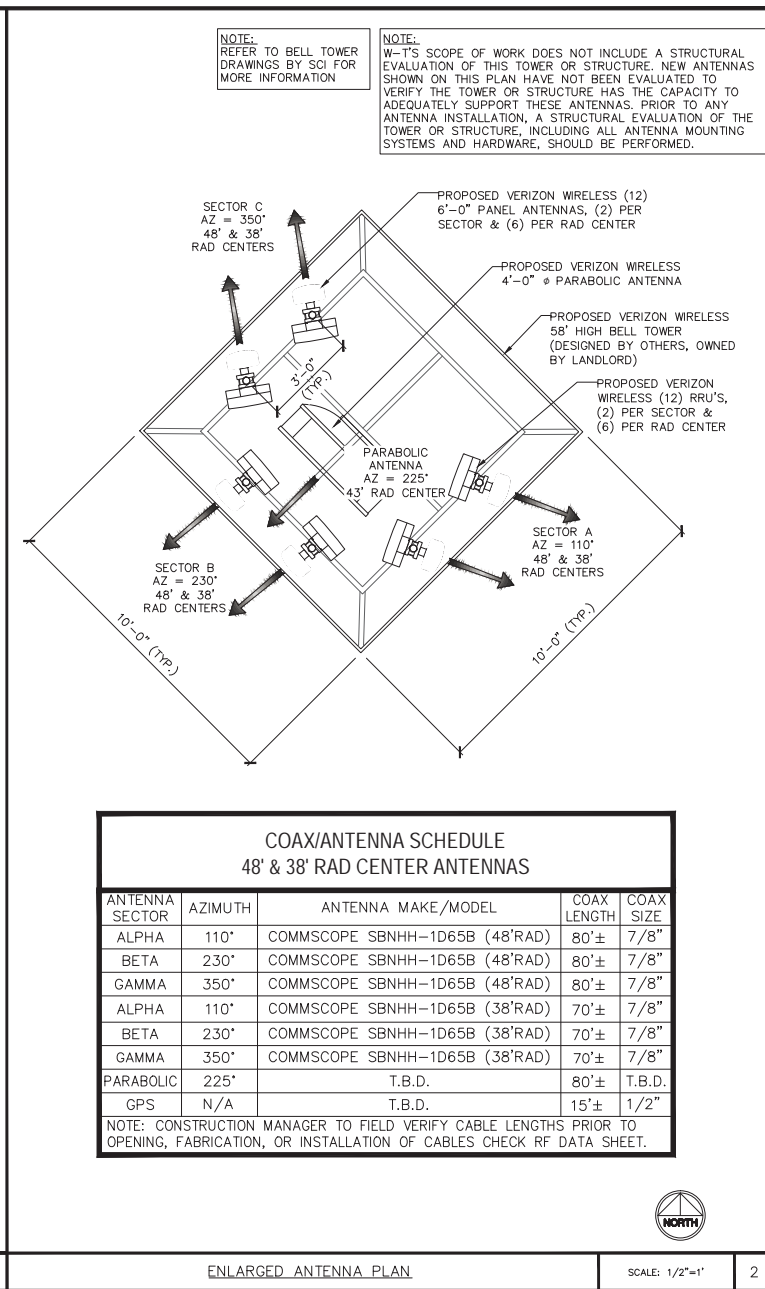
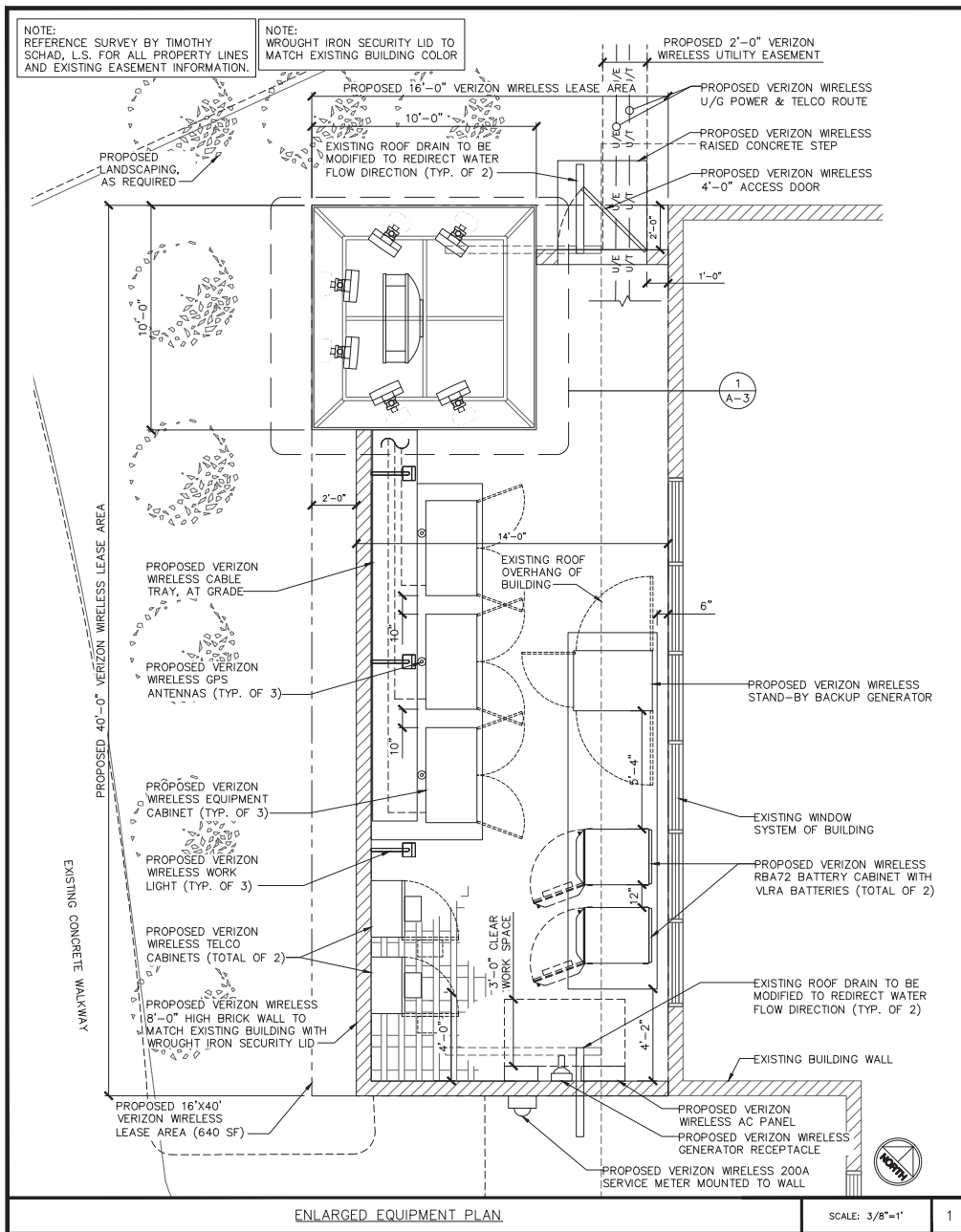
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

ISLANDER
105 W. BIG SPRINGS ROAD
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-1



verizon wireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st FL
IRVINE, CA 92618

W-T

W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
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Cortel, Inc

