

**COMMUNITY DIRECTOR HEARING  
STAFF REPORT**

**DATE:** NOVEMBER 19, 2025

**TO:** JOE PEREZ, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ANDY RIVERA, ASSISTANT PLANNER

**SUBJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25042: REVISED PERMIT FOR AN EXISTING MONOPINE LOCATED AT 4500 ETIWANDA AVE, JURUPA VALLEY, CA 91752 (APN: 156-210-082); EXEMPT FROM CEQA PURSUANT TO SECTION 15301: EXISTING FACILITIES & SECTION 15061(B)(3): COMMON SENSE EXEMPTION

**APPLICANT:** ERIC TERHARR, SBA TOWERS VI, LLC.

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**RECOMMENDATION**

It is recommended that the Community Development Director approve Revised Permit No. 1 to SDP31483 (MA25042) to extend the life of an existing 70-foot-tall monopine for an additional ten (10) years that is located at 4500 Etiwanda Avenue. The project is categorically exempt from CEQA per Section 15301: Existing Facilities and Section 15061(B)(3): Common Sense Exemption.

**BACKGROUND**

On June 29<sup>th</sup>, 2015, the City of Jurupa Valley approved Master Application No. 15036 (Site Development Permit No. 31483) to allow SBA Towers to construct a new 70-foot tall monopine structure to serve as a wireless communication facility (WCF) for multi-carriers at 4500 Etiwanda Ave. Based on Condition of Approval #16, the decision gave the WCF an initial approval period of life of ten (10) years with possible extensions upon City approval. Such extensions, if approved, shall be made in increments of ten (10) years and shall adhere to the original conditions of approval.

**PROJECT DESCRIPTION**

On February 2, 2025, the applicant (SBA Towers) submitted a Revised Permit application to request the approval to extend the life of permit for an existing 70-foot-tall monopine for an additional ten (10) years as stated on the original conditions of approval (MA15036). This project requires the approval of a revised permit, which will be determined by the original approving officer or body. The Community Development Director approved the original permit. Thus, the Community Development Director will be the approving officer for this project and will also require a public hearing.

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The 86-acre property is owned by Union Pacific Railroad Co. and is located at the eastern corner of Cantu Galleano Ranch Road in the Mira Loma community. The leased area is located at the southern portion of the subject property and is 2,250 square feet in size. Table 1 provides general information about the project site. See Exhibit A: Project Location, Exhibit B: Aerial of Lease Area, and Exhibit C: Lease Area and Equipment.

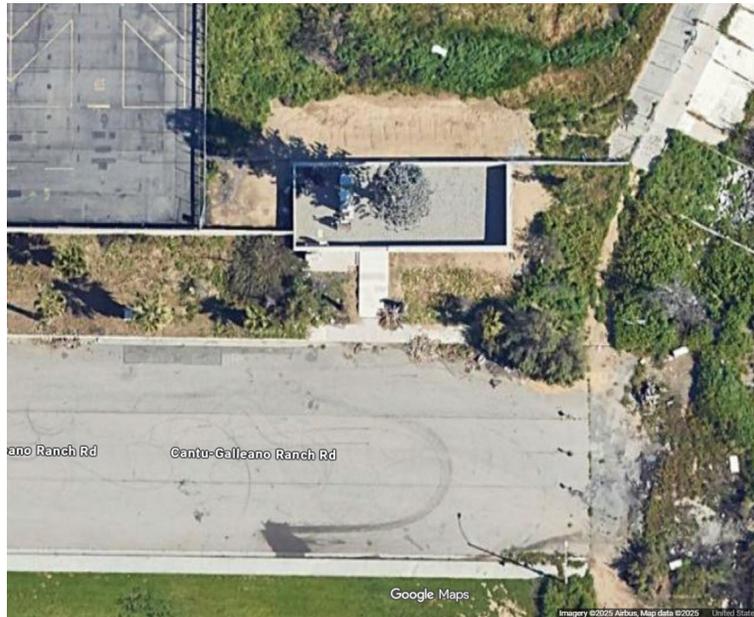
<b>TABLE 1: GENERAL PROJECT INFORMATION</b>	
<b>Project Area</b>	2,250 square feet
<b>General Plan Land Use Designation</b>	Light Industrial (LI)
<b>Specific Plan</b>	N/A
<b>Zoning</b>	Manufacturing Heavy (M-H)
<b>Existing Land Use</b>	Wireless Communication Facility

