

# City of Hesperia

## STAFF REPORT



**DATE:** September 8, 2022

**TO:** Planning Commission

**FROM:** Rachel Molina, Assistant City Manager

**BY:** Ryan Leonard, Senior Planner  
Yuying Ma, Assistant Planner

**SUBJECT:** Conditional Use Permit CUP22-00020; Applicant: Dish Wireless; APN: 0405-383-14

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-16, approving Conditional Use Permit CUP22-00020.

### BACKGROUND

**Proposal:** A Conditional Use Permit to construct a wireless communications facility with antennas installed 93-foot high on an existing 172-foot high Southern California Edison tower.

**Location:** North of Ranchero Road and West of Maple Avenue

**Current General Plan, Zoning and Land Uses:** The site is within the Utility Corridor (UC) General Plan land use designation. The properties to the north and west are zoned Rural Residential with a 2 ½ acre minimum lot size (RR-2 ½). The properties to the south and to the east are zoned Utility Corridor (UC) (Attachment 2). The proposed wireless telecommunications facility will be placed on an existing Southern California Edison transmission tower, which sits on the west of the subject property. The width of the corridor spans approximately 450 feet. The utility corridor is otherwise vacant. A City owned water tank exists to the west of the site. The remaining surrounding properties are vacant (Attachment 3).

### ISSUES/ANALYSIS

**Land Use:** Dish Wireless, the service provider, has demonstrated on a service plan that there is a service gap which requires the installation of an additional wireless telecommunications facility in the area (Attachment 4). The proposed facility will provide the necessary coverage to improve the network in this residential area without construction of a new tower.

The proposed facility includes three panel antennas, which will be installed at a height of 93-foot. All antennas will be painted to match the electric transmission tower. The ground enclosure will consist of a transformer and accessory equipment to service the wireless facility. The total leasable area, which houses the facility's ground equipment, will be 150 square feet and will be enclosed by an eight-foot high decorative split-face block wall to secure the facility and provide adequate screening of the equipment. The proposed wireless telecommunications facility is consistent with the general plan and all zoning standards.

The proposed access route for the maintenance of the wireless facility will be from Ranchero Road, which is currently the main access for the existing transmission tower. Lastly, the carriers will be required to self-certify that the facility is being maintained as originally approved. This shall occur on an annual basis and tied to their business license renewal. This will force carriers to review the appearance of the facility on an annual basis and certify that the facility is being maintained. Failure to self-certify is considered a violation, and such violation must be corrected prior to issuance of any future building permit or final inspection.

**Drainage:** The site is not impacted by drainage from upstream properties and its impact upon properties downstream is negligible, as its 150 square foot lease area encircled by an eight-foot high block wall will pose a less than significant increase in surface runoff.

**Street Improvements:** Public Street improvements are not required. Recordation of an irrevocable access easement will be required from the site to Ranchero Road in accordance with the conditions of approval (Attachment 7).

**Environmental:** Approval of the Conditional Use Permit is exempt from the requirements of the California Environmental Quality Act by Section 15303, New Construction or Conversion of Small Structures.

**Conclusion:** The project is consistent with the City's intent to locate new wireless communications facilities on existing buildings and structures, or to conceal their appearance through other means (i.e. use of a monopine, monoelm, or other stealth technology). The project meets the standards of the Development Code and staff recommends approval.

## **FISCAL IMPACT**

None.

## **ALTERNATIVES**

1. Provide alternative direction to staff.

## **ATTACHMENTS**

1. Site plan
2. General Plan land use and zoning map
3. Aerial photo
4. Service plan
5. Wireless communications facility elevation
6. Wireless communications facility photosimulations
7. Resolution No. PC-2022-16, with list of conditions (CUP22-00020)