14621 ARROYO HONDO
SAN DIEGO, CA 92127

PROJECT NO: T142255

DRAWN BY: NEC

CHECKED BY: BJB

REV	DATE	DESCRIPTION
B	7/2/15	REVISED 100% ZONING DRAWINGS
A	6/23/14	100% ZONING DRAWINGS

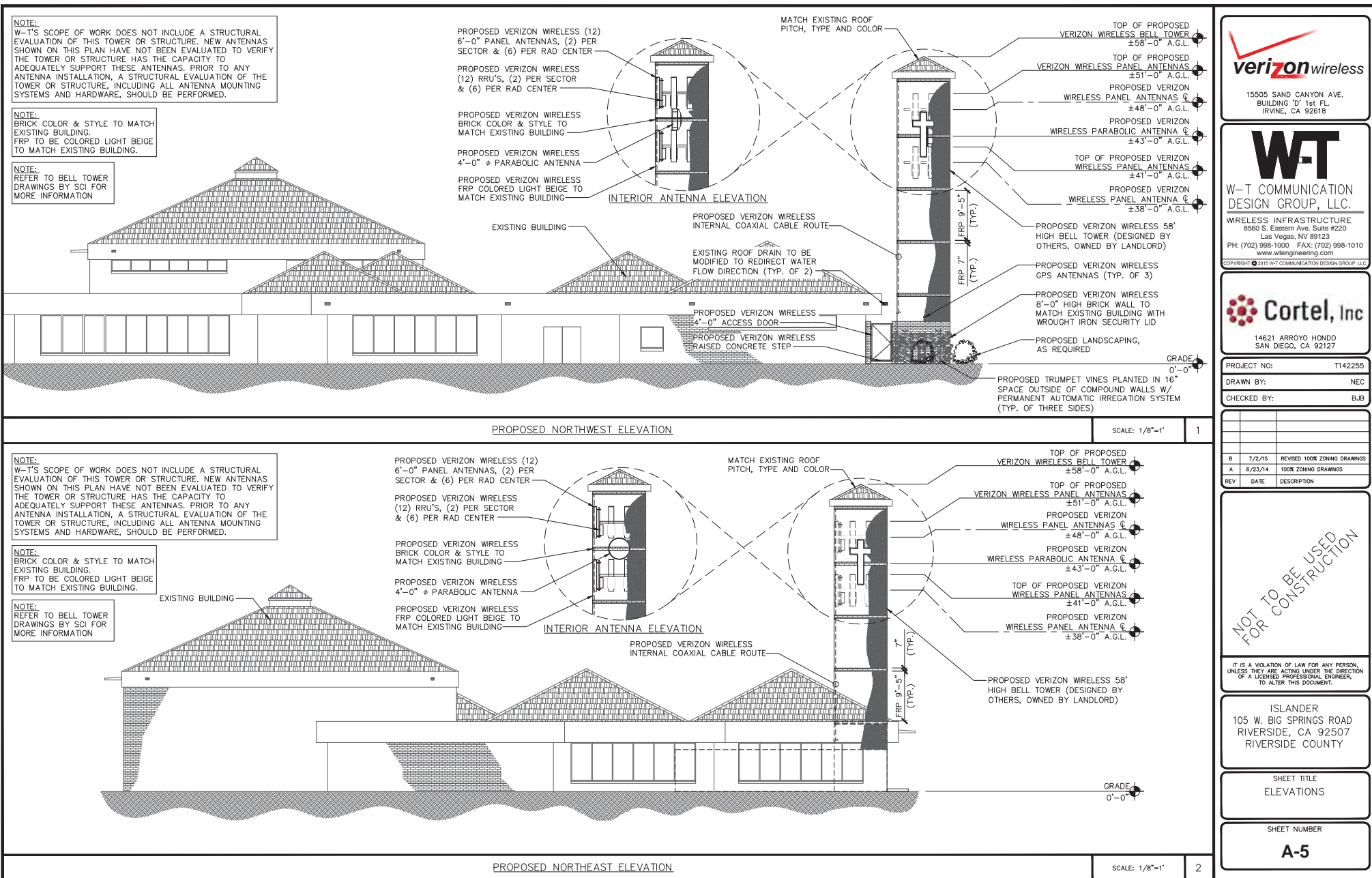
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ISLANDER
105 W. BIG SPRINGS ROAD
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED EQUIPMENT
& ANTENNA PLAN

SHEET NUMBER
A-3



PROJECT NO:	T142255
DRAWN BY:	NEC
CHECKED BY:	BJB

REV	DATE	DESCRIPTION
B	7/2/15	REVISED 100% ZONING DRAWINGS
A	6/23/14	100% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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ISLANDER
105 W. BIG SPRINGS ROAD
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

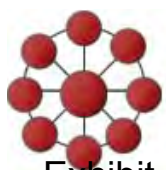
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



EXISTING

PROPOSED: Install (12) panel antennas + RRUs inside proposed Bell Tower



Cortel
Photosims

View 1 of 3

Exhibit 7 - P15-0098, Photo Simulations

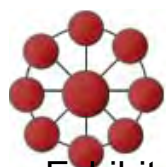


ISLANDER
105 W Big Springs Rd
Riverside CA 92507



EXISTING

PROPOSED: Install (12) panel antennas + RRUs inside proposed Bell Tower



Cortel
Photosims

View 2 of 3

Exhibit 7 - P15-0098, Photo Simulations



ISLANDER
105 W Big Springs Rd
Riverside CA 92507



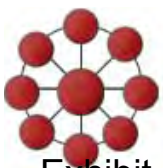
EXISTING

PROPOSED: Install (12) panel antennas + RRUs inside proposed Bell Tower





VIEWS



Cortel
Photosims

[View Chart](#)



ISLANDER
105 W Big Springs Rd
Riverside CA 92507



View of existing southwest elevation, from Big Springs Road.



View of existing southwest elevation, from Big Springs Road.



View of existing southwest elevation, from Big Springs Road.

TAPE, DO NOT STAPLE

TAPE, DO NOT STAPLE

BERNARDINO CA 924

TAPE, DO NOT STAPLE

3746 Mt. Vernon
Riverside, CA 92507

21 SEP 2015 PM 41



City of Riverside
Planning Division
Attn: Candice Assadzadeh – P15-0098
3900 Main Street
Riverside, CA 92522

Response to Public Notice

SEP 23 2015

RIVERSIDE CITY
COMMUNITY DEVELOPMENT DEPT.
PLANNING DIVISION

COMMENTS:

There is no reason to construct a 58 foot tower on the grounds of St. Andrews Newman Center. There's already a cell phone tower up the street, do we really need another? There are cell phone towers on the mountain, do we really need another? Has anyone done a study of electromagnetic fields? Some of us are highly sensitive and will not fare well under a high magnetic field. And what about this bell tower? Seriously? A bell tower at St. Andrews? Architecturally it won't work. Just another eyesore like the plastic pine trees disguising themselves as cell phone towers. The palm trees trying to be cell phone towers are the absolute worst. If St. Andrews is so desperate for money, why don't they turn off their sprinklers, get their water line fixed and turn off some lights. A big NO from me and possibly big problems for Verizon.

Assadzadeh, Candice

From: billielee430 <billie.lee430@gmail.com>
Sent: Saturday, October 03, 2015 7:18 PM
To: Assadzadeh, Candice
Subject: [External] Planning case number p15- 0 09 8

I am in support of planning case number p15 - 0 09 8 because we badly need a cell tower in this area.

Thank you,
Billie lee
13042 acacia ave moreno valley, ca. 92553b
Sent from my Verizon Wireless 4G LTE smartphone

Assadzadeh, Candice

From: Jill M Ansley <a-lfamily@msn.com>
Sent: Sunday, October 04, 2015 10:27 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case P15-0098

Candice,

I wanted to let you know that I am in support of Panning Case No. P15-0098 for the Verizon cell tower on the St. Andrew's Newman Center Property near UCR.

Thank You,
Jill Ansley
8215 Laurel Ridge Rd.
Riverside, CA 92508

Assadzadeh, Candice

From: Neal L Schiller <neal.schiller@ucr.edu>
Sent: Sunday, October 04, 2015 2:45 PM
To: Assadzadeh, Candice
Subject: [External] P15-0098

Dear Ms. Assadzadeh –

I am writing in support of Planning Case #P15-0098, a cell tower project for placement at St. Andrew's Newman Center. This project would provide needed support for our local community, which includes students, staff and faculty at both UCR and RCC. I am asking the City Planning Commission to support this project. Thank you for your attention.

Neal Schiller
1962 Benedict Ave.
Riverside, CA 92506

Assadzadeh, Candice

From: Kathy Schiller <kathyschiller@hotmail.com>
Sent: Sunday, October 04, 2015 3:12 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case P15-0098

City Planning Commission:

As a member of S. Andrew's Newman Parish and a Riverside Community Member . I am in support of Planning Case No. P15-0098, the Cell Tower Project, which will provide much need support for the RCC & UCR students we serve .

Sincerely,

Kathleen Schiller
1962 Benedict Ave
Riverside, CA 92506

Assadzadeh, Candice

From: Terry & Lisa Padgett <tlpadgett33@gmail.com>
Sent: Sunday, October 04, 2015 3:40 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

Hi Candice,

I am in support of Planning Case No. P15-0098 because it will help the community as well as provide more support for the UCR and RCC students.