## EXHIBIT A: PROJECT LOCATION

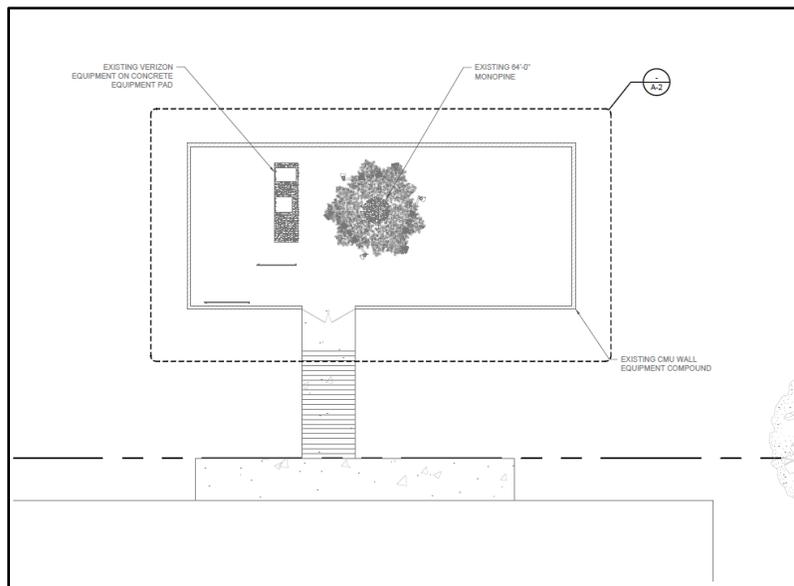


## EXHIBIT B – AERIAL OF LEASE AREA

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**EXHIBIT C – ENLARGED LEASE AREA AND EQUIPMENT**



## **ANALYSIS**

The request is to extend the life of the facility for an additional 10 years from 2025 to 2035. No changes to the project have been proposed or requested.

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The site is in a blighted condition due to the continual lack of maintenance. There are trash, dead landscaping, and graffiti within the right-of-way. The WCF has deteriorated over the last 10 years as well. Thus, certain conditions are not met as the required maintenance of the site and WCF are not maintained. See Exhibit D below for photograph of site.

In order to address the blight and noncompliance with certain conditions, it is recommended that the following conditions be imposed with approval:

## Modified Existing Condition

12. **LANDSCAPING.** All wireless communication facilities shall have landscaping around the perimeter of the leased area. All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape and irrigation plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

## New Conditions

23. **ENGINEERING.** The owner is responsible for maintaining the landscape along the parkway frontage, approximately 100 feet in either direction. This includes new landscaping and routine upkeep of landscaping within the public right-of-way such as mowing, trimming, weeding, replacing dead or damaged plant material, maintaining irrigation systems, and ensuring overall cleanliness and visual appeal. Failure to maintain the parkway frontage may result in enforcement actions by the City, which could include citations, fines, or the City performing the maintenance work at the owner's expense.
24. **CLEAR BLIGHTED CONDITIONS & NONCOMPLIANCE.** Within 60 days of the effective date of MA25042 Revised Permit, the following items shall be deemed satisfied by the Community Development Director:
  - a. Approved landscape and irrigation plan (if applicable) shall be implemented;
  - b. Monopine shall be repaired and maintained as originally approved;
  - c. Site (lease area and right-of-way) shall be cleared of any factor that may contribute to potential blight or crime; and

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- d. Add anti-graffiti coating or protection to exterior side of all perimeter walls to half the height of the structure, or 12 feet, whichever is greater.
- 25. **GRAFFITI REMOVAL.** Graffiti shall be removed from the property within 24 hours of receiving notice from the City.
- 26. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

The recommended conditions would address existing issues and prevent potential issues. Additionally, the approved permit can be revoked if one or more of the following conditions exist: a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

The findings for the Revised Permit, same as the Site Development Permit can be made. The project is consistent with the General Plan and code requirements.

## **EXHIBIT D – VIEW FROM CANTU GALLEANO RANCH RD**



### **ENVIRONMENTAL REVIEW**

It is determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines listed in Section 15301 & 15061(B)(3).

### **NOTICING REQUIREMENTS**

Bilingual public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Wednesday, November 5<sup>th</sup>, 2025.

