

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

403 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 21, 2005

SUBJECT: PLOT PLAN NO. 19810 / VARIANCE NO. 1764 – EA 39830 – AT&T Wireless Services – Third Supervisorial District – Pinyon Pines Zoning District – Riverside Extended Mountain Area Plan - R-1-1 Zone – Located north easterly of Highway 74, easterly of Scenic Drive, southerly of Pinyon Road at 71450 Highway 74 – 5 Acres - REQUEST: Install a disguised wireless telecommunications facility to depict a pine tree at a tower height of 65 feet, and related accessory equipment cabinets, and a variance request to exceed the height limit of 50 feet to 65 feet in a residential zone.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on June 8, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 4-0 VOTE:

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39830**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39830, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson
Planning Director

RCJ:vmv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/28/05

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

Prev. Agn. Ref. **ATTACHMENTS FILED** District: Third Agenda Number:
WITH THE CLERK OF THE BOARD

APPROVED PLOT PLAN NO. 19810, subject to the attached conditions of approval; and,

APPROVED VARIANCE NO. 01764, to exceed the height limit of 50 feet to 65 feet in a residential zone subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

BACKGROUND: Potential issues associated with the project included:

Height: The applicant has submitted a variance request to exceed the 50 foot height limit for the antenna structure. The project site is located on a private parcel of land within the boundaries of the San Bernardino National Forest. This parcel has an approximate elevation of 3800 feet and is surrounded by mountainous land. The applicant's justification for the additional height is that the property is surrounded by mountains with elevations of up to 4700 feet. In addition, the applicant indicates the parcel is unique from other properties in that it is situated adjacent to a bend in Highway 74 that is divided by high mountains, facilitating the capture of necessary transmission frequencies.

Aesthetics: The project will be located adjacent to Highway 74, which is designated as a Scenic Highway in the RCIP. The proposed antenna and equipment will have a setback of approximately 85 feet from Highway 74, and is also at a lower elevation than the street. The applicant proposes to construct the antenna to depict a pine tree, which would tend to blend with the existing alpine environment in the area. Related ground-mounted equipment shelters will be painted and screened by block walls.

These issues were resolved by recommended conditions of approval, including maximum height and antenna design/equipment color requirements.