



FILE: PA01-0129

DATE: February 26, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA01-0129 for Site Development Permit to install a temporary telecommunication facility.

LOCATION: 28692 Crown Valley Parkway, at the southwest corner of Antonio Parkway and Crown Valley Parkway in Ladera Ranch.

APPLICANT: The Consulting Group for Cingular Wireless

I. NATURE OF PROJECT:

The subject site is zoned PC and is located in Planning Area 2 of the Ladera Planned Community. The Land Use Category for the site as stipulated in the Ladera PC text is Neighborhood Center, but the site is currently being used as a temporary construction headquarters facility. Cingular Wireless Services is proposing to set up a temporary cellular site on wheels ("COW") near the intersection of Crown Valley Parkway and Antonio Parkway. The lease site will be located approximately 40 feet from the north property line of Lot 1 within Tract 15884 and approximately 52 feet from back of curb on Crown Valley Parkway. Currently, several portable office trailers are located on the northeast section of the property. The surrounding areas to the north, south, and west are composed of built residential neighborhoods with some vacant residential land. To the east, across Antonio Parkway, the Urban Activity Center will be constructed and will consist of retail uses. The purpose of the proposed facility will be to temporarily serve the Cingular Wireless general customer base and to provide service to call boxes in the general vicinity. A permanent communication facility will be located within the Urban Activity Center in the future and at that time the temporary facility will be removed.

Section VI of the Lader PC Text "Neighborhood Center Regulations" states that the intent of this zone is to provide uses and facilities supportive of the local community. The maximum allowable height for the area is 35 feet, however Section 7-9-129.2 permits antennas to exceed the district height limit by 10 feet. Therefore, the proposed temporary tower for the antennas will measure 45 feet in height.

The Consulting Group on behalf of Cingular Wireless is proposing to locate a temporary telecommunication facility on a 500 square foot lease area within the construction headquarters facility, which in the future will become the site of a neighborhood retail center. The communication facility will be located on a trailer measuring approximately 22 feet in length. A self-contained equipment cabinet and telescopic tower will be located on the trailer. The equipment cabinet will have dimensions of roughly 11'W x 5'D x 7'H. The tower will be raised to a maximum height of 45 feet. Two galvanized guy wires will be attached to the tower for support at a height of 30 feet. The tower will contain three, 5 feet tall antennas. The center of the antennas on the tower will be extended up to 42 feet 6 inches with a maximum height of 45 feet. New

electric and telephone wires will be connected to the BTS equipment cabinet extending from the facilities already in place that serve the construction office headquarters.

The lease area sits slightly below the street level of Crown Valley Parkway. Traffic and adjacent residents' views of the temporary communication trailer from Crown Valley Parkway will be impeded due to a 6ft high opaque fence that surrounds the site. Additionally, four boxed pepper trees will be located on the north side of the lease area to provide screening between the communication facility's telescopic tower and the residences on Crown Valley Parkway.

A dirt road provides access to the project site. Access to the dirt road is gained from Mercantile Way located off of Sienna Parkway and Crown Valley Parkway. The temporary communication facility will be permitted for a maximum of two years. A permanent site will need to apply and receive appropriate permits and approvals. When the time allotted expires for this temporary cell site the trailer and communication equipment shall be site. Attachment B includes Conditions of Approval regarding time limitations for this "COW" site.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150, Section 7-9-129.2, and Section 7-9-103. Ladera Planned Community Text Section VI and VII.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorical Exempt of the provisions of CEQA (Class 3). Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

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

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

Appendix C- Aerial Photo of Site

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director 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.