



**FILE:** PA03-0088

**DATE:** November 5, 2003

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA03-0088 for Site Development Permit

**APPLICANT:** Nextel, applicant  
Santa Margarita Water District, property owner  
Tetra Tech Communications Services, agent

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**I. NATURE OF PROJECT:**

Nextel requests approval of the addition of a second 45' tall cellular communications pole tower to serve their needs, at a water district pump station (29624 Oso Parkway) where there already is an architecturally identical 53' pole tower for Sprint and Cingular, itself established by PA000064 and PA010011. They would also add one equipment shelter, 8' tall screening walls, and two small global positioning system antennae attached to those walls.

The nearby City of Rancho Santa Margarita was routed plans to review, and offered no objection. Behind the project site is a slope leading down to the extreme end of a Tesoro High School parking lot.

The project does not seem likely to have any significant internal circulation impacts, or significant aesthetic impacts when viewed from the exterior. The complex is clearly an architecturally simple public utility facility, and will remain so.

The project site is in an area roughly halfway between Coto de Caza and the Las Flores Planned Community, zoned A1 "General Agriculture" District, and has a General Plan land use designation of "Open Space".

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**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"; Section 7-9-55.3 of the applicable A1 "General Agriculture" District regulations, and Section 7-9-129.2 (antenna height limits).

**III. ENVIRONMENTAL DOCUMENTATION:**

The project was found Categorically Exempt (Class 3), as the new construction of a small structure, from the 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.