

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

908 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2003

SUBJECT: Ordinance No. 348.4090 (establishment of rules, regulations and design guidelines for Wireless Communication Facilities within all zones)

RECOMMENDED MOTION: That the Board of Supervisors introduce and adopt the above-referenced ordinance on successive weeks.

BACKGROUND: The Planning Department has been processing the review of wireless communication facilities (generally cellular towers) under the provisions of Ordinance 348, which pertain to "broadcasting antenna" and other similar uses. This has worked moderately well, but in recognition of the fact that Ordinance 348 should address such facilities directly, the Board of Supervisors directed the Planning Department and the Information Technology Department to retain a consultant to prepare an amendment to Ordinance 348 that would regulate the design and placement of all wireless communication facilities within the unincorporated areas of the County.

On December 5, 2000, as a result of numerous issues raised by the public, the Board of Supervisors directed County staff to prepare an amendment to Ordinance No. 348 to regulate Wireless Communication Facilities within the unincorporated sections of Riverside County. On April 17, 2001, the Board of Supervisors passed an Interim Zoning ordinance to regulate Wireless Communication Facilities and an amendment to Ordinance 348 regulating the height of structures in all zones. After extensive research, meetings with representative of the Wireless Communications industry and the Board of Supervisors' Staff, a proposed Wireless Communication Facilities ordinance was prepared. On May 14, 2003, the Planning Commission has reviewed the proposed ordinance, received testimony from the general public as well as the wireless communications industry, and approved the proposed ordinance based upon suggestions received by all persons who attended the Commission hearings.

Robert C. Johnson
Planning Director

RCJ:jf

REVIEWED BY EXECUTIVE OFFICE

DATE 11-10-03 BU
Departmental Concurrence

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

Prev. Agn. Ref.

District:

Agenda Number:

16.1

ORDINANCE 348.4090
WIRELESS COMMUNICATION FACILITIES

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3 A. PURPOSE AND INTENT.

4 The purpose of Article XIX g is to establish development and siting standards for wireless
5 communication facilities in the unincorporated portion of Riverside County. The intent of Article
6 XIX g is to:

- 7 (1) Enhance the ability of telecommunication service providers (TSP) to effectively and
8 efficiently provide new wireless communication services in the unincorporated
9 portions of Riverside County.
10 (2) Encourage the design and placement of wireless communication facilities in a way
11 that minimizes their impact to the visual character, health, economic vitality and
12 biological resources of Riverside county;
13 (3) Encourage and maximize the use of existing and approved towers, buildings and
14 other structures while taking into account the use of concealment technology to
15 accommodate new antennas in order to reduce the number of towers needed to serve
16 businesses and residents in Riverside County;
17 (4) Ensure continuous maintenance of new and existing wireless communication facilities
18 (5) Ensure the timely removal of any unused or outdated wireless communication
19 facilities.

14 B. DEFINITIONS.

15 AMATEUR RADIO

16 This Ordinance shall not govern any tower, or the installation or use of any antenna, that is less
17 than one hundred five feet (105') in total height that is owned and operated by a federally-
18 licensed amateur radio station operator.

18 ANTENNA ARRAY

19 A group of antenna elements on the same geometric plane mounted on an antenna structure.

20 ANTENNA, CONCEALED

21 Also called camouflaged, "stealth" antennas, alternative design structures, etc. These antennas
22 are blended into the environment so as not to be seen or recognized. They include
23 architecturally screened roof-mounted antenna, façade-mounted antenna as design features,
24 clock towers, entry statement signage and other types of concealment. Concealed antennas
25 may include co-habitation by roof-mount, façade-mount or enclosure, but not multiple sites or
26 multiple antennas on a freestanding antenna structure.

24 ANTENNA DISGUISED

25 Disguised monopoles include palm trees (monopalms), pine trees (monopines), ball field light
26 poles, water towers, street lights, electric utility poles, suspended wire antennas, and painted
27 poles located within an array of live trees.

