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DATE: February 14, 2000

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services

SUBJECT: PROJECT NUMBER PA00-0004 – Sprint PCS Cellular, Applicant – Aliso Viejo Community Association, land owner – 25625 Briarglen, ALV.

I. NATURE OF PROJECT:

Sprint PCS is seeking an Administrative Site Development Permit to allow the attachment of (3) Sectors consisting of (4) cellular antennas each, one (1) Global Positioning System (GPS) antenna and accessory equipment located within a screened equipment enclosure. The facility is located on property owned by the Aliso Viejo Community Association, within a Southern California Edison right-of-way and Land Use designation of Planned Community/Agricultural Greenbelt/Planning Area 60.1. in Aliso Viejo Planned Community. Access to the site is via a SCE service road off Brairglen.

The accessory equipment consists of seven (7) equipment cabinets, one (1) service light with 300 watt halogen fixtures, one (1) electric meter. The applicant maintains that the site is required for additional cellular phone capacity and in-building PCS coverage to Aliso Viejo North. The site would cover the area bordered by Glenwood to the west, Paseo de Valencia to the North, Alica Parkway to the East and SR 73 (Toll Road) to the South. It is crucial for Sprint PCS to have adequate coverage in this area in order to serve customers in compliance with its FCC license obligations. The proposed project is permitted under “Principal uses permitted subject to an approved site development permit” in Section 7-9-55.3 of the County of Orange Zoning Code. The “Community Facility Regulations” of the Aliso Viejo Planned Community Text Section XXVI Agricultural/Greenbelt Site Development Standards states that “all development in the Agricultural/Greenbelt Planning Areas shall be subject to the A1 “General Agriculture” District regulations of the Zoning Code . The height limit for the site is 35 feet. The applicant proposes the top of the antennas to be at 35’-0”.

The applicant submitted the design plans for review by AVPAC. AVPAC (Aliso Viejo Planning Committee) reviewed the proposed project at its December 15, 1999 meeting and recommended approval subject to screening of the antenna equipment at the base of the tower with a green vinyl clad chain link fence. A condition has been added to address AVPAC’s concerns. There would be a minimal visual impact since the antennas would blend in with the existing tower and the equipment on the ground will be screened.

II. REFERENCE

County of Orange Zoning Code sections 7-9-55.3
Aliso Viejo Planned Community Text

III. ENVIRONMENTAL DOCUMENTATION

The proposed project is Exempt from the provisions of CEQA.

IV. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally approved as noted below.

Thomas B. Mathews

By: _____
C. M. Shoemaker, Chief
Site Planning Section

Date: _____