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Additionally, legal advertisements were published in the Press Enterprise on Sunday, November 9<sup>th</sup>, 2025. No responses have been received at this time.

*Prepared by:*



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*Andy Rivera*  
*Assistant Planner*

*Reviewed by:*



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*Annette Tam Chyan*  
*Planning Manager*

*Reviewed by:*

***//s// Maricela Marroquin***

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*Maricela Marroquin*  
*Deputy City Attorney*

## **ATTACHMENTS**

1. Recommended Conditions of Approval for MA25042 (Revised Permit)
2. Original Approval Conditions of Approval
3. Site Plan

**ATTACHMENT NO. 1:  
RECOMMENDED CONDITIONS OF APPROVAL**

**CONDITIONS OF APPROVAL FOR MA25042 (SDP31483R1)**

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. **PROJECT PERMITTED.** MA25042 (SDP31483R1) is an approval to extend the life of an existing 70-foot-tall disguised wireless communication facility located at 4500 Etiwanda Avenue (APN:156-210-002) for an additional ten (10) years.
2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
4. **FEES.** The approval of MA25042 (SDP31483R1) shall not become effective until all planning fees have been paid in full.
5. **APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the applicant obtained the Alcoholic Beverage Control license to sell the alcoholic beverages.
6. **INCORPORATE CONDITIONS.** Prior to the issuance of any building permit, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval:
  - a. Site Plan

8. **LIGHTING HOODED/DIRECTED.** Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
9. **MAX HEIGHT.** The top of the monopine telecommunications facility located within the property shall not exceed a height of 70 feet.
10. **CO-LOCATION.** The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.
11. **NOISE REDUCTION.** In accordance with Section 11.05.040 of the Noise Regulations chapter, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 75 dB from 7AM- 10PM and 55 dB from 10PM-7AM.
12. **LANDSCAPING.** All wireless communication facilities shall have landscaping around the perimeter of the leased area. All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape and irrigation plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
13. **BROAD LEAF TREE REQUIREMENT.** Wireless communication facilities shall be constructed to look like a Canary Island Pine Tree and shall have other similar trees and/or trees that are consistent with the surrounding area. Antennas shall be mounted within the foliage of the monopine and all branches at the height of the antennas shall extend beyond the antenna panels and all mounting hardware. All branches shall be arranged in a natural order with the widest branches at the lowest portion of the monopine tapering to the shortest branches at the top of the monopine.
14. **POLE STRUCTURE REQUIREMENT.** The trunk of the monopine structure shall be constructed to incorporate full bark cladding starting at the base (at grade) to the top of the monopine. The diameter of the pole structure shall not exceed 36 inches at the base and shall taper to no greater than 28 inches at the top of the monopine. All cables shall be concealed within the pole structure. No climbing pegs are permitted on the monopine structure.
15. **BRANCH HEIGHT/COUNT & ANTENNA SOCK.** The branches for the monopine shall start 15 feet from the bottom of the tree and shall have a density of 3 branches for each one vertical foot of pole. The branches shall completely cover the pole or "trunk". All antennas shall have pine needle socks.
16. **MAINTAIN SOCKS/BRANCHES.** The proposed monopine shall be kept in good repair. The branches as well as the antenna socks shall remain in good condition. If at any time the socks or the branches are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.
17. **EQUIPMENT/BLDG COLOR CT.** The equipment cabinet color shall be grey or in earth tones which will blend with the surrounding setting. The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall match the color of the branches in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