27 ANTENNA FARM

28 Siting multiple antenna structures within the same parcel or lease area.

1 ANTENNA, NON-DISGUISED

2 An antenna structure or mast that is not attached to a building, wall, fence or other such
3 structure. Freestanding antenna structures include wireless communications towers, wooden
4 utility poles, standard or decorative concrete and steel monopoles and other similar structures.

4 ANTENNA STRUCTURE

5 An antenna array and its associated support structure, such as a mast or tower, but not to
6 include a suspended simple wire antenna, that is used for the purpose of transmitting and/or
7 receiving wireless communication signals, including but not limited to radio signals and
8 microwaves.

7 CELL

8 The basic geographic unit of a cellular system is referred to as a "cell". Also, the basis for the
9 generic industry term "cellular." A city or county is divided into smaller "cells", each of which is
10 equipped with a low-powered radio transmitter/receiver. The cells can vary in size depending
11 upon terrain, capacity demands, etc. By controlling the transmission power, the radio
12 frequencies assigned to one cell can be limited to the boundaries of that cell. When a cellular
13 phone moves from one cell toward another, a computer at the Mobile Telephone Switching
14 Office monitors the movement and at the proper, time transfers or hands off the phone call to
15 the new cell and another radio frequency. The handoff is performed so quickly that it is not
16 noticeable to callers

13 CO-HABITATION

14 Antenna structures that are either roof-mount antenna (RMA) attached to the top of a building or
15 other structure; façade-mount in which the antenna is attached to an exterior wall of a building
16 or other structure; or enclosed in which the antenna facility is entirely contained within a building
17 primarily occupied by another permitted use.

17 CO-LOCATION

18 Multiple antennas owned by different telecommunication service providers attached to an
19 existing or proposed freestanding antenna structure.

19 DWELLING

20 A building or portion thereof designed for or occupied exclusively for residential purposes
21 including one family and multiple dwellings but not including hotels, auto courts, boarding or
22 lodging houses.

22 EQUIPMENT ENCLOSURE

23 Any freestanding or mounted structure, shelter, cabinet, or vault used solely to house and
24 protect the electronic and supporting equipment necessary for processing wireless
25 communications signals.

26 Supporting equipment may include, for example, air conditioning, backup power supplies, and
27 emergency generators.

26 FAA

27 The Federal Aviation Administration.

28 FCC

The Federal Communications Commission.

1 MONOPOLE

2 A wireless communication facility that consists of a vertical unguyed and undisguised structure,
3 erected on the ground to support wireless communication antennas and connecting
4 appurtenances.

4 TELECOMMUNICATION SERVICE PROVIDERS (TSP)

5 The private sector entity that is responsible for providing wireless communication for the general
6 public.

7 TOWER

8 A structure that supports, holds or contains equipment that sends and/or receives radio signals,
9 including but not limited to antennas. For the purposes of this Ordinance, towers shall include
10 monopines, monopalms, lattice towers, guyed-wire structures, poles, and other similar
11 structures. Commercial radio and television system towers are not included in this ordinance.

10 WIRELESS COMMUNICATION FACILITIES

11 The equipment of facility that sends and/or receives personal wireless services, including
12 antennas, microwave dishes or horns, structures or towers to support receiving and/or
13 transmitting devices, accessory development and structures, and the land on which they all are
14 situated. For the purposes of this ordinance, wireless communication facilities shall refer to the
15 personal wireless services and personal wireless service facilities as defined in the Federal
16 Government Code (47 U.S.C.332(c)(7)(c)). Commercial radio and television systems are
17 considered "broadcast services" and are not included in this definition.

