

Agenda Item No.: 4.2  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Damaris Abraham  
Director's Hearing: February 1, 2010

Plot Plan No. 23890  
EA Number: 42093  
Applicant: Robert McCormick  
Engineer/Representative: Robert McCormick

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high palm tree with eighteen (18) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 1,600 square foot lease area surrounded by 6' high split face decorative block wall and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 45 feet high live palm trees are also proposed to be planted in the project area.

The project is located in the Eastern Coachella Valley Area Plan, northerly of Airport Blvd, southerly of 55<sup>th</sup> Ave, easterly of Harrison St, and westerly of Tyler St, more specifically 85240 Airport Blvd in Thermal.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the north, east and west<br>Community Development: Public Facilities (CD:PF) (0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the south |
| 3. Existing Zoning:                   | Manufacturing-Service Commercial (M-SC)  |
| 4. Surrounding Zoning:                | Manufacturing-Service Commercial (M-SC) to the north, east, and west<br>Industrial Park (I-P) and Manufacturing-Heavy (M-H) to the south   |
| 5. Existing Land Use:                 | Single family residence  |
| 6. Surrounding Land Use:              | Vacant to the north and east, storage yard to the west, and airport to the south   |
| 7. Project Data:                      | Total Acreage: 0.41 Acres<br>Lease Area: 1,600 Square Feet   |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42093**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **Plot Plan No. 23890**, 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: Light Industrial (CD:LI) (0.25 - 0.60 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 Manufacturing-Service Commercial (M-SC) 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 have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) on the Eastern Coachella Valley Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 70 foot high palm tree, is permitted use in the Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the north, east and west and Community Development: Public Facilities (CD:PF) (0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the south.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high palm tree is a permitted use, subject to approval of a plot plan in Manufacturing-Service Commercial (M-SC) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 70 foot high palm tree, is consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the north, east, and west and Industrial Park (I-P) and Manufacturing-Heavy (M-H) to the south.

8. The project is not located within a Conservation Area the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
9. Environmental Assessment No. 42093 identified the following potentially significant impacts:
  - a. Aesthetics
  - b. Cultural Resources
  - c. Geology/Soils

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 High Fire area.
  - b. The Stephens Kangaroo Rat Fee Area.
  - c. A Fault Zone
  - d. A Flood Zone.
3. The project site is located within:
  - a. An Airport Influence Area.
  - b. The Boundaries of the Coachella Valley Unified School District.
  - c. The County Service Area No. 125 (Thermal).
  - d. A City Sphere of Influence.
  - e. An active Subsidence area.
  - f. An area of high liquefaction potential;
4. The subject site is currently designated as Assessor's Parcel Number 763-250-032.
5. This project was filed with the Planning Department on 11/18/2008.
6. This project was reviewed by the Land Development Committee two times on the following dates 1/22/2009 and 04/23/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,941.96.