



FILE: PA03-0046

DATE: December 18, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0046 for Site Development Permit

APPLICANT: Verizon Wireless, applicant
Serrano Water District, property owner
AFL Telecommunications, agent

I. NATURE OF PROJECT:

The applicant requests approval to place a cellular communications facility at both the top and bottom of Santiago Dam, with a connecting coaxial cable tray running down the dam itself. The equipment shelter and GPS antenna at the bottom would be located in the dam inundation area and would be destroyed in the event of flow over the dam face, rather than the spillway, as would be the nearby existing pump house and power pole. The State Department of Water Resources reviewed the minor alteration of the dam face and, on 6/20/03, found it "acceptable with respect to safety". The Chief of Drainage concluded that the structures were technically outside the bounds of any FEMA flood zone, with the presence of the dam and its spillway negating the former waterway location. The scale of the project will make no difference downstream in the event of a catastrophic dam overflow.

Since the site is located a great distance from public roads and normal means of fire-fighting, a number of conditions have been emplaced that should assure the Fire Authority will be satisfied with the proposed means of fire protection before any building permits are issued.

The four 15' tall antennae poles at the top of the dam should not present significant aesthetic impacts. The property is zoned A1 "General Agriculture" District, and has a General Plan land use designation of "Open Space".

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

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; and Section 7-9-55.3 of the applicable A1 "General Agriculture" District regulations.

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorically Exempt (Class 3), as minor new construction, from documentation requirements of CEQA. Appendix A contains the required Finding.

IV. CERTIFICATION:

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

Bryan Speegle, Director
Planning and Development Services Department

By:

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval

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.