Thank you,
Lisa Padgett
16571 Eagle Peak Rd
Riverside, CA 92504

Assadzadeh, Candice

From: ANDREW S. MARTINEZ <andrew.s.martinez@sce.com>
Sent: Sunday, October 04, 2015 6:26 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

Ms. Assadzadeh,

I am writing in support of the subject planning case, cell tower at St. Andrew's church. I appreciate your attention to this mutually beneficial plan and as a third generation Riverside resident am proud of the way this city continues to find ways to embrace technology while still respecting the environment.

Regards, Andrew Martinez

7625 Berne Ct

Riverside, Ca, 92506

Assadzadeh, Candice

From: Siobhan <siobhanfreitas@earthlink.net>
Sent: Sunday, October 04, 2015 9:04 PM
To: Assadzadeh, Candice
Subject: [External] St.Andrews Cell Tower Project

I am in support of Planning Case No.P15-0098 because it will help support the UCR and RCC students.

Siobhan S. F. Freitas
9334 Shamouti Drive Riverside, CA 92508

Assadzadeh, Candice

From: Jim Grace <jim_grace@ymail.com>
Sent: Sunday, October 04, 2015 9:11 PM
To: Assadzadeh, Candice
Subject: [External] Planning case no. P15-0098

Hi Candice,
We are in support of planning case no. P15-0098
Jim and Theresa Grace and family
9305 Sunridge drive
Riverside CA 92508

CW Finance Coordinator
Troop 270 Treasurer

Jim Grace

Assadzadeh, Candice

From: Luis Fernando Gonzalez Garcia <juniorcabo@hotmail.com>
Sent: Sunday, October 04, 2015 11:07 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

Greetings Candice Assadzadeh,

I am in support of Planning Case No. P15-0098 because I attend to St. Andrew's Newman Center, I'm a RCC student and I think the cell tower will make the church look very nice and the economic support will help us (students of RCC and UCR) since the Church highly helps us in every way. Thank you very much!

Best,
Luis Gonzalez

Name: Luis Gonzalez
Address: 2578 Elsinore Road, Riverside, CA

Assadzadeh, Candice

From: cjdejd@charter.net
Sent: Monday, October 05, 2015 7:54 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case No P15-0098

I am in support of Planning Case No P1-0098 which will allow a Cell Tower at the Newman Center. It will help improve the cell service in our University Neighborhood for not only the permanent residents but the UCR students.

Cheryl Dumaine

240 West. Blaine St

Riverside CA 92507

Assadzadeh, Candice

From: Dick Low <lowprinter@yahoo.com>
Sent: Monday, October 05, 2015 8:11 AM
To: Assadzadeh, Candice
Subject: [External] Bell Tower for Newman Center

We are in support of the Newman Center's Bell Tower Project, Planning Case #P15-0098 for the community's support for UCR and RCC students.

Dick and Kathy Low, 6168 Shaker Drive, Riverside 92506.

Assadzadeh, Candice

From: shirlee@inlandreview.com
Sent: Monday, October 05, 2015 9:00 AM
To: Assadzadeh, Candice
Subject: [External] SUPPORT CELL TOWNER PLANNING CASE

I am a very long-time resident of Riverside (UCR area) and contacting you to let you know that I am in complete support of Planning Case No. P15-0098 -- the Cell Tower project, which will provide a much-needed service to our community, particularly in our UCR-area, affecting many residents, businesses and students.

Thanks for your time.
Shirlee Pigeon, 3415 Donder Ct., Riverside, CA

Assadzadeh, Candice

From: Diana Ambrose <circus45@sbcglobal.net>
Sent: Monday, October 05, 2015 9:35 AM
To: Assadzadeh, Candice
Subject: [External] P15-0098

I am in favor and support Planning Case No. P15-0098.

Diana Ambrose
395 Maravilla Dr
Riverside, CA 92507

--

Diana

Don't let your worries get the best of you; Remember, Moses started out as a basket case.

Assadzadeh, Candice

From: Dasia & Andrzej Bytnerowicz <adbytner@sbcglobal.net>
Sent: Monday, October 05, 2015 10:29 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No.P15-0098

Dear Ms. Candice Assadzadeh

We are in support of Planning Case No.P15-0098., because it can help UCR and RCC students and our community.

Danuta and Andrzej Bytnerowicz
1160 Via Pintada
Riverside, CA 92507

Assadzadeh, Candice

From: The Harvilla Family <harvilla4@msn.com>
Sent: Monday, October 05, 2015 10:19 AM
To: Assadzadeh, Candice
Subject: [External] Cell Phone Tower Case No. P15-0098

Dear Ms. Assadzadeh,

I am a resident of Riverside, and want to let the Planning Commission know that I am in favor of the proposed Verizon cell phone tower at St. Andrew's Newman Center on Big Springs Road (Case No. P15-0098). The current cell phone service is very unreliable in that area. This could affect a person trying to call for emergency services. The bell tower design will match the church's architecture and will blend well into the neighborhood.

Thank you.

George Harvilla
8736 Desert Rock lane
Riverside, CA 92508

Assadzadeh, Candice

From: Raul Muniz <rpmuniz@yahoo.com>
Sent: Monday, October 05, 2015 11:03 AM
To: Assadzadeh, Candice
Subject: [External] Cell Tower

I am in support of Planning Case No. P15-0098. Raul Muniz 27555 E. Trail Ridge Way, Apt. 2094 Moreno Valley, CA 92555.

Assadzadeh, Candice

From: Jesse Ruiz jr <jbia4@att.net>
Sent: Monday, October 05, 2015 11:50 AM
To: Assadzadeh, Candice
Subject: [External] Planning case no. P15-0098

I am a member at the St. Andrews Newman Center located in Riverside, CA and I am in support of installing a cell tower on the church property. It is needed and will provide support for the UCR and RCC students.

Thank you,
Rebecca Ruiz
801 Kilmarnock Way
Riverside, CA 92508
951-233-2521

Assadzadeh, Candice

From: Gerri4knits <gerri4knits@aol.com>
Sent: Monday, October 05, 2015 3:16 PM
To: Assadzadeh, Candice
Subject: [External] Fwd: Cell Tower

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

From: Gerri4knits <gerri4knits@aol.com>
To: cassadzaeh <cassadzaeh@riversideca.gov>
Sent: Mon, Oct 5, 2015 3:14 pm
Subject: Cell Tower

I am in support of Planning Case No P15-0098

James and Germaine Leichtenberg
4110 Havenhurst Ave
Riverside, CA 92507

Assadzadeh, Candice

From: Patricia Bufalino <trishbuf@att.net>
Sent: Monday, October 05, 2015 3:36 PM
To: Assadzadeh, Candice
Cc: Michael Augustine Amabisco
Subject: [External] Planning Case No. P15-0098

Dear Ms Assadzaded,

I am a member of St. Andrew's Newman Center (SANC) Community and I am writing in support of the proposed cell tower on the SANC property. I have seen the proposed project drawings and am amazed at how well the proposed tower compliments the existing architecture. Permitting this tower would enhance cell phone accessibility in the UCR area. In addition, the compensation from Verizon to SANC will help to provide services to students at UCR and RCC. I urge you to approve this project.

Sincerely,

Patricia M. Bufalino

Dean Emerita, Moreno Valley College and Professor Emerita, Riverside City College

951 682 5144



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Assadzadeh, Candice

From: Kathy Lehman <kmlehman@sbcglobal.net>
Sent: Monday, October 05, 2015 4:56 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

Dear Candice,

I am in support of Planning Case No. P15-0098

I am a member of St. Andrew's Newman Center and support this case. It will help our church community and the UCR & RCC students who attend our church and live in the area.

Thank you,
Kathy Lehman
6235 Windemere Way
Riverside, CA 92506

Assadzadeh, Candice

From: Darlys Gabrielson <darlys4@yahoo.com>
Sent: Tuesday, October 06, 2015 9:52 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case # P15-0098

I am in support of Planning Case # P15-0098 because it will help our local community. It is needed to support the students of UCR and RCC other citizens that work out of their home in the area.

Darlys A Gabrielson
1413 Timberlane Drive
Riverside, CA 92506-4038

Assadzadeh, Candice

From: Paul Valle <paul_jen_98@yahoo.com>
Sent: Tuesday, October 06, 2015 10:08 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

Dear Candice,

We are writing you to express our support of Planning Case No. P15-0098. This is something that will greatly help the community and provide support for UCR and RCC students. This cell tower is badly needed and we know this first hand because while volunteering our time at the Newman Center, we have missed important phone calls. We are in a time where people are canceling their home landlines and going with cell phones, so this cell tower will be giving students and the entire community what they need.