18. **SITE INSPECTION.** The Planning Division shall inspect and determine that the conditions of MA25042 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per one vertical foot of pole, all antennas have pine needle socks and the branches start 15 feet from the bottom of the tree, and that landscaping has been upkept and maintained based on the original landscape approval.
19. **MODIFICATIONS.** No modifications or additions shall be made to the approved wireless communications facilities that are not in conformity with this approval without review and approval by the Planning Director. Minor changes to approved plans may be approved administratively by the Director.
20. **CEASED OPERATIONS.** In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.
21. **LIFE OF PERMIT.** An additional ten (10) years shall be granted to extend the permit of life for the existing wireless communication facility. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the City. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires. If the applicant wishes to extend this life of permit, a revised permit application shall be submitted and approved by the Planning Director. Such extensions, if approved, shall be in increments of ten (10) years.
22. **CAUSES FOR REVOCATION.** In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.
23. **ENGINEERING.** The owner is responsible for maintaining the landscape along the parkway frontage, approximately 100 feet in either direction. This includes new landscaping and routine upkeep of landscaping within the public right-of-way such as mowing, trimming, weeding, replacing dead or damaged plant material, maintaining irrigation systems, and ensuring overall cleanliness and visual appeal. Failure to maintain the parkway frontage may result in enforcement actions by the City, which could include citations, fines, or the City performing the maintenance work at the owner's expense.
24. **CLEAR BLIGHTED CONDITIONS & NONCOMPLIANCE.** Within 60 days of the effective date of MA25042 Revised Permit, the following items shall be deemed satisfied by the Community Development Director:
  - a. Approved landscape and irrigation plan shall be implemented;
  - b. Monopine shall be repaired and maintained as originally approved;
  - c. Site (lease area and right-of-way) shall be cleared of any factor that may contribute to potential blight or crime; and
  - d. Add anti-graffiti coating or protection to exterior side of all perimeter walls to half the height of the structure, or 12 feet, whichever is greater.
25. **GRAFFITI REMOVAL.** Graffiti shall be removed from the property within 24 hours of receiving notice from the City.
26. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

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

**ATTACHMENT NO. 2:  
ORIGINAL APPROVAL CONDITIONS OF  
APPROVAL**

**CONDITIONS OF APPROVAL  
MA 15036 - SDP31483**

1. **PROJECT APPROVAL.** The proposal shall conform with the project description and development plan as described in this report and according to the revised site plan and elevations which will be attached as Exhibit A, upon resubmittal, to reflect these conditions and final approval by the Planning Director prior to issuance of a building permit.
2. **FEES.** Approval shall not become effective until all planning fees have been paid in full.
3. **CONDITIONS OF APPROVAL.** These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.
4. **PROJECT DESCRIPTION.** The use hereby permitted is for a wireless communication facility, disguised as a 70 foot high pine tree for multi-carriers. It will possess twelve (12) panel antennas located on three (3) sectors, twelve (12) remote radio units located behind the panel antennas, and two (2) microwave dish and DC surge suppressors. The 2,250 square foot lease area will have a six (6) foot tall block wall constructed around the lease space to match the existing wall adjacent to the site. Verizon Wireless will have a lease area of 400 square feet. Access to the facility will be provided via a 10 foot wide access easement from Cantu Galleano Ranch Road.
5. **HOLD HARMLESS.** The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the City of Jurupa Valley (CITY) its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the CITY, its advisory agencies, appeal boards, or legislative body concerning SDP31483. The CITY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the CITY and will cooperate fully in the defense. If the CITY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the CITY.
6. **LEASE AGREEMENT.** A fully executed copy of the lease agreement entered into with the owner of the underlying property shall be submitted to the Planning Department prior to issuance of a building permit. The telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The property owner must be notified by the applicant that if the telecommunication service provider does not completely remove the facility upon its abandonment, the city may remove the facility at the property owner's expense and lien the property for the cost of such removal. Propriety information in the lease may be redacted.
7. **MSHCP COMPLIANCE.** This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). A biological assessment shall be submitted to the city for review and approval by the CEQA consultant prior to issuance of a building permit. Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a registered biologist and the results of this presence/absence survey shall be provided in writing to the Jurupa Valley Planning Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a registered biologist shall be required. The registered Biologist shall be consulted to determine appropriate type of relocation and translocation sites. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

8. **LIGHTING HOODED/DIRECTED.** Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
9. **MAX HEIGHT.** The top of the monopine telecommunications facility located within the property shall not exceed a height of 70 feet.
10. **SITE MAINTENANCE.** The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.
11. **CO-LOCATION.** The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.
12. **NOISE REDUCTION.** In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.
13. **IF HUMAN REMAINS FOUND.** The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:  
If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
14. **INADVERTANT ARCHAEO FIND.** The developer/permit holder or any successor in interest shall comply with the following for the life of this project:  
If during ground disturbance activities, cultural resources are discovered, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
  1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, an archaeologist, a Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
  2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
  3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.
15. **FEES FOR REVIEW.** Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

16. **PALEO PRIMP & MONITOR.** This site is mapped in the General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the City of Jurupa Valley to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
  2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to a registered Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify a registered Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* The City of Jurupa Valley must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the Jurupa Valley Planning Department along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other City office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

