



County of Orange

MEMO

FILE: PA03-0062

DATE: December 9, 2004
TO: RECORD/FILE/APPLICANT
FROM: John B. Buzas, Assistant Director, RDMD/PDS
SUBJECT: Changed Plan CP04-0050 For Project No. PA02-0062
APPLICANT: Pelican Crest II Community Association, property owner
AT&T Wireless Service, developer

The subject Changed Plan has been reviewed by Bill Melton of Current and Advance Planning Services 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:

Addition of an additional wireless telephone provider to the wireless communication facility previously approved for Cingular Wireless including:

1. A new AT&T 10 feet x 25 feet equipment enclosure located approximately 50 feet southerly of the Cingular equipment enclosure including new power lines to an existing source.
2. Four new wall mounted panel antennas and cable run located to the south of the Cingular panel antennas and cable run.
3. A new access path off of the Cingular path to the AT&T equipment enclosure .

CONDITION:

Landscape screening shall be installed at the front of the equipment enclosure facing Newport Coast Drive. Said landscape screening shall be the same as show for the Cingular equipment enclosure.

John B. Buzas
Assistant Director, RDMD/PDS

By William V. Melton

NOTES:

All conditions of approval of PA02-0062 shall be applied to this Changed Plan (attached).

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.



Appendix B

Conditions of Approval

PA020062

1 CP CP NA

BASIC/ZONING REG

PA020062

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.

2 CP CP NA

BASIC/TIME LIMIT

PA020062

This approval is valid for a period of 24 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void. An extension of time was approved to September 6, 2005.

3 CP CP NA

BASIC/PRECISE PLAN

PA020062

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 CP CP NA

BASIC/COMPLIANCE

PA020062

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

5 CP CP NA

BASIC/OBLIGATIONS

PA020062

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.

6 CP CP NA

BASIC/APPEAL EXACTIONS

PA020062

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7 F F SGB

HAZARDOUS MATERIALS
[Com] Service Code: 1.39

PA020062 (Custom)

A. 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."

8 SG SG G

GEOLOGY REPORT

PA020062

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.

9 **SG SG G**

SLOPE STABILITY

PA020062 (Custom)

Prior to the issuance of any grading permits, the applicant shall submit to the Manager, Subdivision and Grading, a report prepared by a Registered Civil Engineer or a Registered Geologist analyzing the slope stability of the project site to determine whether the existing crib wall is sufficiently able to support the faux wireless wall, as proposed. If the existing crib wall is found to be insufficiently capable of supporting the proposed faux wall, no grading permits will be issued for the project as it currently stands.

10 **BP BP G**

CONSTRUCTION NOISE

PA020062

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that:

- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
- (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

11 **CP CP NA**

SHERIFF DEPARTMENT

PA020062 (Custom)

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 Department has reviewed this proposal and that the proposed communication facility will not cause interference with the Sheriff Department's communication system.

12 CP CP NA

INTERMODULATION STUDY

PA020062 (Custom)

Prior to the issuance of any grading or building permits, whichever comes first, the applicant must provide evidence to the Manager, Building Services Division, in the form of an intermodulation study prepared by a certified engineer and approved by the County Sheriff, that any interference will be corrected to the satisfaction of the County Sheriff.

13 HBP HBP NA

COLOR PALETTE

PA020062 (Custom)

Prior to issuance of building permits, a color palette shall be submitted for the wrought iron fence, stairs, bridge, and antennas, subject to approval of the Manager, PFRD/HBP Program Management and Coordination.

14 HBP HBP NA

PLANT PALETTE

PA020062 (Custom)

Prior to issuance of building permits, a plant palette shall be submitted for any plantings adjacent to proposed wireless facility components, subject to approval of the Manager, PFRD/HBP Program Management & Coordination.

15 HBP HBP NA

ENCROACHMENT PERMIT

PA020062 (Custom)

Applicant shall be required to apply for a County Property Permit, prior to commencement of construction, insofar as an encroachment is to occur across a County owned easement.