



County of Orange

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PA97-0059

FILE:

CP02-0033

DATE:

TO: RECORD/FILE/APPLICANT

FROM: Chad G. Brown, Chief, CPSD/Site Planning Section

SUBJECT: Changed Plan CP02-0033 For Project No. PA97-0059 Pleasants Peak
Communication Facility

APPLICANT: Pleasants Peak Facility Corp.

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Zoning Administrator.

The proposed changes are as follows:

Construction of a communication facility at "Site C" of the Pleasants Peak Facility as required by Condition of Approval No. 5 of PA97-0059. The facility includes: a fenced 28 feet by 65 feet lease area; an above ground 12 feet by 24 feet by 12 feet high pre-fabricated fiberglass equipment shelter; a three-sided, 75 feet high lattice support tower; and, necessary electrical and antenna cabling. The proposal also includes the future additions of up to 6 microwave dishes (which may include three 10 feet diameter, two 8 feet diameter and one 6 feet diameter dishes) mounted on the sides of the support tower and three 14 feet tall whip antennas mounted on top of the support tower.

This proposal is found to be consistent with the Conceptual Master Development Plan as approved by the Zoning Administrator. Specifically in that the Master Development Plan was a conceptual approval of a shared use communication facility for up to ten (10) antenna support towers, not exceeding a height of 100 feet, and three equipment support buildings. Their specific regulations are prescribed in Condition No. 5 of PA97-0059. This application is found to be in substantial conformance with the Master Development Plan (PA97-0059) as conditional approved

APPLICABLE CONDITIONS FROM PA97-0059

1. Prior to the issuance of a grading permit the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.
2. Prior to the issuance of the first grading permit, a County-certified paleontologist shall be retained by the applicant to complete a literature and records search for recorded sites and previous surveys. In addition, a field survey shall be conducted by a County—certified paleontologist unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the Manager, Coastal & Historical. A report of the literature and records search and field survey shall be submitted to and approved by the Manager, Coastal & Historical. Future mitigation shall depend upon the recommendations of the report.

NEW CONDITIONS:

1. Prior to activation of the facility, the applicant shall submit a letter to the Manager, Current Planning Services Division indicating that the Orange County Sheriff Dept. has reviewed this proposal and that the proposed communication facility will not cause interference with the Sheriff Department's 800 MHz communication system.
2. Prior to the issuance of a grading or building permit, the applicant shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Completing Chemical Classification Packets." (*Modified Condition no. 8 of PA97-0059*)

Chad G. Brown

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NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.