Thank you,

Paul and Jennifer Valle
6245 Windemere Way
Riverside, CA. 92506

Sent from my iPad

Assadzadeh, Candice

From: Lucia Jimenez <Lucymaria@gmx.com>
Sent: Tuesday, October 06, 2015 10:51 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

I am in support of Planning Case No. P15-0098 because it would allow the St. Andrew Newman Center to have extra revenue available to provide support for its different ministries.

Lucia M & Juan M. Jimenez
5213 Triesian Way
Riverside, CA 92509
951-727-6208
Lucymaria@gmx.com

Assadzadeh, Candice

From: Theresa Duncan <teduncan61@gmail.com>
Sent: Tuesday, October 06, 2015 3:16 PM
To: Assadzadeh, Candice
Subject: [External] support of Planning Case No. P15-0098

I am in support of Planning Case No. P15-0098 because it helps the community, it's badly needed, and will provide support for the UCR and RCC students.

Theresa E. Duncan
173 Knox Ct. Riverside CA 92507

Assadzadeh, Candice

From: Karl Roemer <karlroemer@sbcglobal.net>
Sent: Wednesday, October 07, 2015 6:28 AM
To: Assadzadeh, Candice
Subject: [External] I am in support of Planning Case No. P15-0098

Hello Candice,

I am a member of the Saint Andrew's Newman Center congregation near the UCR campus. I am in support of Planning Case No. P15-0098 because our community badly needs better cell phone reception. Our UCR and RCC students often cannot connect to the internet when they are on our grounds, and as a music minister I often cannot do so either. We need this Cell Tower Project!

Peace - Karl Roemer
(951) 787-6241

Assadzadeh, Candice

From: Bob & Ruth <creedr@prodigy.net>
Sent: Wednesday, October 07, 2015 7:03 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case #P15-0098

We are in support of this project. It provides needed support for UCR and RCC students and our community. Thank you,
Robert & Ruth Creed
802 Langholm Way
Riverside, 92508

Assadzadeh, Candice

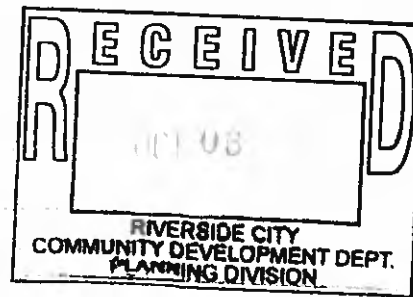
From: Anna Navarro <annanfam4@gmail.com>
Sent: Wednesday, October 07, 2015 9:54 AM
To: Assadzadeh, Candice
Subject: [External] Planning Case # P15-0098

Ms. Assadzadeh,

My name is Anna Navarro and I'm a member of St. Andrew Newman Center Church. I am in support of Planning Case # P15-0098 because it will provide badly needed support for the UCR and RCC students that use the student lounge in our church.

Thank you for your time and consideration.

Anna Navarro
2703 Washington St.
Riverside, CA 92506



Place Stamp
Here

City of Riverside
Planning Division

Attn: Candice Assadzadeh - P14-0588, P15-0483, P15-0753, P15-0755, etc.
3900 Main Street
Riverside, CA 92522

Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on October 8, 2015.

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: Well I called and got a clarification -

My understanding is that it's just going to

replace a previous gas station on the side of

the shopping center, therefore it really should

not effect the residence of Mission Villas in

any negative way

Thank you for advising me
Mary Capone

Contact Phone Number (Optional) 910-452 3399

Contact Email (Optional): macwillm@yahoo.com

Assadzadeh, Candice

From: John Hodgkinson <john.hodgkinson@att.net>
Sent: Wednesday, October 07, 2015 8:52 PM
To: Assadzadeh, Candice
Subject: [External] Planning Case No. P15-0098

I am in support of Planning Case P15-0098 because it will provide the badly needed cell tower coverage for the students and neighbors surrounding UCR. Cell phone calls in the Box Springs area of UCR is spotty at best. Better cell phone coverage in this area is greatly needed. This faux bell tower solution, that hides the badly needed cell tower, fits well with the Newman Center architecture. Please approve this project plan.

John Hodgkinson
5423 Canmore Ct
Riverside, CA. 92507
30+ year member of the Newman Center community

John

Assadzadeh, Candice

From: Vicki Calomino <vcalomino@hotmail.com>
Sent: Wednesday, October 07, 2015 10:53 PM
To: Assadzadeh, Candice
Subject: [External] case P15-0098

To: Candice Assadzadeh,

I am writing in reference to planning case P15-0098.

I am in support of this case I feel it will provide needed cell phone support in the UCR area which has a very hi occupancy area . It would also support residents in this area.

my name: Vicki Calomino
3408 Donder Ct
riverside,92507

Thank you,
Vicki Calomino

MACKENZIE & ALBRITTON LLP

220 SANSOME STREET, 14TH FLOOR
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

October 7, 2015

Planning Commission
City of Riverside
3900 Main Street
Riverside, California 92500

Re: Verizon Wireless Applications P15-0098, P14-0682,
P15-0061 and P15-0157
Planning Commission Agenda, October 8, 2015
Items 4, 7, 8 and 9

Dear Commissioners:

We write to you on behalf of our client Verizon Wireless regarding the above-captioned applications for Conditional Use Permits (the “CUPs”). First, we wish to encourage you to follow the recommendations of Planning Division staff and approve the CUPs. Second, we wish to state, for the record, Verizon Wireless’s objection to Condition of Approval No. 1 of each of the CUPs and formally reserve Verizon Wireless’s rights to legally challenge Condition 1 of each of the CUPs should it be implemented in the future.

For example Condition 1 of P15-0098 provides in relevant part:

The proposed stealth wireless telecommunications facility shall be approved at a height of 38-feet with a concurrent one time height modification taken under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, for an ultimate height of 58-feet.

Verizon Wireless considers Condition 1 to be entirely preempted by the Spectrum Act (47 U.S.C. § 1455) and the Spectrum Act Order (codified under 47 C.F.R. §1.40001) and is therefore invalid and unenforceable. The Spectrum Act mandates approval of any “eligible facilities request” to modify an “existing tower or base station” as those terms are defined under the Spectrum Act Order. The apparent intent of Condition 1 of each of the CUPs– to combine the approval of “any eligible facilities request” with the approval of an “existing tower or base station” – is a thinly-veiled attempt to circumvent Verizon Wireless’s rights under the Spectrum Act and is unenforceable under federal law.

Planning Commission
City of Riverside
October 7, 2015

Page 2 of 2

Upon approval of the CUPs, Verizon Wireless expressly reserves all rights under the Spectrum Act and Spectrum Act Order as provided under federal law, notwithstanding the provisions of Condition 1 of each of the CUPs. In addition to the foregoing, Verizon Wireless expressly reserves and does not waive any of its rights under the federal Telecommunications Act (47 U.S.C. §332), the licenses granted to it by the Federal Communications Commission and all of its other rights that arise under any federal statute, regulation, or other legal authority to construct, operate, maintain, modify or upgrade its wireless facilities in the City of Riverside.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Albritton", with a stylized flourish at the end.

Paul B. Albritton



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Draft Negative Declaration

WARD: 2

1. **Case Number:** P15-0098 (Conditional Use Permit)
2. **Project Title:** Islander Wireless Telecommunications Facility (Stealth)
3. **Hearing Date:** October 8, 2015
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Candice Assadzadeh, Assistant Planner
Phone Number: (951) 826-5667
6. **Project Location:** 105 Big Springs Road and situated on the northwesterly corner of the intersection of Big Springs Road and Mt. Vernon Avenue.
7. **Project Applicant/Project Sponsor's Name and Address:**

Applicant
Cortel, LLC
Andrea Urbas
1554 Barton Road # 355
Redlands, CA 92373

Property Owner
Roman Catholic Diocese of San Bernardino
1201 Highland Avenue
San Bernardino, CA 92404
8. **General Plan Designation:** Public Facilities/Institutions
9. **Zoning:** CR-NC - Commercial Retail and Neighborhood Commercial Overlay Zones
10. **Description of Project:**

The applicant is requesting a Minor Conditional Use Permit (MCUP) to allow the construction of a 58-foot high stealth wireless telecommunications facility designed within a new bell tower element, adjacent to the existing building on the subject site.

11. **Surrounding land uses and setting: Briefly describe the Project's surroundings:**

The project site is approximately 3.10 acres, and is fully developed with a church, vehicle surface parking, and landscaping.