- 17. PALEO MONITORING REPORT** (Only applicable if #16 is true). **PRIOR TO GRADING FINAL:**  
The applicant shall submit to the registered Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
- 18. SIGNAGE REQUIREMENT.** Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company.  
If a co-located facility (addition of antennas and/or equipment shelters or cabinets) is added to the existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.
- 19. LANDSCAPING SECURITIES.** Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
- 20. LANDSCAPING.** All wireless communication facilities shall have landscaping around the perimeter of the leased area. The plants shall be healthy and free of weeds, disease or pests. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. Prior to issuance of building permits, the applicant shall submit a revised landscape plan that addresses all of the comments received from the city landscape consultant (RHA Landscape Architects Planners Inc. - dated June 22, 2015 and written below) and obtain Planning Director approval of the landscape plan.
- a. Match street trees and spacing of existing street trees of the property to the west. Street trees to be 6' minimum brown trunk from 24" box minimum size or B&B.
  - b. Fully landscape parkway and slopes. Replicate existing landscape from the property to the west except substitute a low ground cover for the turf grass. Match existing pine tree species [36" box min.] as the property to the west and create a denser tree screen.
  - c. Install two 36" box canary island pines [*Pinus Canariensis*] as indicated.
  - d. Match wall design of the property to the west [block type & color, cap type & color, pilaster articulation type & color]. Extend wall from west property to meet proposed wall enclosure.
  - e. Revise Planting Note 1 [L-3] - in lieu of protecting existing shrubs and trees...clear and grub site of all existing trees, shrubs, weeds and debris prior to soil preparation and planting. Provide caliper/height & width and recent photography of existing pepper tree indicated to remain for re-evaluation.

- f. Add Planting [L-3] - Provide for agricultural soils testing and soil preparation revisions based upon soils report recommendations.
- g. Sheet L-3 - provide a master valve at either the new point of connection or existing water meter and connect o smart controller.
- h. Sheet L-3 - provide irrigation for full parkway and slope area plantings.
- i. Sheet A3 - Provide preliminary specifications for the monopine; include materials, design, colors and photography of a similar installation.
- j. After approval of the conceptual plan and upon project entitlement, submit construction documents prepared and wet signed by a licensed landscape architect for review approval; a generalized review check list is available upon request. Submit complete construction documents including planting plans [with WOCOL designation for each plant], irrigation plans and details for final review approval.
  1. Include the following elements on the landscape irrigation plans:
    - a. Applicant's wet signature and date with statement, "I agree to comply with the criteria of the City of Jurupa Valley Water Use Efficiency Ordinance".
    - b. Water budget calculations; MAWA and EAWU
    - c. Hydrozone information table
    - d. Irrigation run time schedules; six month establishment period and for established on-going term landscape maintenance
    - e. Pressure loss calculations from water meter thru existing mainlines to farthest head
  2. Include the following elements on the planting plans:
    - a. 1-year warranty
    - b. 1-year landscape maintenance
  3. Include the following general notes on the construction documents:
    - a. The project landscape architect shall conduct a field inspection at substantial completion of the project to verify that the landscape and irrigation installation is in compliance with the approved design plans; this prior to beginning the contractors 1 year maintenance period. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Jurupa Valley Planning Department and request a final city inspection of the landscape and irrigation installation. The certificate shall include a list of any deficiencies or necessary changes for approval by the Planning Department. At the time of the city final landscape inspection an irrigation system coverage review will be conducted; the landscape contractor may be required to be in attendance to operate the irrigation system to facilitate review.
    - b. The project landscape architect shall conduct a field inspection at completion of the project 1 year maintenance period to verify that the landscape and irrigation installation is in compliance with the approved design plans and is health and flourishing. The project Landscape Architect shall them submit a Certificate of Compliance letter to the City of Jurupa Valley Planning Department and request a final city inspection of the maintained landscape and irrigation installation.
  4. For determination of bonding and based upon the final landscape construction documents, provide a detailed opinion of probable construction cost [with quantities & unit pricing] for all landscape construction elements including a 1-year maintenance period.