15 C. CONCEALED ANTENNAS

16 Concealed antennas shall be designed so as to not be recognized as a wireless communication
17 facility. Concealed wireless communication facilities may be authorized under a minor plot plan.
18 The application for a minor plot plan review shall include the information required for wireless
19 communication facilities applications. The director shall consider factors for design and siting
20 and shall determine that the facility complies with the following requirements:

- 20 1. Concealed Antenna facilities shall be designed so as to be unobtrusive and
21 unrecognizable as a wireless communication facility antenna.
- 21 2. Support equipment and base stations shall be located within a completely enclosed
22 building, architecturally compatible with the surrounding area or otherwise screened from
23 view.
- 22 3. Concealed antennas may be located in any zone.
- 23 4. Concealed antennas may be located within public property where feasible.
- 24 5. The facility must be located, constructed, and maintained in accordance with all
25 applicable wireless communication facility development standards.

26 At the discretion of the Planning Director or the Board of Supervisors, a concealed antenna may
27 be required to have public notification if, in their opinion, the concealed antenna will have an
28 adverse affect on the surrounding neighborhood.

1 EXAMPLES OF CONCEALED ANTENNAS



13 Concealed in building sign



Concealed in a Cross



26 Concealed in a Flagpole



Concealed in an architectural tower

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D. DISGUISED ANTENNAS

Disguised antennas and supporting facilities shall be designed and sited so as to be minimally obtrusive. Disguised wireless communication facilities may be authorized by Minor Plot Plan review. The Plot Plan Application for Disguised Antenna Facilities shall include the following information:

1. Design Standards

- a. Disguised antenna facilities shall be designed and located to have minimal visual and environmental impacts.
- b. Roof-mounted antennas shall be less than ten feet [10'] above the roofline.
- c. All façade-mount antennas shall be architecturally integrated into the structure.
- d. All ground-mount antenna panels ("lollipops") shall be less than ten feet [10'] above the ground.
- e. Disguised antenna structures such as "tree" monopoles, towers, signs and others facilities shall be compatible with and integrated into the natural and man-made environment in which they are proposed. Design of the disguised antenna shall consider the surrounding man-made environment and the adjacent architectural styles.
- f. No wireless communication facility shall be permitted through the use of an encroachment permit.
- g. Antenna structures shall blend into the surrounding architecture with similar treatments and materials or with the landscape by the addition of materials such as several live trees planted near the "tree" monopole.

2. Application Process

- a. Disguised Antennas may be allowed in the following zoning districts by applying for a minor plot plan:
 - R-D, I-P, M-S-C, M-M, M-H, M-R, M-R-A, N-A, A-1, A-P, A-2, A-D, W-2, W-2-M, W-1, W-E, R-V-C, C-1, C-P, C-T, C-P-S, C-O, C-C/V
 - Maximum height for Disguised Antennas in the above zones shall be no greater than seventy feet (70') to the top of the antenna structure. All applications exceeding this maximum height shall require a major plot plan.
 - Public Notices within the above listed zoning districts shall be sent to property owners located within six hundred feet (600') from the parcel in which the proposed Disguised Antenna is to be located. The notice shall request comments and a response asking if any noticed property owner requests a public hearing on the proposed facility. If no comments or requests for a public hearing are received and staff determines the site is not controversial, staff may administratively approve the application. If a request for a hearing is received or the staff determines that the site is controversial, a hearing date shall be set before the Planning Director.
 - The Disguised Antennas shall have a minimum setback of one hundred twenty-five percent (125%) of the height of the tower from any habitable dwelling.
- b. Disguised Antennas may be allowed in the following single-family detached residential zoning districts by applying for a major plot plan.
 - R-T-R, C-R, C-V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T,
 - Maximum height for Disguised Antennas in single-family detached residential zones shall be no greater than fifty feet (50') to the top of the

antenna structure. All applications exceeding this maximum height shall require a Conditional Use Permit.

- The process for a major plot plan is described in Section 18.30.
 - Public Hearing Notices within the above listed single-family detached residential districts shall be sent to property owners located within six hundred feet (600') from the parcel in which the proposed Disguised Antenna is to be located.
 - The Disguised Antennas shall be set back a minimum of one hundred twenty-five percent (125%) of the height of the tower from any habitable dwelling.
3. Disguised Antennas may be located within public property whenever feasible.
 4. The facility must be located, constructed, and maintained in accordance with all applicable wireless communication facility development standards.