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Church	PF – Public Facilities/Institutions	CR-NC – Commercial Retail, Neighborhood Commercial Overlay
North	Residential	MDR – Medium Density Residential	R-1-8500 – Single Family Residential
East	City Pool	MDR – Medium Density Residential	R-3-1500 – Multi-Family Residential
South	Multi-Family Residential	HDR – High Density Residential	R-3-1500 – Multi-Family Residential
West	Commercial	C – Commercial	CR-NC – Commercial Retail, Neighborhood Commercial Overlay

12. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):

None

13. Other Environmental Reviews Incorporated by Reference in this Review:

- a. General Plan 2025
- b. GP 2025 FPEIR

14. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services

OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works, Riverside
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

DRAFT

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

The City of Riverside finds 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 have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

The City of Riverside finds that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

The City of Riverside finds that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

The City of Riverside finds that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required. ☐

Signature _____

Date _____

Printed Name & Title _____

For City of Riverside



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

DRAFT

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The applicant is proposing a stealth wireless telecommunications facility designed within a new bell tower element, adjacent to the existing building on the subject site. Pursuant to current Design Guidelines and conditions of approval, the design of the facility is consistent with surrounding built environment. Therefore, the project as conditioned will have a less than significant impact directly, indirectly and cumulatively on scenic vistas in the area.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual)</p> <p>There are no scenic highways within the City that could potentially be impacted. Further, there are no trees, rock outcroppings, and historic buildings which could be potentially impacted as a result of this project. Through compliance and implementation of the applicable provisions in Chapter 19.530 (Wireless Telecommunications Facilities) related to the site location, operation, development and design standards, as well as with the recommended conditions of approval, the proposed project will have a less than significant impact to a scenic resource directly, indirectly or cumulatively.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p> <p>The proposed project consists of a stealth wireless telecommunications facility. Pursuant to current Design Guidelines and conditions of approval, the design of the facility is consistent with surrounding built environment. Therefore, the project as proposed will not degrade the existing visual character of the area and will have a less than significant impact directly, indirectly or cumulatively to the visual character of the immediate vicinity.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1d. Response: (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)</p> <p>No new lighting is proposed under this project. Therefore, no impact directly, indirectly or cumulatively will occur as a result of this project which will adversely affect day or nighttime views.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES:				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability) The Project is identified as being in an urban and built up land area of the City in an existing development. Therefore, the Project will have no impact directly, indirectly or cumulatively on agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19) A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the Project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the Project site is not zoned for agricultural use; therefore, the Project will have no impact directly, indirectly or cumulatively.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data) The subject site is zoned CR-NC – Commercial Retail and Neighborhood Commercial Overlay Zones and does not contain forest land. Further, the City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this Project directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2d. Response: (Source: GIS Map – Forest Data) The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from this Project directly, indirectly or cumulatively.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The Project is located in an urbanized area of the City in an existing development. Additionally, the site is identified as urban and built-out land and therefore does not support agricultural resources or operations. The Project will not result in the conversion of designated farmland to non-agricultural uses. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, no impacts will occur from this Project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Response: (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP)) The proposed wireless telecommunications facility is consistent with the General Plan 2025 Program "Typical Growth Scenario" in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG Projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this Project is consistent with these policies. Because the proposed Project is consistent with the 2007 AQMP, the proposed Project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this Project will have no impact directly, indirectly or cumulatively to the implementation of an air quality plan.				
b. Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod Model) An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be less than significant directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod Model)</p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NO_x and ROG, both ozone precursors, PM-10, PM-2.5, and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p> <p>Because the proposed Project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the Project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed Project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Further per the response in 3B above, an air quality model conducted using CalEEMod found the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. Therefore, cumulative air quality emissions impacts are less than significant.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan)</p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (e.g., watering for dust control, tuning of equipment, limiting truck idling times). Additionally, the Project will not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation because the Project is proposed on a previously developed site and does not involve substantial grading or earthmoving activities and because the Project consists of wireless telecommunications facility. Therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively from this Project.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3e. Response:</p> <p>The Project would not expose a substantial number of people to objectionable odors because no odors are anticipated to be generated by the proposed use. Therefore, no impact to creating objectionable odors will occur directly, indirectly or cumulatively.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the Project:</p>				
<p>a. 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. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area)</i></p> <p>The project site is located within an urban built-up area and is primarily surrounded by existing development. A search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. Thus there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, no impact directly, indirectly and cumulatively will occur to federally endangered threatened, or rare species or their habitats.</p>				
<p>b. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)</p> <p>The project is located on a fully developed site and is not identified as being within any MSHCP Criteria Cells or those that would affect riparian habitat or other sensitive natural community identified in local or regional plans. Therefore, the Project will have no impact directly, indirectly and cumulatively will occur related to any riparian habitat or other sensitive natural community with implementation of the proposed project.</p>				
<p>c. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The Project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the Project site. The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7)</p> <p>The Project site is located within an urban built-up area and is not within an MSHCP linkage area. Further, no candidate, sensitive, species of concern, or special status species or suitable habitat for such species occurs on site and no additional surveys or mitigation measures are required. Therefore, there is little chance that the Project would interfere 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. Therefore, a no impact directly, indirectly and cumulatively will occur related to 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 will occur with implementation of the proposed Project.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance?				
<p>4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</p> <p>Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the Project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p> <p>Any Project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. No trees under the applicant’s project are proposed to be planted or removed from the City right-of-way; therefore the project will have no impacts related to protecting biological resources.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4f. Response: (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</p> <p>The proposed Project is not located within an MSHCP Cell. The project consists of the construction of a wireless telecommunication facility on the subject site which is fully developed with a church. Therefore, no impacts directly, indirectly and cumulatively related to the proposed project are expected.</p>				
5. CULTURAL RESOURCES. Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code)</p> <p>The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are less than significant directly, indirectly and cumulatively.</p>				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study)</p> <p>The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are less than significant directly, indirectly and cumulatively.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5c. Response: (Source: General Plan 2025 Policy HP-1.3) The Project does not involve substantial development, grading activities, or structures that would result in impacts to historic resources as defined in Section 15064.5 of the CEQA Guidelines. However, a condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Therefore, impacts to historical resources are less than significant directly, indirectly and cumulatively.				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Archaeological Survey Report) The proposed wireless telecommunications facility is proposed to be constructed on a property that has been previously disturbed. A condition of approval will be required for construction activities to be halted and a qualified archaeologist to be hired should cultural, historical or archaeological items be found during grading and construction activity. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. With implementation of the recommended condition of approval, less than significant impacts are expected.				
6. GEOLOGY AND SOILS.				
Would the Project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report) Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The Project site does not contain any known faults and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report) The San Jacinto Fault Zone located in the northeastern portion of the City and the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed Project complies with California Building Code regulations, impacts				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report) The project site is located in an area with an area for a moderate potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have a less than significant impact directly, indirectly and cumulatively.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code) The Project site and its surroundings have generally flat topography and is not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code) The Project does not involve substantial development, grading activities, or structures that would result in soil erosion or the loss of topsoil. As such, the Project will have no impact resulting in substantial soil erosion or loss of topsoil directly, indirectly or cumulatively.				
c. 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, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report) The Project is not located on a geologic unit or soil that is unstable and will not cause soil to become unstable, as the Project does not involve substantial development, grading activities, or structures. As such, the Project will have less than significant impacts resulting in a geologic unit or soil becoming unstable resulting in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code) Expansive soil is defined under California Building Code. The soil type of the subject site is defined as Hanford soil (See Figure 5.6-4 – Soils of the General Plan 2025 Program Final PEIR.) which is known to have a low shrink-swell potential. Compliance with the recommendations of the soils report and applicable provisions of the City's Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this Project directly, indirectly and cumulatively.				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed Project will not be served by sewer infrastructure. Therefore, the Project will have no impact .				
7. GREENHOUSE GAS EMISSIONS.				
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7a. Response: The proposed Project involves the construction of a wireless telecommunications facility. The Project is consistent with the City's General Plan 2025 policies and statewide Building Code requirements designed to reduce GhG emissions. Since the Project will not result in a net increase in GhG emissions, it will not interfere with the State's goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Projects that are consistent with the Projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth Projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD's AQMP, RTIP, and the Regional Housing Plan. This Project is consistent with the Projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 "Typical Growth Scenario." Therefore, this Project will have less than significant impacts with respect to GhG emissions.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7b. Response: The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in Question A, above, the Project would comply with the City's General Plan 2025 policies and State Building Code provisions designed to reduce GHG emissions. In addition, the Project would comply with all SCAQMD applicable rules and regulations during construction and will not interfere with the State's goals of reducing GHG emissions to 1990 levels by the year 2020 as stated in the AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based on the discussion above, the Project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG and thus a less than significant impact will occur directly, indirectly and cumulatively in this regard.				
8. HAZARDS & HAZARDOUS MATERIALS.				
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8a. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> Some hazardous materials will be used during construction and maintenance. However, the construction and maintenance of equipment will not be maintained or fueled on site. Any spills related to the regular use of construction materials will be contained through best management practices as to not create a significant hazard to the public or the environment. As such, the Project will have a less than significant impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California</i>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i></p> <p>Some hazardous materials will be used during construction and maintenance. However, construction and maintenance equipment will not be maintained or fueled on site. Any spills related to the regular use of construction materials will be contained through best management practices as to 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. As such, the Project will have less than significant impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</p> <p>The project site is not within one-quarter mile of a school. The project involves the construction of a telecommunications facility. However, the project will still comply with all applicable regulations. The Proposed Project will comply with Rule 403, which prohibits fugitive dust from construction activities that results in emissions that are visible in the atmosphere beyond the property line where construction is occurring. The Proposed Project's construction emissions would be below both the SCAQMD's regional significance thresholds and the Localized Significance Thresholds (LSTs) for all pollutants for each phase of construction (SRA 2011). Operational emissions would result from periodic inspection and maintenance activities. No additional personnel would be required on a daily basis to maintain and operate the Proposed Project. A small number of personnel may be required during brief periods when certain maintenance operations must be performed. Operational emissions would be less than construction emissions. The Proposed Project would not conflict with or obstruct implementation of the applicable air quality management plan. Impacts from hazardous emissions within one-quarter mile of an existing or proposed school would be less than significant.</p> <p>During construction hazardous materials may be used during construction and maintenance activities. However, construction and maintenance vehicles will not be maintained or fueled on site. The release of any spills to the environment would be prevented through best management practices. Therefore impacts from the handling of hazardous or acutely hazardous materials, substances, or waste greater than one-quarter mile of an existing or proposed school would be less than significant directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the Project site is not included on any such lists. Therefore, the Project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The proposed project site is located within Zone E - Other Airport Environs Area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB). The project was reviewed by the Riverside County Airport Land Use Commission (RCALUC) staff to ensure that the project is consistent with the compatibility zone. Because the project has been found to be consistent by RCALUC staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
f. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP</p> <p>Because the proposed Project is not located within proximity of a private airstrip, and does not propose a private airstrip, the Project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8g. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, GP Figure PS 8.1 – Evacuation Routes, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p>The Project will not result in physical alterations to the subject site, as such the project will not impair implementation or physically interfere with an adopted emergency plan. Therefore, no impact, either directly, indirectly or cumulatively to an emergency response or evacuation plan will occur.</p>				
h. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The proposed Project is located in an urbanized area where no wildlands exist and the property is located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore there will be a less than significant impact regarding wildland fires either directly, indirectly or cumulatively from this Project will occur.</p>				