5. **BROAD LEAF TREE REQUIREMENT.** Wireless communication facilities shall be constructed to look like a Canary Island Pine Tree and shall have other similar trees and/or trees that are consistent with the surrounding area. Antennas shall be mounted within the foliage of the monopine and all branches at the height of the antennas shall extend beyond the antenna panels and all mounting hardware. All branches shall be arranged in a natural order with the widest branches at the lowest portion of the monopine tapering to the shortest branches at the top of the monopine.
6. **POLE STRUCTURE REQUIREMENT.** The trunk of the monopine structure shall be constructed to incorporate full bark cladding starting at the base (at grade) to the top of the monopine. The diameter of the pole structure shall not exceed 36 inches at the base and shall taper to no greater than 28 inches at the top of the monopine. All cables shall be concealed within the pole structure. No climbing pegs are permitted on the monopine structure.
7. **BRANCH HEIGHT/COUNT & ANTENNA SOCK** The branches for the monopine shall start 15 feet from the bottom of the tree and shall have a density of 3 branches for each one vertical foot of pole. The branches shall completely cover the pole or "trunk". All antennas shall have pine needle socks.
8. **MAINTAIN SOCKS/BRANCHES.** The proposed monopine shall be kept in good repair. The branches as well as the antenna socks shall remain in good condition. If at any time the socks or the branches are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.
9. **EQUIPMENT/BLDG COLOR CT.** The equipment cabinet color shall be grey or in earth tones which will blend with the surrounding setting. The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall match the color of the branches in order to minimize visual impacts.  
Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.
10. **SITE INSPECTION.** Prior to final inspection, the Planning Department shall inspect and determine that the conditions of SDP31483 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per one vertical foot of pole, all antennas have pine needle socks and the branches start 15 feet from the bottom of the tree.
11. **ENGINEERING.** A copy of the approved encroachment permit obtained through the City Engineering Department shall be required prior to issuance of a building permit. All other comments received from the Engineering Department (dated 5/15/2015 and written below) shall be addressed and shown on a revised set of plans submitted to the Planning Department.
  - a. Any work inside of the property line must remain in an existing easement or property owner must grant applicant prior approval
  - b. An encroachment permit will be required for all work done in City right-of-way (concrete landing, trenching, etc.)
  - c. A 6' wide sidewalk will be required from 5' west of the proposed transformer to 5' east of the proposed parking area.
  - d. The proposed concrete landing shall slope no more than 2% from back of curb to edge of sidewalk (as to allow ADA access).
  - e. The proposed transformer must be set back behind the sidewalk.
  - f. Protective bollards will not be permitted around the proposed transformer.