EXAMPLES OF DISGUISED ANTENNAS



Disguised as a Streetlight



Disguised as a Palm Tree

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Disguised as a pine tree



Disguised as a windmill

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E. CO-LOCATED ANTENNA STRUCTURES

1. Co-located antenna structures are encouraged, where feasible, to reduce the proliferation of wireless communication facilities. Co-located antenna structures may be authorized by a minor Plot Plan review. Co-located Antenna Structures shall be:
 - a. Designed to accommodate one or more additional antenna arrays for more than one telecommunications service provider.
 - b. Structural modifications, to existing facilities, to accommodate an additional antenna array may not exceed ten feet (10').
 - c. Maximum height for a co-located antenna structure shall be one hundred five feet (105') in industrial and agricultural/open space zones and seventy feet (70') in all other zones except residential. The maximum height in a residential zone shall be no more than fifty feet (50').
2. Public Hearing Notices within the following residential zoning districts shall be sent to property owners located within six hundred feet (600') from the parcel in which the proposed Co-located Antenna is to be located.
 - R-T-R, C-R, C-V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T,

The notice shall request comments and a response. If any noticed property owner requests a public hearing on the proposed facility, a hearing before the Planning Director shall be held. If no comments or requests for a public hearing are received and staff determines the site is not controversial, staff may administratively approve the application.

3. The Co-located Antenna shall be located, constructed, and maintained in accordance with all applicable wireless communication facility development standards.

EXAMPLES OF CO-LOCATED ANTENNAS



Co-location with a Stadium light



Two carriers on one monopole

F. NON-DISGUISED ANTENNA STRUCTURES

1. Non-disguised antenna structures shall be located within the following zones: R-D, I-P, M-S-C, M-M, M-H, M-R, M-R-A, N-A, A-1, A-P, A-2, A-D, W-2, W-2-M, W-1, W-E
2. Non-disguised antenna structures shall have a minimum of one thousand foot (1,000') separation from all habitable dwellings.
3. No non-disguised antenna support structure may be authorized through a minor plot plan review.
4. Non-disguised antenna structures shall not be located within sensitive viewsheds.
5. Non-disguised antenna structures may be authorized by a Conditional Use Permit review. The process for a Conditional Use Permit can be found in Section 18.28. The application for Conditional Use Permit review must include the information required for wireless communication facilities applications.
6. Wireless communication facilities that exceed specified maximum heights and/or are not co-located must be constructed and sited so as to minimize adverse impacts.
7. The maximum height for Non-disguised antenna structures shall be one hundred five feet [105'] in industrial and agricultural/open space zones. All applications, exceeding the maximum heights, shall be authorized by a Conditional Use Permit and a Variance.
8. The facility must be located, constructed, and maintained in accordance with all applicable wireless communication facility development standards.

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EXAMPLES OF FREE-STANDING ANTENNAS



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Freestanding antennas

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G. LOCATION & DESIGN REQUIREMENTS

All wireless communication facility applications shall comply with the following locational requirements.

1. **Applications:** All wireless communication facilities whether on public or private lands shall obtain the appropriate permit as indicated in Table 1.
2. **Area Disturbance:** Disturbance to the natural landscape shall be minimized. The applicant shall remediate disturbed areas immediately following construction. Remediation techniques may vary depending on what may be appropriate for the site. Impacts to sensitive biological resources such as removal of coastal sage scrub or riparian habitat from construction, operations, and maintenance shall be assessed in the project proponent's environmental assessment.
3. **Co-location:** Wherever feasible, wireless communication facilities shall be co-located.
4. **Concealment:** Wherever feasible, wireless communication facilities shall be concealed. All facilities shall blend into the surrounding natural or man-made environment and be sensitive to the surrounding architectural styles of the community. All tower colors shall have a matte finish and a reflective rating of 38 percent.
5. **Fencing and Walls:** All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six feet (6ft) as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines.
6. **Impacts:** All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.
7. **Landscaping:** The facility shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless

1 communication facilities constructed to look like trees shall have other similar tree
2 species planted adjacent to and/or around the facility to enhance the concealing effect. If
3 landscaping is deemed necessary in native habitats, only native plant species shall be
4 used in order to avoid introduction of exotic invasive species. All landscaping shall be
5 irrigated unless a water source is unavailable within the parcel on which the facility is
6 located. If a water source is not available, indigenous plants shall be used and manually
7 watered until established. A conceptual landscape plan shall be submitted at the time of
8 the application submittal for a wireless communication facility. The plan shall indicate all
9 existing vegetation, identify landscaping that is to be retained on the site and any
10 additional vegetation that is needed to satisfactorily screen the facility from adjacent land
11 uses and public view areas, and to control erosion. All existing trees larger than four (4)
12 inches in diameter shall be identified in the landscape plan with indication of species
13 type, the diameter at a height of four and one-half (4 ½) feet, and whether it is to be
14 retained or removed with the project development. Landscape plans are not required for
15 concealed antennas.

- 16 8. **Lighting:** Outside lighting is prohibited unless required by the Federal Aviation
17 Administration (FAA) or the Uniform Building Code (UBC). All towers that require a
18 warning light to comply with the Federal Aviation Administration (FAA) shall use the
19 minimum amount possible. Any security lighting shall meet the requirements of
20 Ordinance 655. Any lighting system installed shall also be shielded to the greatest extent
21 possible so as to minimize any negative impact of such lighting on adjacent properties
22 and not to create a nuisance for surrounding property owners or attractant to wildlife.
- 23 9. **Noise:** Facilities shall mitigate all noise to ambient levels, but in no case shall noise
24 produced at the facility exceed 45db inside the nearest dwelling and 60 db at the property
25 line.
- 26 10. **Notice Requirements:** All new wireless communication facilities shall hold a community
27 meeting or place a notice on the site indicating the height of the proposed tower, whether
28 it will be concealed, disguised or non-disguised, and the applicant information, within 30
days of submitting an application to the County.
11. **Parking:** Temporary parking for service vehicles may be permitted on site. No off-site
parking shall be allowed for any service vehicle. Paving for the parking shall be required,
where appropriate, and may not be removed without proper mitigation. No vehicles may
remain parked overnight, with the exception of technicians working at the site during the
night. If a new wireless communication facility is placed on existing parking spaces
required by the use currently on site, the parking spaces shall be replaced so that the
current use has the necessary parking required by Ordinance 348. If such replacement of
spaces is not feasible, the Applicant may request a variance.
12. **Paved Access:** All new wireless communication facilities located within residential
developments having lot sizes of 18,000 square feet or less (Schedule A Subdivisions)
shall have a paved access road leading to the facility. All access roads to wireless
communication facilities in residential developments with lots greater than 18,000 square
feet shall have all-weather surfaces.
13. **Power and Communication Lines:** No above-ground power or communication lines
shall be extended to the site, unless clear and convincing evidence demonstrates that
undergrounding such lines would result in substantial environmental impacts or a letter is
received from the power company stating that they are unable to underground the wires.
All underground utilities shall be installed in a manner to minimize disturbance of existing
vegetation and wildlife habitats during construction. Removal of underground equipment

- upon the decommissioning of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.
14. **Public Property:** Wherever feasible wireless communication facilities shall be located on public property.
15. **Sensitive Viewshed:** Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The colors of tower structures shall be dark in color with a matte finish and a reflective rating of 38 percent.
16. **Setbacks:** Wireless communication facilities shall meet all setback requirements of the relevant zone per Ordinance 348. In no case shall a wireless communication facility be placed closer than a distance equal to one hundred twenty-five percent (125%) of the height of the proposed facility to the closest habitable dwelling. Wireless communication facilities shall not be placed in front or side yards.
17. **Support Facilities:** Freestanding above ground wireless communication support facilities (equipment cabinets/shelters) shall be constructed to look like adjacent structures or facilities typically found in the area. Support facilities shall adhere to the Countywide Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, the support facilities shall blend with existing naturally occurring elements of the viewing background or will be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen feet [13'] in height.
18. **Treatment:** Wireless Communication Facilities shall be given a surface treatment similar to surrounding architecture and include extensive landscaping. All finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent.