9. HYDROLOGY AND WATER QUALITY.				
Would the Project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)</p> <p>The proposed Project is located within the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). The Project will result in minimal physical alterations to the Project site (i.e. grading, ground disturbance, structure or paving and does not involve any use that would have any effect on water quality or be affected by water quality standards or waste discharge requirements because the Project involves construction of a wireless telecommunications facility. Therefore, the Project will have no impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
b. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
which permits have been granted)?				
<p>9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p> <p>The proposed Project is located within the Riverside South Waterbasin. This proposed Project involves the construction of a wireless telecommunications facility with minimal landscaping. The Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge given the minimal area of the site to be improved with the antenna structure and because it is a stealth wireless telecommunications facility, and it will have little demand for water. Therefore, there will be a less than significant impact to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response:</p> <p>The Project will result in minimal physical alterations to the Project site (i.e. through grading, ground disturbance, structures or paving) and would not significantly alter the existing drainage patterns of the site because the Project involves the construction of a stealth wireless telecommunications facility involving improvement of small portion of the site with an antenna structure, minimal erosion or siltation on- or off-site will occur. Therefore, the Project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns.</p>				
d. 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 which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9d. Response:</p> <p>The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the Project consists of a stealth wireless telecommunications facility involving improvement of small portion of the site with an antenna structure. Therefore no flooding on or off-site as a result of the Project will occur and there will be no impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9e. Response: (Source: Preliminary Grading Plan)</p> <p>The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the Project consists of a stealth wireless telecommunications facility involving improvement of small portion of the site for an antenna structure. Therefore, the Project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be no impact directly, indirectly or cumulatively.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9f. Response:</p> <p>The Project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would create or contribute runoff water which</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
would substantially degrade water quality because the Project consists of the construction of a stealth wireless telecommunications facility involving improvement of small portion of the site with an antenna structure. Therefore, the Project will not degrade water quality and there will be no impact directly, indirectly or cumulatively.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008) A review of National Flood Insurance Rate Map (Map Number 06065C0727G, Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the Project site is not within or near a flood hazard area, and does not involve the construction of housing. Further, the subject site is within Zone X, which indicates the site is in an area of 0.2% annual chance flood. There will be less than a significant impact caused by this Project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008) The Project site is within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0727G, Effective Date August 28, 2008). Further, the subject site is within Zone X, which indicates the site is in an area of 0.2% annual chance flood. Therefore the Project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and less than significant impact will occur directly, indirectly or cumulatively.				
i. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0727G, effective August 28, 2008) The Project site is not located within, however is located near, a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0727G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Further, the subject site is within Zone X, which indicates the site is outside the 0.2% annual flood chance. Therefore, the Project will not place a structure within a flood hazard or dam inundation area that would 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 and therefore less than significant impact directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality) Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively.				
10. LAND USE AND PLANNING:				
Would the Project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers) The Project consists of the construction of a wireless telecommunications facility on a site currently served by fully improved public streets and other infrastructure and does not involve the subdivision of land or the creation of streets that could alter the existing surrounding pattern of development or an established community. Further, the Project is consistent with the General Plan 2025, the Zoning Code, the Subdivision Code and the Citywide Design and Sign Guidelines.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, no impact directly, indirectly or cumulatively to an established community will occur.				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines) The Project has been designed to be consistent with the Zoning Code and the Citywide Design Guidelines. As well, with the recommended conditions of approval, the Project is consistent with the General Plan 2025. This proposal is not a Project of Statewide, Regional or Areawide Significance. Further, this proposal is in compliance with the development standards set forth in the Zoning Code for Wireless Telecommunications Facilities. Application of these standards would ensure that the Project would not have a detrimental impact on adjacent land uses, through review of the CUP. In the judgment of the Planning Division, the potential environmental impacts should be considered less than significant, given that a process for the consideration of the CUP is specified in the City's Municipal Code. Based on the above-referenced information, the proposed Conditional Use Permit to allow a wireless communication facility would not result in significant adverse environmental impacts. Thus, less than significant impacts will result from this Project.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10c. Response: (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines) The proposed Project is not located within an MSHCP Cell and it would not conflict with any habitat conservation plan or natural community conservation plan, as it consists of the construction of a stealth wireless telecommunication facility along the southwesterly elevation of the existing church. Therefore, no impacts directly, indirectly and cumulatively related to the proposed project are expected related to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.				
11. MINERAL RESOURCES.				
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources) The Project does not involve extraction of mineral resources or substantial grading activity. No mineral resources have been identified on the Project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The Project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the Project will have no impact on mineral resources directly, indirectly or cumulatively.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources) The GP 2025 FPEIR determined that there are no specific areas within the City or Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed Project is consistent with the General Plan 2025.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, there is no impact .				
12. NOISE. Would the Project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project meets the City's noise standards as set forth in Title 7 of the Municipal Code, is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element; and therefore, it does not require an acoustical analysis. Therefore, impacts are less than significant on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</p> <p>Construction related activities although short term, are the most common source of ground borne noise and vibration that could affect occupants of neighboring uses. Title 7 limits construction related activities from 7:00 a.m. to 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction noise is permitted on Sundays or on Federal holidays. As construction activities are temporary and limited, the Project will cause a less than significant exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. This Project will not generate or be exposed to long-term vibration impacts during operation of the proposed use or during construction activities as no blasting or pile driving is foreseeable in conjunction with development of this Project. Therefore, impacts are less than significant on the exposure of persons to or the generation of excessive ground borne vibration/noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-7 – 2025 Railroad Noise, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</p> <p>Refer to Response 12a above. As previously mentioned the ambient noise levels on the Project site and in the vicinity of the Project site will be negligible during construction and operational activities. Therefore, this Project will not cause a substantial increase in ambient noise levels in the Project vicinity above levels existing without the Project and a less than significant impact is expected.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p>The primary source of temporary or periodic noise associated with the proposed Project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with minimal grading and construction activities anticipated with the construction of the wireless telecommunications facility. Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and through compliance with the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the Project are considered less than significant directly, indirectly and cumulatively.</p>				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12e. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The proposed project site is located within Zone E - Other Airport Environs Area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB). The project was reviewed by the Riverside County Airport Land Use Commission (RCALUC) staff to ensure that the project is consistent with the compatibility zone. Because the project has been found to be consistent by RCALUC staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
f. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed Project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the Project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p>				
13. POPULATION AND HOUSING.				
Would the Project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections– 2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP)</p> <p>The Project is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth because the Project consists of the construction of a wireless telecommunications facility. Therefore, this Project will have no impact on population growth either directly or indirectly.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13b. Response: (Source: CADME Land Use 2003 Layer)</p> <p>The Project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the Project site is proposed on a previously improved site that has no existing housing that will be removed or affected by the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed Project. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13c. Response: (Source: CADME Land Use 2003 Layer) The Project will not displace any people, necessitating the construction of replacement housing elsewhere because the Project site is proposed on a previously improved site that has no existing housing or residents that will be removed or affected by the proposed Project. Therefore, this Project will have no impact on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				
14. PUBLIC SERVICES.				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1) The Project consists of the construction of a wireless telecommunications facility. Adequate fire facilities and services are provided by Station #4 located at 3510 Cranford Avenue to serve this Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers) The Project consists of the construction of a wireless telecommunications facility. Adequate police facilities and services are provided by East Neighborhood Policing Center to serve this Project. There will be no impacts on the demand for additional police facilities or services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level) The Project is non-residential that will not involve the addition of any housing units that would increase numbers of school age children. Therefore, there will be no impact on the demand for additional school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative) The Project is a non-residential use that will not involve the addition of any housing units that would increase the population. Therefore, there will be no impact on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards) The Project consists of the construction of a wireless telecommunications facility. Adequate public facilities and services,				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
including libraries and community centers, are provided to serve this Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public facilities or services either directly, indirectly or cumulatively.				
15. RECREATION.				
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007) The Project will not result in an intensification of land use that would generate any additional demand for park facilities and therefore, there will be no impact on the demand for additional recreational facilities either directly, indirectly or cumulatively.				
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15b. Response: The Project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be no impact directly, indirectly or cumulatively.				
16. TRANSPORTATION/TRAFFIC.				
Would the Project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP) The Project site is located on a previously developed/improved site where no increase in intensity of use resulting in any measureable increase in traffic would occur and therefore no impact directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
<p>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>The Project site does not include a state highway or principal arterial within Riverside County’s Congestion Management Program (CMP) and the Project is consistent with the Transportation Demand Management/Air Quality components of the Program; therefore, there is no impact either directly, indirectly or cumulatively to the CMP.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The Project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. As such, this Project will have no impact directly, indirectly or cumulatively on air traffic patterns.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16d. Response: (Source: Project Site Plans)</p> <p>The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in hazards due to design features such as driveways, intersection improvements, etc. In addition, the proposed use is compatible with other uses on the site. As such, the Project will have no impact on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16e. Response: (Source: California Department of Transportation Highway Design Manual, GP Figure PS 8.1 – Evacuation Routes, Municipal Code, and Fire Code)</p> <p>The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect emergency access; therefore there will be no impact directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p> <p>The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications will occur that would result in conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the Project will have no impact directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
17. UTILITIES AND SYSTEM SERVICES.				
Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, , Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The Project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect wastewater treatment; therefore there will be no impact directly, indirectly or cumulatively to wastewater treatment.</p>				
<p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>The Project will not result in the construction of new or expanded water or wastewater treatment facilities. The Project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate. Therefore, the Project will have no impact resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
<p>c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The Project is located on a previously developed/improved site within an urbanized area where no increase in impervious surfaces will occur that would require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, the Project will have no impact resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
<p>d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17d. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)</p> <p>The Project will not exceed expected water supplies. The Project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the Project will have no impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
<p>e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17e. Response: (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area)</p> <p>The Project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The Project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of Project. Therefore, no impact to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
<p>f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17f. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The Project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, no impact to landfill capacity will occur directly, indirectly or cumulatively.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17g. Response: (<i>Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study</i>) The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all Projects and 100% of excavated soil and land clearing debris for all non-residential Projects beginning January 1, 2011. The proposed Project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the Project have the potential to 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 an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18a. Response: (<i>Source: MSHCP, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, Burrowing Owl Focused Survey Report, prepared by ACT Associates, Inc., dated September 2012, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and Archaeological Survey Report, prepared by ATC Associates, Inc., dated November 2011</i>) Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant . Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to be less than significant .				
b. Does the Project have impacts that 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, the effects of other current Projects, and the effects of probable future Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18b. Response: (<i>Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program</i>) Because the Project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed Project beyond those previously considered in the GP 2025 FPEIR are less than significant .				
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18c. Response: (<i>Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program</i>) Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
for each of the above sections. Based on the analysis and conclusions in this initial study, the Project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are less than significant .				

