

Agenda Item No.: 3.5  
Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Kinika Hesterly  
Directors Hearing: July 13, 2009

Plot Plan No. 21699  
E.A. 40829  
Applicant: AT&T Mobility  
Engineer/Representative: Reliant Land Services

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes an AT&T Mobility wireless telecommunication facility on a disguised broadleaf tree with nine (9) panel antennas located 70 feet high, along with one (1) microwave antenna. Six (6) equipment cabinets and one (1) GPS antenna are proposed within a 1,200 square foot lease area surrounded by a wrought iron fence and landscaping.

The project is located in The Pass Area Plan, more specifically, northerly of Brookside Avenue, southerly of Cherry Valley Boulevard, and easterly of Nancy Avenue.

### ISSUES OF POTENTIAL CONCERN:

This plot plan application was submitted in 2006 and was inactive for a long period when Cingular Wireless was changing to AT&T Mobility. This issue was resolved in October 2008 when AT&T Mobility reactivated the project by resubmitting revised exhibits, and began seeking an entitlement for the proposal.

There are two (2) wireless telecommunication facilities, disguised as pine trees, located several hundred feet east of the site (not directly adjacent to the subject site). The applicant researched and concluded that collocation on these facilities would not meet AT&T Mobility's coverage objectives where AT&T Mobility currently has coverage gaps to the west of Cherry Valley Boulevard. The proposed project is AT&T Mobility's attempt at resolving the gaps in their coverage.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5):  
North: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north  
East: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)  
South: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)  
West: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)
3. Existing Zoning (Ex. #2): General Commercial (C-1 / C-P)
4. Surrounding Zoning (Ex. #2):  
North: Light Agriculture – 1 Acre Minimum (A-1-1)  
East: General Commercial (C-1 / C-P)  
South: Residential Agriculture – 1 Acre Minimum (R-A-1)  
West: General Commercial (C-1 / C-P)

- 5. Existing Land Use (Ex. #1): Vacant
- 6. Surrounding Land Use (Ex. #1):
  - North: Single Family Residence
  - East: Single Family Residence
  - South: Single Family Residence
  - West: Commercial
- 7. Project Data:
  - Total Acreage: 1.32 Acres
  - Lease Area: 1,200 Square Feet
- 7. Environmental Concerns: See attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40829**, 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,

**APPROVAL** of **PLOT PLAN NO. 21699**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

- 1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio): Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the General Commercial (C-1 / C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is conditionally compatible with the present and future logical development of the area.
- 5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
- 6. The proposed project will not have a significant effect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

- 1. The proposed use, a 70 foot high wireless telecommunication facility disguised as a broadleaf tree, is permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) Land Use designation.
- 2. The proposed use, a 70 foot high wireless telecommunication facility disguised as a broadleaf tree, is permitted use in the General Commercial (C-1 / C-P) zone.

3. Development standards regulating setbacks, height, walls, lighting, and landscaping, for the proposed use have been incorporated in the project's design, therefore the public's health, safety, and general welfare will be protected.
4. The proposed use, a 70 foot high wireless telecommunication facility disguised as a broadleaf tree, is consistent with the development standards set forth in the General Commercial (C-1 / C-P) zone. The proposed project is compatible with the surroundings due to its broadleaf tree design.
5. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
6. Environmental Assessment No. 40829 identified the following potentially significant impacts:

a. Aesthetics

b. Cultural Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City Sphere of Influence.
  - b. A High Fire Area.
  - c. A Stephen's Kangaroo Rat (SKR) Fee Area.
3. The project site is locate within:
  - a. The Boundaries of the Beaumont Unified School District.
  - b. The Cherry Valley Recreation and Parks District.
  - c. County Service Area Cherry Valley No. 27.
  - d. A Low Liquefaction Area.
  - e. ½ Mile of the Beaumont Plain Fault Zone.
  - f. A Flood Plain Area.
4. The subject site is currently designated as Assessor's Parcel Number 405-200-011.
5. This project was filed with the Planning Department on 4/28/06.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates 6/01/06, 10/30/08, and 4/02/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$19,431.96.

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Date Prepared: 5/19/09

Date Revised: 5/21/09