

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

361A



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: APPEAL of PLANNING COMMISSION'S DECISION TO DENY PLOT PLAN NO.24928 and consider Negative Declaration - Applicant: Verizon Wireless – Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St. – 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The **Plot Plan** proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes an approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on an approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

RECOMMENDED MOTION: That the Board of Supervisors Consider the Appeal and:

1. Deny the appeal and deny Plot Plan No. 24928 based on the findings and conclusions in the January 15, 2014, Planning Commission staff report attached hereto and incorporated herein by this reference, **OR**

JCP:hk

Juan C Perez
TLMA Director/Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: None				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added ☐ Change Order ☐
A-30 ☐ 4/5 Vote ☐

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-1

RECOMMENDED MOTION: cont.

2. Approve the Appeal, adopt the Negative Declaration for Environmental Assessment No. 42443 based on the findings and conclusions incorporated in the initial study, and approve Plot Plan No. 24928, subject to the attached conditions of approval, based on the findings and conclusions in the December 4, 2013 Planning Commission staff report attached hereto and incorporated herein by this reference.

BACKGROUND:

Summary

On January 24, 2014, the appellant (Verizon Wireless) filed an appeal application with all necessary items for the denial decision of the Plot Plan No. 24928 made by the Planning Commission based on findings and conclusions in the staff report dated January 15, 2014.

The appellant/applicant is appealing the decision to deny the project based on the fact that the proposed project meets all development standards of the zoning designation, and an alternatives analysis was completed to conclude that there is no suitable site to meet County standards and Verizon's network goals.

On January 15, 2014, the Planning Commission denied Plot Plan No. 24928 5-0 based on the attached denial Findings and Conclusions.

Impact on Citizens and Businesses

In the event that Verizon is not able to identify a suitable alternative site, there may be a possible lack of future data coverage in the southeastern Hemet area without the construction of the proposed wireless telecommunications tower (monopine).

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BUDGET ADJUSTMENT

N/A

B. CHANGE ORDER REPORT

N/A

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

N/A

MINUTES OF THE BOARD OF SUPERVISORS
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16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on the Appeal filed by Verizon Wireless on the denial by the Planning Commission of PLOT PLAN NO. 24928 which proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna ("the project"), and consideration of adoption of a negative declaration. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. The project is located northerly of Mayberry Ave., southerly of Acacia Ave., easterly of Stanford St., and westerly of Meridian Street, 3rd/3rd District, the Chairman called the matter for hearing.

H.P. King, Planning Staff, Planning Department, presented the matter.

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 18, 2014 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 11, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 11, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
16-1

xc: Planning, Applicant, COB