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

DRAFT



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Housman
Rancho Mirage

October 6, 2015

VICE CHAIRMAN

Rod Ballance
Riverside

Ms. Candice Assadzadeh, Assistant Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

COMMISSIONERS

Arthur Butler
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

Glen Holmes
Hemet

File No.: ZAP1153MA15
Related File No.: P15-0098 (Minor Conditional Use Permit)
APN: 251-253-017

John Lyon
Riverside

Greg Pettis
Cathedral City

Dear Ms. Assadzadeh:

Steve Manos
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed P15-0098 (Minor Conditional Use Permit), a proposal to construct a 58 foot tall bell tower enclosing a wireless communications facility within a 640 square foot lease area on a 3.0 acre site located at 105 W. Big Springs Road, on the northerly side of Big Springs Road, westerly of Mount Vernon Avenue and easterly of Watkins Drive, in the City of Riverside.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, non-residential intensity is not restricted.

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

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The site has an existing elevation of approximately 1125 feet AMSL. The project proposes a maximum structure height of 58 feet, for a total maximum elevation of 1183 feet AMSL, which is 352 feet below the runway elevation. Additionally, the site is located more than 20,000 feet from the runway at March Air Reserve Base/Inland Port Airport and runways at all other airports. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons was not required.

www.rcaluc.org

As ALUC Director, I hereby find the above-referenced Minor Conditional Use Permit **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses are prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including, but not limited to, any new landscaping utilizing water features, composting operations, trash transfer stations that are open on one or more sides, and recycling centers containing putrescible wastes.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers and/or lessees of the property and tenants of the building on-site.
4. No new detention basins are proposed through this application. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549 or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

October 6, 2015

cc: Andrea Urbas, Cortel, Inc. – Redlands (project representative)
Diocese of San Bernardino (landowner)
Dan Davis, Cortel, Inc. – San Diego (payee)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAPI153MA15\ZAPI153MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

