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**PLANNING AND DEVELOPMENT SERVICES REPORT
AS APPROVED BY THE ZONING ADMINISTRATOR**

DATE: May 18, 2000

FROM: P&DSD/Current Planning Services Division

SUBJECT: Public Hearing for Planning Application PA00-0011 for Coastal Development Permit

PROPOSAL: Coastal Development Permit request to attach 3 panel antenna sectors (4 panel antennas per sector, 12 total) to an existing 33' tall water tank operated by the Moulton Niguel Water District. In addition, a 3'4" by 2'9" by 4' tall equipment cabinet is proposed for construction on a 10' by 10' lease area adjacent to an existing Nextel equipment shelter.

LOCATION: In the community of Aliso Viejo at 22348 Pacific Park Drive, Fifth Supervisorial District.

APPLICANT: Metricom, Applicant
Moulton Niguel Water District, Owner
Compass Telecom Services, Agent

SYNOPSIS: Current Planning Division recommends Zoning Administrator approval subject to findings and conditions.

STAFF PLANNER/CONTACT: Joshua McDonnell, Project Manager
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BACKGROUND:

The Moulton Niguel Water District "Moulton Peak" site is improved with a 33 feet high, 4 million-gallon water storage tank. This facility was approved in April 1991, by Coastal Development Permit CD91-0001P. The proposed antenna site is located on the water tank itself. The water tank's pad elevation is 850 feet; the elevation for the proposed antennas is 880 feet. The site overlooks Laguna Coast Wilderness Park. The facility will be visible from the park and residential areas east of Pacific Park Drive.

Planning Application PA00-0011 represents the third antenna site proposal at the water tank facility. In August, 1995 an antenna site by Nextel was approved by Coastal Development Permit PA95-0108. The SMR facility consists of three (3) 1' x 6' directional antennas mounted on two (2) 18' high steel poles, a 10' x 20' by 10' high above grade prefab fiberglass equipment building and a 6' chain link fence around the

equipment building. The Nextel equipment shelter is located in a landscape area adjacent to the district's access road and the service road around the perimeter of the water storage tank. The equipment shelter proposed under PA00-0011 would be located directly adjacent to the Nextel Facility.

In April, 1996, a second antenna site by Cox Communication was approved by Coastal Development Permit PA96-0017. The Cox facility consists of a three sided (3 feet long on a side) 35 feet high support tower, five (5) television signal reception antennas (similar in shape to outdoor roof mounted residential television antennas), a 4 foot by 9 foot by 6 foot high equipment storage cabinet and a 6 foot high chain link fence surrounding the site. The equipment cabinet and tower are installed on a 20 foot by 20 foot concrete pad. This facility is located on the opposite side of the water tank site from the Nextel site and the proposed Metricom site, overlooking Wood Canyon Regional Park.

SITE ZONING AND SURROUNDING LAND USE:

The site is located in the Coastal Zone area of Planning Area 62.1 in the Aliso Viejo Planned Community. This planning area is designated Agricultural/Greenbelt. The development standards of Agricultural/Greenbelt are subject to the site development standards of the A1 "General Agricultural" District of the Zoning Code. The proposed project is classified as a principal use and is permitted subject to approval of Site Development Permit. Since the site is in the Coastal Zone, a Coastal Development Permit is required in lieu of the Site Development Permit. The use proposed is a principal permitted use, and is therefore not subject to appeal to the Coastal Commission.

Land surrounding the water tank and the proposed facility is also in Planning Area 62.1. Property adjacent to Planning Area 62.1 is in Planning Area 11.2 and 11.3, which has a land use designation of Medium Density Residential. The area is developed with single-family and multi-family homes. The closest residential unit is located approximately 400 feet to the north in the Vista del Oro detached condominium development.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR 088, previously certified on 10/19/82 and by Addendum PA000011. Prior to project approval, the decision-maker must assert that this EIR, together with Addendum PA000011, are adequate to satisfy the requirements of CEQA for the proposed project.

PUBLIC NOTICES AND COMMENTS RECEIVED:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to the Aliso Viejo Advisory Planning Committee, the Orange County Fire Authority, and 6 County sections.

REVIEW AND ANALYSIS:

The proposed facility consists of; 3 antenna panel sectors consisting of 4 antennas each, an equipment platform, connecting cables, and directional and global positioning antennas. The equipment cabinet will be installed in a 10 foot by 10 foot lease area located adjacent to an access road for the water tank. An electrical transformer existing on the site will provide power to the cabinet. The antennas are proposed to be mounted directly onto the existing water tank and be located 30 feet above ground level. The equipment cabinet houses the ancillary equipment necessary for the antennas to function. No fuel, gas or diesel, will be used or stored at the facility. Once completed, Metricom maintenance staff will visit the site only on an as needed basis and for periodic maintenance. Access to the site is via the water district's existing access road through a residential development to the northeast.

Staff's review of the proposal did not identify any significant planning or zoning related issues. The Initial Study did not identify any significant environmental issues. The project will not cause any additional noise (after construction), light, pollution, traffic or disruption of residential life. The installation of the facility will cause only a minor change to the existing landscaping around the water tank slope.

In other approved antenna facility proposals, residents located near these facilities expressed concerns that the antenna(s) will impact views. While the antennas and associated equipment will be visible, staff does not believe the project creates significant visual impacts due to the antennas small size and proposed mounting on the more massive water tank. Also the facility is located a considerable distance from existing and proposed residential areas. Even though visual impacts are considered minimal, conditions of approval are proposed that require the applicant to provide landscaping around the equipment cabinet area that will further reduce any potential visual impacts. Finally, a further condition of approval is recommended requiring that the panel antennas be painted the same color as the existing water tank.

RECOMMENDATION

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 00-0011 subject to the attached Findings and Conditions of Approval.

Respectfully submitted,

C.M. Shoemaker, Chief
CPSD/Site Planning Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval

Exhibits: (Zoning Administrator package only)

1. Applicant's Letter of Explanation
2. Site Plans