



County of Orange

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DATE: October 4, 2000

TO: File/Record/Applicant

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

SUBJECT: PROJECT NUMBER PA00-0040-Metricom, Applicant, Metropolitan Water District, land owner-Robert Diemer Water Filtration Plant, 3972 Valley View Av., Unincorporated Yorba Linda

I. NATURE OF PROJECT:

Planning Application PA00-0040 proposes the construction of a wireless communications facility. . The Robert Diemer water filtration plant, operated by the Metropolitan Water District of Southern California, occupies the site. The applicant maintains that personal communication reception in the Yorba Linda area is not adequate and will be upgraded to a sufficient standard with the proposed additions to the site.

The proposed project consists of 3 panel antenna sectors of 4 antennas each. The antennas will be attached by epoxy to an existing 80' tall water tank that currently has two approved wireless communication facilities operating on it. One equipment cabinet is proposed near the base of the water tank to house accessory electronic equipment. All of the proposed antennas will be connected to the equipment cabinets by coaxial cables. The proposed equipment cabinet measures approximately 3'4" by 2'9" and will be surrounded by a 6' high chain link fence.

In September 1999, the Zoning Administrator approved Planning Application PA99-0107 which allowed the addition of four 10' omni antennas to the top of the water tank and an accessory equipment storage shed adjacent to the tank. On March 23, 2000 the Zoning Administrator further approved PA99-0188. The application allowed Sprint PCS to exceed the height limit of 45' for radio antennas in the A1 zoning district to allow the placement of twelve 6' tall by 8" wide panel antennas approximately 53' above ground level on the same existing 80' tall water storage tank. The antennas are epoxy mounted to the existing water tank. Seven accessory equipment storage cabinets are located immediately adjacent to the water tank.

The proposed project is considered accessory to a public/private utility use and is permitted under "Principal uses permitted subject to a site development permit" in the General Agricultural District Regulations. Section 7-9-129 of the Zoning Code allows radio and television antennas to exceed the district building height limit by 10 feet. The proposed height of 40' exceeds the district approved height limit of 35' by only five feet, thereby requiring site development permit approval only. Approval of the request for a use permit will have no environmental impacts. Staff has included the following finding in Appendix A:

The location, size design and other characteristics of the panel antennas will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

There will be no visual impact from the equipment necessary to run the antennas as they will be located at ground level and blend with the existing facilities on the site. City of Yorba Linda planning staff requested that the antennas, arms, cable trays, and equipment cabinets be painted to match the color of the existing water tank. Painting the equipment will further serve to lessen the visual impact of the proposed antennas. Staff agrees with these concerns and has included Conditions of Approval recommending such requirements.

The project was reviewed and commented on by City of Yorba Linda staff. Their concerns are addressed through the addition of Conditions of Approval in Appendix B. The project is consistent with the applicable Zoning Code standards. The minor revisions necessary through the conditions of approval can be implemented without substantially altering the site plan. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

II. REFERENCE

County of Orange Zoning Code Sections 7-9-55.3 and 7-9-150 “Discretionary Permits and Procedures”

III. CEQA DOCUMENTATION

The proposed project is categorically exempt, Class 1, from the California Environmental Quality Act per Section 15301 of the CEQA guidelines.

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 & Consistency Management

Date: _____

V. APPEAL PROCEDURE

Any interested person may appeal the decision of the Director, Planning and Development Services 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.

VI. APPENDICES

- A. Findings for Planning Application PA00-0040
- B. Conditions of Approval for Planning Application PA00-0040