



ZONING ADMINISTRATOR AGENDA

November 3, 2016

**300 N. FLOWER STREET
CONFERENCE ROOM B-10**

1:30 PM

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

I Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA160042 – APPLICANT – VERIZON WIRELESS SYSTEMS - OWNER – RMV TELECOM LLC – AGENT - PETER BLIED, PLANCOM INC. - LOCATION – 29075 CHIQUITA CANYON DRIVE WITHIN PLANNING AREA 2 OF THE RANCH PLAN PLANNED COMMUNITY WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Planning Application PA160045 – A request for a Site Development Permit to establish a new stealth wireless telecommunication facility with Verizon Wireless as a wireless carrier within Planning Area 2 of The Ranch Plan Planned Community, and to adopt a project-level Alternative Site Development Standard (ASDS) for the installation of one (1) new 40-foot tall (instead of 35-foot height standard allowed) faux water tower to camouflage twelve (12) new 8-foot panel antennae in three (3) sectors (4 antennae per sector), twelve (12) new Remote

Radio Units (RRUs) in three (3) sectors (4 RRUs per sector), two (2) new MCE equipment cabinets, one (1) new 15 KW diesel generator cabinet, two (2) new Raycaps, and one (1) new GPS antenna as well as one (1) new exterior meter pedestal located near the faux water tower.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find that the decision-maker has considered Final EIR 589, previously certified by the Board of Supervisors on November 8, 2004, and Planning Area 2 Addendum to EIR No. 589 approved by the Planning Commission on March 27, 2013. Together they are approved for the proposed project based upon the following findings:
 - a) Find that that Final EIR No. 589 previously certified by the Board of Supervisors on (November 8, 2004) reflects the independent judgment of the County of Orange.
 - b) Find that the circumstances of the project are substantially the same and EIR No. 589 and Planning Area 2 Addendum adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when EIR No. 589 was certified has become known; therefore no further environmental review is required.
- 3) Approve Planning Application PA160042 for a Site Development Permit to establish a new telecommunication site within Planning Area 2 of The Ranch Plan Planned Community with Verizon Wireless as a wireless carrier subject to the Findings and Conditions of Approval provided in Attachments 1 and 2 to this report.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator; however, NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Zoning Administrator.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for November 17, 2016.