



COUNTY OF ORANGE
RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

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DATE: September 14, 2005 **FILE:** PA05-0033
TO: File/Record/Applicant
FROM: Timothy Neely, Director, Planning and Development Services Department
SUBJECT: Planning Application PA05-0033 for Site Development Permit
APPLICANT: Nextel Wireless/Alcoa Wireless Services
Marriott Vacation Club International, owner
Michael Collier, agent

I. NATURE OF PROJECT:

Site Development Permit for the establishment of the next phase of the Master Plan for cellular telephone facilities at the Marriott Resort site in the Newport Coast Planned Community/Local Coastal Program. Prior to this request, Site Development Permit PA01-0104 and PA04-0073 was approved January 9, 2002 and August 31, 2004 respectively for previous phases. PA01-0104 also included the establishment of four cellular phone providers and the installation of up to 28 antennas at two existing tower locations at the resort as shown on the plans for Marriott Resort, PA98-0057.

The original approved cellular site was to be at the main building #3200 on the property, but due to tall building in the vicinity of the approved location, there would be a degradation of the wireless signals and the location will not be able to provide coverage northly up Newport Coast Drove. Due to these circumstance, this facility was never established in the approved location. The applicant now proposes to construct its wireless facility in an adjacent building, the "tennis court" building, which is at a higher elevation on the property therefore would provide better coverage.

As was the cell facility approved under PA01-0104 and PA04-0073, the applicant proposes to establish a wireless facilities in a tower element (second story "penthouse") of a proposed "tennis building". The proposed project consists of three (3) sectors of 4 antenna each, for a total of 12. The antennas will be located inside the second story penthouse area room. The antennas will be shielded behind Radio Transparent material painted and textured to match the existing exterior building materials. No antenna will be visible from the exterior. The facility will be unmanned and remotely monitored, however their will be site visits once or twice per month for about an hour to perform maintenance and testing by the technician. The facility will operate 24 hours per day, seven days per week. The facility

will provide high speed internet, telephone and other wireless service to the surrounding area.

The Marriott Resort is located northerly of Pacific Coast Highway, southerly of Newport Coast Drive. The site is located in Planning Areas 13A and 13B of the Newport Coast PC and has a land use designation of TC "Tourist Commercial". The use proposed is a principal permitted use normally subject to approval by the Zoning Administrator. It was always anticipated since the late 1980s that cellular providers would be using this site for cellular phone service because of its location and permitted building height. Since the proposed uses are totally contained within existing approved buildings (PA98-0057), a determination was made that approval would be subject to Director of Planning Approval.

There will be a minimal visual impact from the tower of the supporting facilities structure as the tower will be disguised as part of a second story area of a building and the supporting structure will blend with existing facilities on site. The project will not pose a significant impact on circulation in the area. Approval of the request for a site development permit will have no environmental impacts.

II. REFERENCE

County of Orange Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; Sections 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 proposed project is Categorically Exempt (Class 3) from CEQA per Section 15303 of the CEQA Guidelines.

IV. CERTIFICATION

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

Timothy Neely, Director
RDMD, Planning and Development Services Department

By: signature on file
Charles M. Shoemaker, Chief
RDMD, Site Planning Section

Date: _____

V. APPEAL PROCEDURE

Any interested person may appeal the decision of the Director, Planning and Development Services Department on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of the required document and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.

VI. APPENDICES

- A. Findings for Planning Application PA05-0033
- B. Conditions of Approval for Planning Application PA05-0033