



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

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October 23, 2012

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SUBJECT: Morita et al. Appeal of the Planning Commission's Approval of the Bell et al. (Boy Scouts of America)/Verizon Use Permit (UP 12-11) and Design Review (DR 12-46)
1000 Iron Springs Road, Fairfax
Assessor's Parcel 197-110-09

Dear Supervisors,

RECOMMENDATION:

On September 10, 2012, the Planning Commission unanimously approved (7-0) the Bell et al./Verizon Use Permit and Design Review applications to construct a new 50-foot tall telecommunication facility disguised as a monopine at Camp Tamarancho near the Town of Fairfax. On behalf of the Planning Commission, staff recommends the Board deny the appeal filed by Morita et al. and adopt the attached resolution sustaining the Planning Commission's action by approving the project.

SUMMARY:

The Planning Commission approved the construction and operation of a new wireless telecommunications facility. The facility would consist of a 50-foot tall monopine with twelve panel antennas; the antennas would be mounted inside the canopy of the monopine at a maximum height of 45 feet. The monopine, equipment shelter, diesel tank, and generator would be located within a 1,216-square foot lease area enclosed by a new 6-foot chain link fence. Additional site improvements include an access road, underground utility run, and the planting of 13 new trees outside the fenced enclosure. No trees would be removed.

The appellants' bases for appeal are not sufficient to deny the project because the applicants demonstrated a significant gap in coverage, provided an alternative sites analysis, and conducted the appropriate studies indicating the project would not create adverse impacts to the public or environment. Further, approval of this project guarantees no rights or approval for any future facilities in the vicinity of this project. The project is consistent with the policies and criteria of the Marin Countywide Plan and Telecommunications Facilities Policy Plan, as well as findings for Use Permit and Design Review.

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:

Lorene Jackson
Planner

Brian C. Crawford
Director

ATTACHMENTS

1. Recommended Resolution Denying the Morita et al. Appeal of the Bell et al./Verizon Use Permit and Design Review
2. Morita et al. Petition for Appeal, September 24, 2012
3. Paul Albritton Letter, October 11, 2012

Note: In order to conserve resources, the following documents have been provided only to the Board of Supervisors. These documents are available for public review at the Community Development Agency, Planning Division during regular business hours: Monday through Thursday, 8:00 am to 4:00 pm.

4. Planning Commission Minutes and Resolution 12-008
5. Staff Report (with attachments) for the Planning Commission Hearing, September 10, 2012
6. Supplemental Memo to the Planning Commission, September 7, 2012
7. Melvin Baccay Memo, December 21, 2011