Table 1
Application Process

Zone	Concealed	Disguised	Non-disguised	Co-location
R-D, I-P, M-S-C, M-M, M-H, M-R, M-R-A, N-A, A-1, A-P, A-2, A-D, W-2, W-2-M, W-1, W-E,	Minor Plot Plan No height limitation Approved by Planning Director	Minor plot plan, Maximum height 70' Public hearing if requested by residents Approved by Planning Director	Conditional Use Permit, minimum setback 1,000' from all habitable dwellings, maximum height shall be 105' Hearing before Planning Commission	105' in industrial and agricultural/open space zones and 70' in all other zones. Substantial Conformance or minor plot plan Approved by Planning Director
R-V-C, C-1, C-P, C-T, C-P-S, C-O, C-C/V	Minor Plot Plan No height limitation Approved by Planning Director	Minor plot plan, Maximum height 70' Public hearing if requested by residents Approved by Planning Director	Not allowed	Maximum height 70' Substantial Conformance or minor plot plan. Approved by Planning Director
R-T-R, C-R, C-V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T	Minor Plot Plan No height limitation Approved by Planning Director	Major plot plan, Maximum height 50' Full public hearing Approved by Planning Director	Not allowed	The maximum height in residential zone 50'. Public hearing if requested by residents. Hearing before the Planning Director.

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2 H. PROCESSING REQUIREMENTS

- 3 1. To assure that the appropriate siting, design, and height of proposed wireless
4 communications facilities are achieved that also minimize impacts to man-made and
5 natural environmental resources, the following application elements are required:
- 6 • The Department of Information Technology, Communications Bureau (IT),
7 requirements for wireless communication facilities will be distributed with the
8 application form. The necessary information shall be submitted with the wireless
9 communication facilities application.
 - 10 • The Applicant shall submit a letter stating whether or not FAA clearance is
11 required. If FAA clearance is required, a letter stating the type of lighting necessary
12 and the tower color shall be submitted.
 - 13 • Any tower that exceeds the height limits within this ordinance shall be required to
14 obtain a conditional use permits and a variance.
 - 15 • Propagation Maps: The Applicant shall submit propagation diagrams showing the
16 existing network coverage within one (1) mile of the site and the proposed
17 coverage based upon the proposed site at the proposed height.
 - 18 • A site plan drawn to scale by a California licensed land surveyor or civil engineer
19 shall be provided showing property boundaries and distance of the proposed
20 facilities from property lines; adjacent roadways and rights-of-way; contours; tower,
21 facilities and equipment enclosure locations; tower, equipment and facilities height
22 and type; guy wires and anchors; other dimensions of equipment and facilities;
23 setbacks; existing structures on the parent tract; elevation drawings depicting the
24 typical design of proposed structures; parking; access easements; and fencing.
 - 25 • Preparation of photo simulations shall be required for all proposed wireless
26 communication facility. Consideration shall be given to views from public areas as
27 well as from private residences. The photo simulation shall show the proposed
28 project from all public roads and all residential developments within a ½ mile
radius of the site.
 - A geotechnical report, if required by the County Geologist, shall at a minimum
include the following:
 - a) Soils engineering and engineering geologic characteristics of the site
based upon site-specific sampling and testing;
 - b) Foundation design criteria for all proposed structures;
 - c) Slope stability analysis;
 - d) Grading criteria for ground preparation, cuts and fills, soil compaction;
 - e) Geologic hazards evaluation to include regional seismicity, potential for
strong ground shaking, all appropriate primary and secondary seismic
hazards, and recommended mitigation measures;
 - f) Detailed fault hazard evaluation prepared by a California registered
geologist or certified engineering geologist for wireless communication
towers located within an Alquist-Priolo Special Studies Zone, County Fault
Zone, or within one hundred fifty feet (150') of any other active or
potentially active fault; and
 - g) Detailed liquefaction hazard evaluation prepared by a California
registered geologist or certified engineering geologist for wireless
communication towers located within a County Liquefaction Zone.
 - A biological assessment, if required by the County Biologist, shall at a minimum
include the following:

- 1 a. Project description including location, height of tower as measured from
2 the ground, description of associated equipment, width and length of
3 access roads and driveways, and length and right-of-way width of power
4 and communication lines;
- 5 b. Existing biological resources onsite including quantification of vegetation
6 and habitat types, color photo documentation of onsite and surrounding
7 vegetation, a description of water resources, potential habitat for Federal
8 and State-listed species, and sensitive species habitats;
- 9 c. Results of any focused surveys for federally listed species (if required);
10 and
- 11 d. Impacts to biological resources including quantification of the habitat to be
12 removed from the proposed project.
- 13 2. The applicant for all wireless communication facilities that exceed the maximum
14 height per the zone for wireless communication facilities shall submit a variance
15 application subject to Section 18.27 of Ordinance 348.
- 16 3. Substantial Conformance: Minor alterations to wireless communication facilities may
17 be administratively approved by the Planning Director if the following criteria are met:
 - 18 a. The height of the facility is not being increased.
 - 19 b. The lease area is not being increased by more than one thousand square feet
20 (1,000') and the new lease area will be no closer than twenty-five feet (25') to the
21 closest residential property line.
 - 22 c. The additional equipment proposed is of the same size or smaller, and general
23 type as that already existing at the facility.
24 Notwithstanding subsections a, b, or c above, due to changes in densities, land uses,
25 or General Plan designations, any co-location may require an additional review, at the
26 discretion of the Planning Director.
- 27 4. The proposed height of any wireless communications facility shall be stated in all
28 advertisements and notices for hearings on each proposed facility.
5. A copy of the lease between the owner of the property/leased area and the
Telecommunications Service Provider shall be submitted to the Planning Department
for review. All leases shall include a provision stating that the Telecommunications
Service Provider, its assigned or successor shall remove the wireless communication
facility completely upon its discontinuous of service.
6. All wireless communication facilities shall have an initial approval period (life) of ten
(10) years that may be extended at the discretion of the Planning Director or the
Planning Commission, depending upon the original approval body. Such extensions
of time, if approved, shall be in increments of ten (10) years. The determination as to
the appropriateness of such extension shall be made, in part, on the adherence to the
original Conditions of Approval, and the number of complaints, if any, received by the
County. Additional permittees on a Wireless Communication Facilities (co-locations)
approved under a substantial conformance or a minor plot plan shall have the life of
the permit extended by an additional ten (10) years.
7. An annual listing documenting all towers located within Riverside County whether on
governmentally-owned property or privately-owned property shall be submitted to the
Planning Department no later than July 1 of each year. The listing shall include:
 - Zoning permit number
 - Assessor's Parcel Number(s)
 - GPS coordinates
 - Street address

- Thomas Brothers map page and coordinates. (Identify edition used)
 - Type of facility (concealed, disguised, non-disguised)
 - Number of additional antenna locations (co-location)
- 8 Inter-jurisdictional Review: When a proposed wireless communication facility is located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff shall transmit the project to the affected city for review and comment. When any wireless communication facility has the potential to impact federal or state lands, Planning staff shall transmit the project to the appropriate agency for additional review and comment. All affected agencies shall be notified prior to public hearings.

