



FILE: PA04-0057

DATE: July 30, 2004
TO: File/Record/Applicant
FROM: Timothy S. Neely, Director, Planning and Development Services Department
SUBJECT: Planning Application PA04-0057 for Site Development Permit
APPLICANT: AT&T Wireless, applicant and leasee
Santiago County Water District, property owner
Lynn Van Aken for Velocitel, agent

I. NATURE OF PROJECT:

AT&T Wireless requests approval of the addition of a cellular communications user to an existing water district office and tank station, at 7431 Santiago Canyon Road, in the Silverado Canyon unincorporated area. AT&T Wireless will be installing 6 new antennae (3 sectors with 2 panel antennae each) within the faux-foliage of a 40' tall architectural "monopine". AT&T Wireless would also add up to 7 equipment cabinets and a gps antenna in a fenced addition to an existing shed at the corner of the property maintenance yard.

The project is judged not to have any significant internal circulation impacts, or significant aesthetic impacts when viewed from the exterior. The property is zoned A1 (SR) "General Agricultural" – (Sign Restrictions) District, and has a General Plan land use designation of "Rural Residential".

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 Agricultural" District regulations, and Section 7-9-129.2 (antenna height limits).

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorical Exempt (Class 3), as minor new construction, 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.