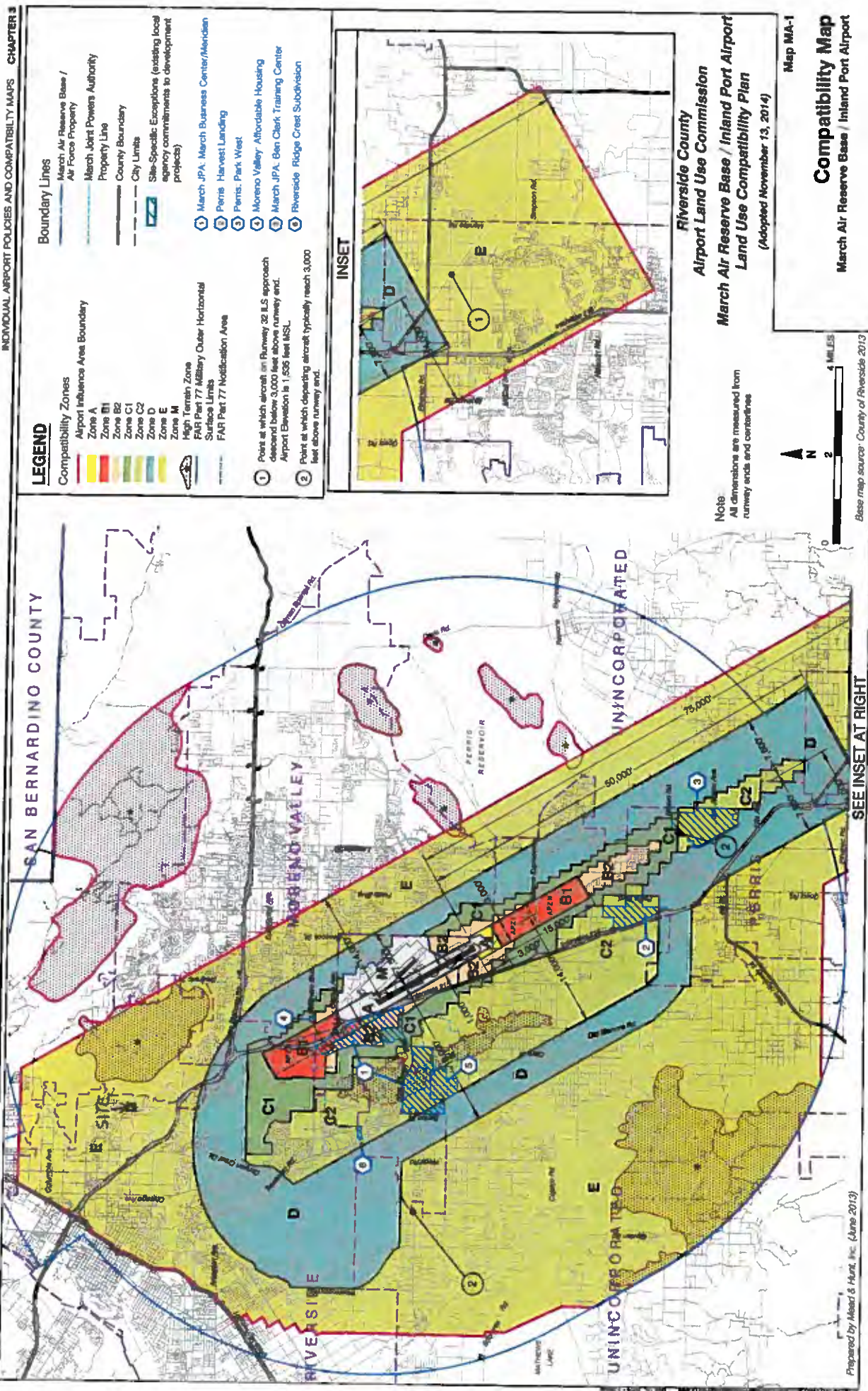
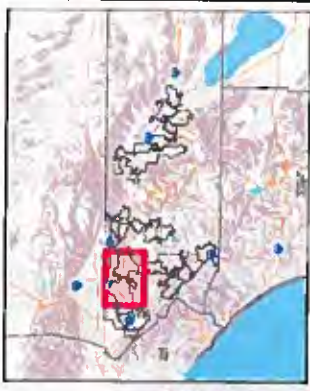


Exhibit 11 - P15-0098, ALUC Correspondence

My Map



- Legend**
- Airports
 - Runways
 - City Boundaries
 - Cities



Notes

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



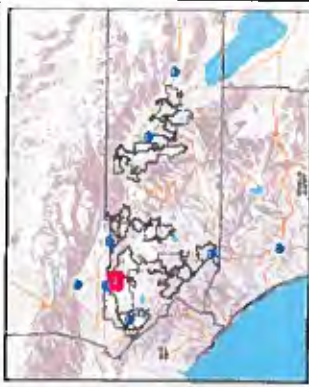
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My Map



Legend
 Airports
 Runways

Notes



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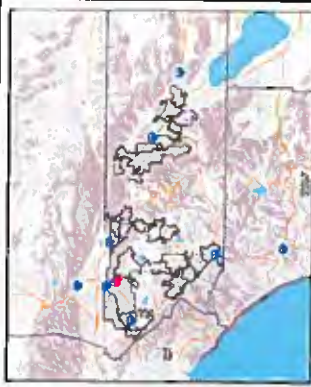
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My Map



- Legend**
- RCLIS Parcels
 - Airports
 - Runways



Notes

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My Map



Legend

- RCLIS Parcels
- Airports
- Runways



Notes

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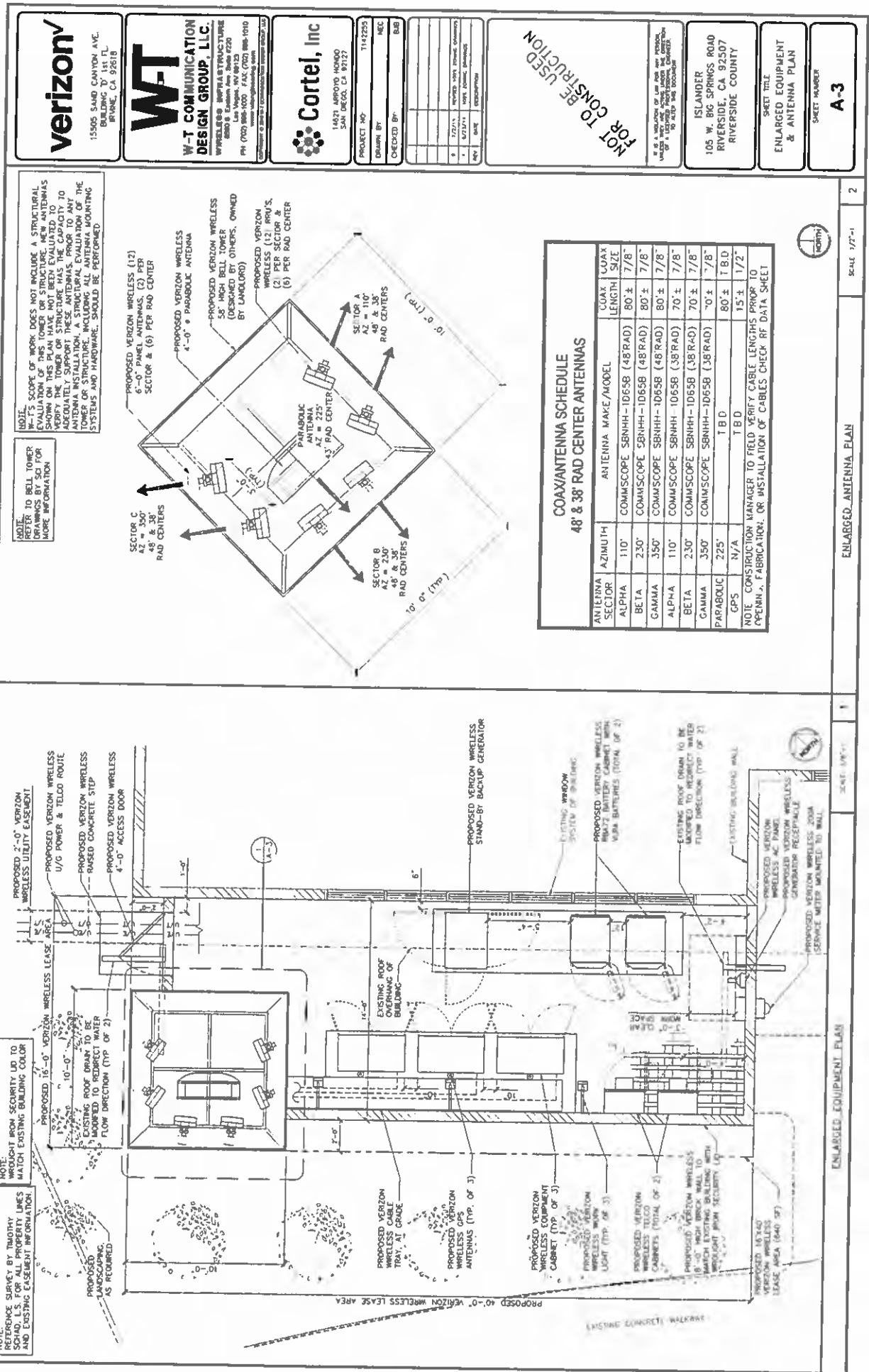


Exhibit 11 - P15-0098, ALUC Correspondence

