



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

3900 MAIN STREET – THIRD FLOOR, RIVERSIDE, CA 92522

PHONE: (951) 826-5371 / FAX: (951) 826-5981

www.riversideca.gov/planning

WIRELESS TELECOMMUNICATIONS FACILITIES

The purpose of regulating wireless telecommunications facilities is to ensure the compatibility of such a use with surrounding land uses and properties in order to avoid any impacts associated with the development of wireless telecommunications facilities.

As defined in the Zoning Code, wireless telecommunications facilities are a broad range of telecommunications services that enable people and devices to communicate independent of location. This includes equipment and network components, such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to the provision of cellular communications and personal communications services. This excludes noncommercial antennae, radio and television signals, and noncommercial satellite services.

DEFINITIONS

Stealth Wireless Telecommunications Facility – refers to any facility that is architecturally integrated into a building or other concealing structure, such that no portion of any antenna, antenna equipment, or any other apparatus associated with the function of the facility is visible. The concealing structure shall have an aesthetically pleasing architectural design which fits into the context of its surroundings (see Section 19.910.200 of the Zoning Code for examples).

Camouflaged Wireless Telecommunication Facility – refers to any facility that is designed to mask or blend the facility with the surrounding environment in such a manner to render it unnoticeable to the casual observer. These types of facilities can be either ground-mounted or building-mounted (see Section 19.910.040 of the Zoning Code for examples).

Collocation – refers to the placement or installation of wireless facilities, including antennas, and related equipment, on, or immediately adjacent to, an existing wireless telecommunications facility (see Section 19.910.040 of the Zoning Code for examples).

Monopoles – A structure composed of a single spire, pole, or tower used to support antennas or related equipment. New monopoles are prohibited (see Section 19.910.140 of the Zoning Code for examples).

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APPLICATION PROCESSING

Requirements for NEW wireless telecommunications facilities:

- All **STEALTH** wireless telecommunications facilities shall be permitted subject to the granting of a **MINOR CONDITIONAL USE PERMIT (MCUP)**. For additional information related to the submittal of a MCUP, please refer to the Minor Conditional Use Permit Information Sheet.
- All **CAMOUFLAGED** (ground-mounted or building-mounted) wireless telecommunications facilities shall be permitted subject to the granting of a **CONDITIONAL USE PERMIT (CUP)**. For additional information related to the submittal of a CUP, please refer to the Conditional Use Permit Information Sheet.
- **COLLOCATION** to an existing approved camouflaged wireless telecommunication facility that was not previously subject to California Environmental Quality Act review (through the adoption of a negative declaration, mitigated negative declaration, or a certified environmental impact report), a discretionary permit, and to at least one public hearing, shall be permitted subject to the granting of a **CONDITIONAL USE PERMIT**. For additional information related to the submittal of a CUP, please refer to the Conditional Use Permit Information Sheet.
- **COLLOCATION** to an existing approved camouflaged wireless telecommunication facility that was previously subject to California Environmental Quality Act review (through the adoption of a negative declaration, mitigated negative declaration, or certified environmental impact report), a discretionary permit, to at least one public hearing, and which incorporated all mitigation measures incorporated by the adopted CEQA document, shall be permitted subject to the granting of an **ADMINISTRATIVE DESIGN REVIEW (DR)**. For additional information related to the submittal of a DR, please refer to the Design Review Information Sheet.
- **MONOPOLES** are **PROHIBITED** in all zones. Further, **COLLOCATION** to an existing **MONOPOLE** is **PROHIBITED** in all zones.

PLANNING FEES

See current Fee Schedule (*FILING FEES ARE GENERALLY NOT REFUNDABLE*)

APPLICATION REQUIREMENTS

Applications for wireless telecommunication facilities shall submit the following items for the submittal to be deemed complete. Please note that these submittal requirements are in addition to those required by the Design Review, Minor Conditional Use Permit, or Conditional Use Permit applications.

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- One (1) copy of the Alternatives Analysis**
The Alternative Site Analysis shall identify at least two other feasible alternative sites on the same property, in addition to the preferred site, and the impacts each site would have on land use compatibility, aesthetics, and public safety.
- One (1) set of Photosimulations of the Preferred Site**
The Zoning Administrator reserves the right to require the submittal of photosimulations for an alternative site, should the preferred site not be available.
- One (1) map of the Preferred Site** illustrating the coverage area of the proposed wireless telecommunication facility.
- One (1) copy of an Analysis** demonstrating the present and future operating capacity and collocation ability of the proposed wireless telecommunication facility.
- One (1) copy of the Executed Lease and Current Property Owner's Authorization** (not lease holder). The current property owner's authorization is required to submit an application for a wireless telecommunication facility. The Executed Lease for the proposed wireless telecommunications facility shall be submitted prior to the issuance of building permits and shall demonstrate the right to use the property for a minimum of ten (10) years.
- One (1) copy of an Engineer's Analysis** verifying compliance with the Federal Communications Commission's Radio Frequency Radiation Exposure Standards. The analysis shall take into account the cumulative effect of the total number of antennae proposed on the wireless telecommunication facility at the time of submittal.
- Any other information that may be deemed necessary by the designated Approving Authority to evaluate the wireless telecommunications facility application.

MINIMUM DESIGN GUIDELINES FOR WIRELESS TELECOMMUNICATIONS FACILITIES

If applicable, wireless telecommunications facilities submitted for review shall comply with the following minimum design guidelines:

- Monopine (camouflaged wireless telecommunications facility)
 - Three (3) branches per lineal foot of the antenna structure shall be required.
 - 70% of the branches shall be eight (8) feet or larger.
 - The "pine needles" utilized on the branches shall be designed with multiple shades/colors to achieve a more realistic look.
 - Branches shall extend seven (7) feet above the top of the antenna structure.
 - Branches shall exceed the antenna arrays by a minimum of eighteen (18) inches.
 - The antenna array face shall be a maximum six-feet six-inches (6'6") in width.
 - The "bark" on the antenna structure shall extend five (5) feet into the branch line; the remaining portion of the antenna structure shall be painted in a similar color to the "bark".
- Monopalm (camouflaged wireless telecommunications facility)
 - At minimum, the monopalm shall include eighty (80) palm fronds.
 - The "bark" shall extend through the top of the antenna structure.
 - The antenna array face shall be a maximum six-feet six-inches (6'6") in width.
 - Microwave dishes shall be concealed behind a "pineapple" or other camouflaged structure.