I. ABANDONED SITES.

1. Upon notice from the Department of Information Technology, Communications Bureau and/or Code Enforcement, any wireless communication facility that is not operated for a continuous period of sixty (60) days shall be considered abandoned.
2. The Telecommunications Service Provider shall have sixty (60) days after such notice to either repair the facility to an operable status, replace the abandoned facility with an operable facility, or remove the facility.
3. Within ninety (90) days of the notice of abandonment, the County may remove such wireless communication facility at the Telecommunications Service Provider and property owner's expense and a lien placed on the property for the amount of such removal.
4. The owner of the property and/or the Telecommunications Service Provider shall return the site to its approximate natural condition and if the owner/ Telecommunications Service Provider fails to do so in a timely manner, then the County can restore and revegetate the site at the property owner's/ Telecommunications Service Provider's expense. The rehabilitation of the site shall be required as a condition of approval on the original project approval.
5. If there are two (2) or more users of a single tower, then the provision concerning abandonment shall not become effective until all users cease using the tower.

Amend Ordinance 348 Section 18.30 as follows:

- e. APPEALS – (PLOT PLANS NOT INCLUDING WIRELESS COMMUNICATION FACILITIES). An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

(1) Initial Appeal. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in County Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the plot plan did not require a public hearing. If the plot plan required a public hearing, notice of the appeal shall be given in the same manner that notice was given for the original hearing. Such appeals shall be heard by the Planning Commission or the East Area Planning Council, whichever is appropriate

1 given the location, except that any appeal concerning an application of a commercial/industrial
2 nature given fast track status, shall be heard directly by the Board of Supervisors. For purposes of
3 this section, an application shall be considered to have been given fast track status if it meets the
4 definition set forth in Section 21.34d. of this ordinance.

4 (2) Appeal from Planning Commission or Planning Council. Within ten calendar
5 days after the date of the mailing of the decision of the Commission or Council, the appellant may
6 appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the
7 Planning Department, which shall be accompanied by a filing fee set forth in County Ordinance
8 No. 671.

7 (3) Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed
8 appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not
9 less than five days nor more than 30 days thereafter and shall give written notice of the hearing to
10 the appellant and the Planning Director. The Board of Supervisors shall render its decision within
11 30 days following the close of the hearing on the appeal.

11 f. APPEALS – (WIRELESS COMMUNICATION FACILITIES PLOT PLANS). An applicant or
12 any other interested party may appeal from the decision of the Planning Director by
13 the following procedure:

13 (1) Initial Appeal. The Planning Director shall file his/her notice of decision with
14 the secretary of the Planning Commission or the East Area Planning Council, whichever is
15 appropriate given the location, together with a report of the proceedings, not more than fifteen
16 days after making the decision. A copy of the notice of decision shall be mailed to the applicant
17 and to any person who has made a written request for a copy of the decision. The secretary of the
18 Planning Commission or the East Area Planning Council shall place the notice of decision on the
19 next agenda of the Planning Commission or the East Area Planning Council, held five or more
20 days after the secretary receives the notice from the Planning Director. The decision of the
21 Planning Director is considered final and no action by the Planning Commission or the East Area
22 Planning Council is required unless, within ten days after the notice appears on the Planning
23 Commission or the East Area Planning Council agenda, the applicant or an interested person files
24 an appeal, accompanied by the fee set forth in County Ordinance No. 671, or unless the Planning
25 Commission or the East Area Planning Council assumes jurisdiction by ordering the matter set for
26 public hearing. If a timely appeal is filed, or the Planning Commission or the East Area Planning
27 Council assumes jurisdiction by ordering the matter set for public hearing, the secretary of the
28 Planning Commission or the East Area Planning Council shall set the matter for public hearing
before the Planning Commission or the East Area Planning Council not less than five nor more
than 30 days thereafter and shall give written notice of the hearing in the same manner as notice
was given for the original hearing.

25 (2) Appeal from Planning Commission or East Area Planning Council. Within ten
26 calendar days after the date of the mailing of the decision of the Planning Commission or the East
27 Area Planning Council, the appellant may appeal that decision, in writing, to the Board of
28 Supervisors, on the form provided by the Planning Department, which shall be accompanied by a
filing fee set forth in County Ordinance No. 671.

28 (3) Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed
appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not

less than five days nor more than 30 days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within 30 days following the close of the hearing on the appeal.

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