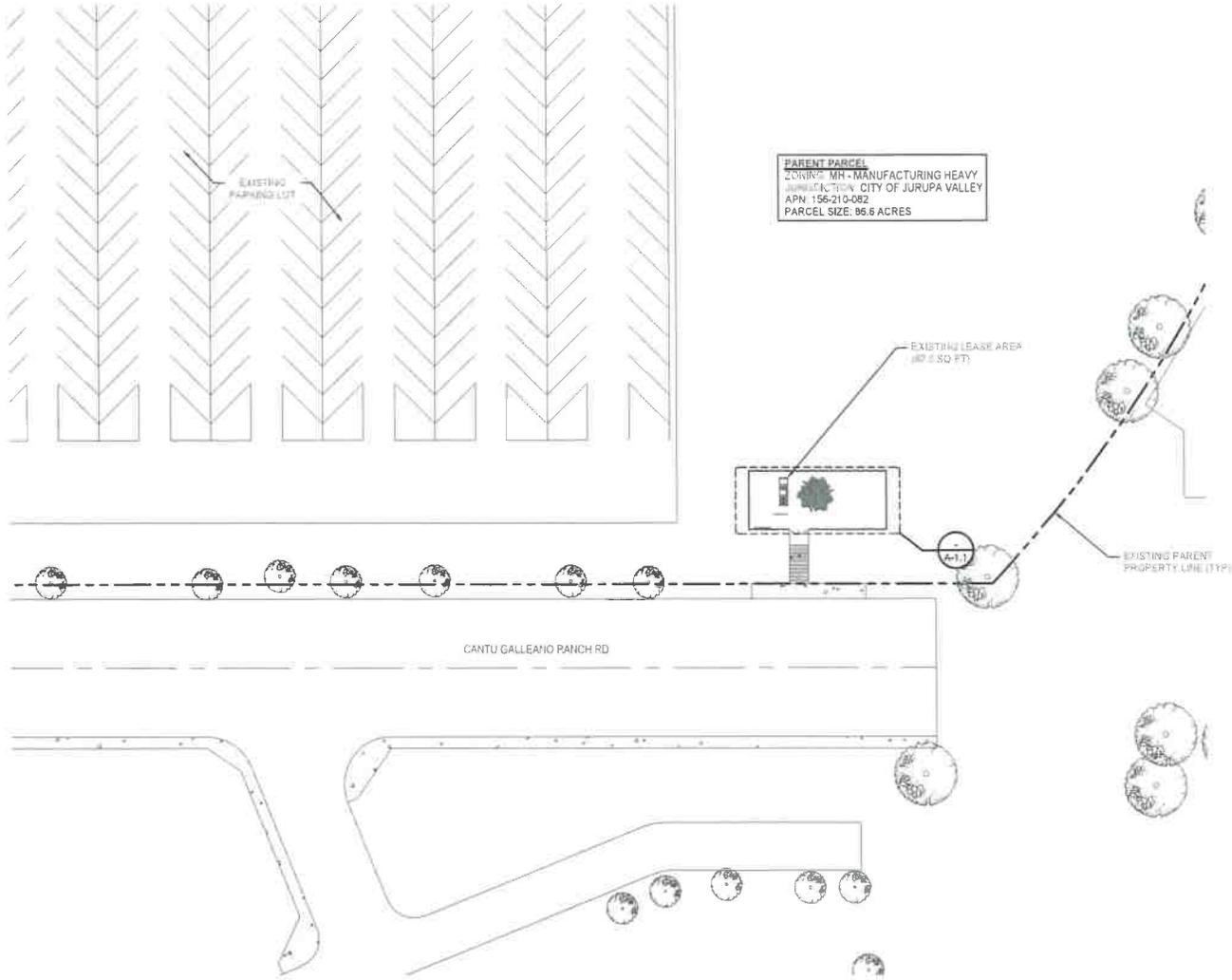
12. **FIRE DEPARTMENT.** Compliance with all comments from the Riverside County Fire Department (dated May 18, 2015 and written below) shall be required.
- a. An approved Fire Department access key lock box or Knox padlock shall be installed on the main gate or next to the approved primary entrance of site. Required order forms and installation standards may be obtained at the Fire Department.
  - b. Install a portable fire extinguisher, with a minimum rating of 2A 40 BC, for every 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 feet above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
  - c. If applicable: Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110, and NFPA 111.
  - d. If applicable: A set of instruction manuals for all major components shall be supplied by the manufacturer (s) and shall contain the following:
    1. A detailed explanation of the operation of the system
    2. Instructions for routine maintenance
    3. Detailed instructions for repair of the generator and other components.
- The Fire Department job card, approved plans and conditions letter must be at the job site or NO final inspection will be performed. Approval of this plan is subject to field inspection.
13. **LEASE AGREEMENT.** Please include the following note on the plans: The telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The applicant must notify the property owner that if the telecommunication service provider does not completely remove the facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal.
14. **MODIFICATIONS.** No modifications or additions shall be made to the approved wireless communications facilities that are not in conformity with this approval without review and approval by the Planning Director. Minor changes to approved plans may be approved administratively by the Director.
15. **CEASED OPERATIONS.** In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.
16. **LIFE OF PERMIT.** A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the City. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.
17. **CAUSES FOR REVOCATION.** In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of two (2) one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all two (2) one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within four (4) years of the effective date of the issuance of this site development permit, this site development permit shall become null and void.

**ATTACHMENT NO. 3:  
SITE PLAN**

**NOTE:**  
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM PREVIOUS AS-BUILT DRAWINGS, AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



**PARENT PARCEL**  
ZONING: MH - MANUFACTURING HEAVY  
JURISDICTION: CITY OF JURUPA VALLEY  
APN: 156-210-082  
PARCEL SIZE: 86.6 ACRES

EXISTING LEASE AREA  
(87,250 SQ FT)

EXISTING PARKING LOT

EXISTING PARENT PROPERTY LINE (TYP)

CANTU GALLEAHO RANCH RD

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	02/03/25	NM	90% REVIEW CURP
B	02/04/25	NM	CLIENT COMMENTS



**MIRA LOMA ZR**

**CA16667**

4500 ETIWANDA AVE  
JURUPA VALLEY, CA 91752

**OVERALL  
SITE PLAN**

**A-1**



22'x34' SCALE: 1" = 30'-0"  
11'x17' SCALE: 1" = 60'-0"



OVERALL SITE PLAN | 1