

OC DEVELOPMENT SERVICES REPORT

DATE: August 19, 2021

TO: Orange County Zoning Administrator

FROM: OC Development Services / Planning Division

SUBJECT: Planning Application PA21-0035 for a Use Permit

PROPOSAL: The applicant is seeking approval of a Use Permit to address the "legal non-conforming" status of three (3) existing broadcast facilities at top of West Pleasants Peak.

ZONING: A1 "General Agricultural" District

GENERAL PLAN: 1A Rural Residential

LOCATION: The project is located at 11226 Black Star, Silverado (within the Third (3rd) Supervisorial District (APN 105-040-55))

APPLICANT: Pleasants Peak Facility Corp., Property Owner
Duane Morita, Agent

STAFF CONTACT: Cynthia Burgos, Contract Staff Planner
Phone: (714) 667-8898 E-mail: Cynthia.Burgos@ocpw.ocgov.com

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the:

1. Receive the staff report and public testimony as appropriate
2. Find that the proposed project is exempt from CEQA because the Class 1 exemption (Existing Facilities) Section 1501, provides for minor alterations and uses of existing utility facilities.
3. Approve Planning Application PA21-0035 for a Use Permit subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

BACKGROUND AND EXISTING CONDITIONS:

The subject property, Township 4 Range 7 of Portion of Northeast Quarter Section 29, is located at 11226 Black Star, within the Cleveland National Forest in unincorporated Silverado. The subject site is in mountainous topography with 30-foot high ridgelines. The lot is approximately 157 acres and is zoned A1 "General Agricultural" District. The square shaped lot has an average depth of 2,558 feet and average width of 2,462 feet and is located along Main Divide Truck Trail.

The existing facilities were approved by PA970059 in April 1997 by the County of Orange Zoning Administrator. PA970059 allowed for the construction and operation of up to 10 antenna support towers to a maximum height of 100 feet (plus antennas); and three (3) concrete block equipment buildings. Since the Planning Application approved multiple facilities, the County required that each individual facility be specifically reviewed by a separate Changed Plan application. Accordingly, two (2) Changed Plan applications have been subsequently approved by the County. Changed Plan CP020033 was approved in July 2002 to allow construction of a 75-foot high lattice support tower and equipment building. Changed Plan CP060015 was later approved in April 2009 to allow construction of two (2) 100-foot communication towers and a new equipment building.

The existing facilities are located within three separate sites, labeled Existing Site 1, 2, and 3 on Attachment 4 (Shared Use Communication Facility Plot Plan). Within the existing three (3) sites there are a variety of towers, building and structures but only four of the existing structures exceed the 35' height requirements. Site 1 consists of two (2) existing over height structures one (1) 90-foot high steel tower and one (1) building pipe rack that is 44-feet in height. Those antennas attached to the Site 1 towers provide service to 63 users, including five (5) broadcast, seven (7) ham, one (1) paging, and fifty wireless internet services. Please refer to Attachment 7 (Pleasants Peak Antenna Inventory), which provides the type and service user of each antenna. Site 2 includes one (1) 89-foot high tower and the antennas attached provide service to 35 users, including sixteen (16) ham, one (1) maritime, four (4) government, one (1) commercial, fifteen (15) Room E, and two (2) hospital (Attachment 7). Site 3 includes one (1) 100-foot tower with 10-foot radar bringing the total high of the tower to 110 feet. The antennas attached to the Site 3 provide services to 77 users including one (1) broadcast, two (2) alarm, one (1) ham, one (1) RADAR, and 72 wireless internet services (Attachment 7).

Proposed Project

The applicant is seeking approval of a Use Permit to address the "legal non-conforming" status of three (3) existing broadcast facilities at top of West Pleasants Peak. These existing facilities were previously approved by PA970059 in April 1997 by the County of Orange Zoning Administrator. However, per Section 7-9-146.13 (l) of the Wireless Communications Facility on Private Property Ordinance any wireless communications facility that is lawfully constructed, erected, or approved prior to the adoption of this section, in compliance with all applicable laws, and which facility does not conform to the requirements of this section, shall be accepted and allowed as a legal nonconforming use for a ten (10) year period beginning on the effective date of this section. At the end of the ten (10) year period, or prior to improving the facility through a substantial change, if earlier, the permittee shall apply for a use permit to bring the facility to existing standards. Since several of these existing facilities exceed the Ordinance's allowable heights standard the County Ordinance rendered these existing facilities legal non-conforming. To justify the heights of the existing facilities and as allowed by Section (h)(20) of the Ordinance, this

application and the requested Use Permit will demonstrate how the Ordinance has made the existing broadcast facilities “technically infeasible”, since the heights of the existing structures are necessary to broadcast to wide areas and provide fill-in coverage to communities and neighborhoods directly below the foothills.

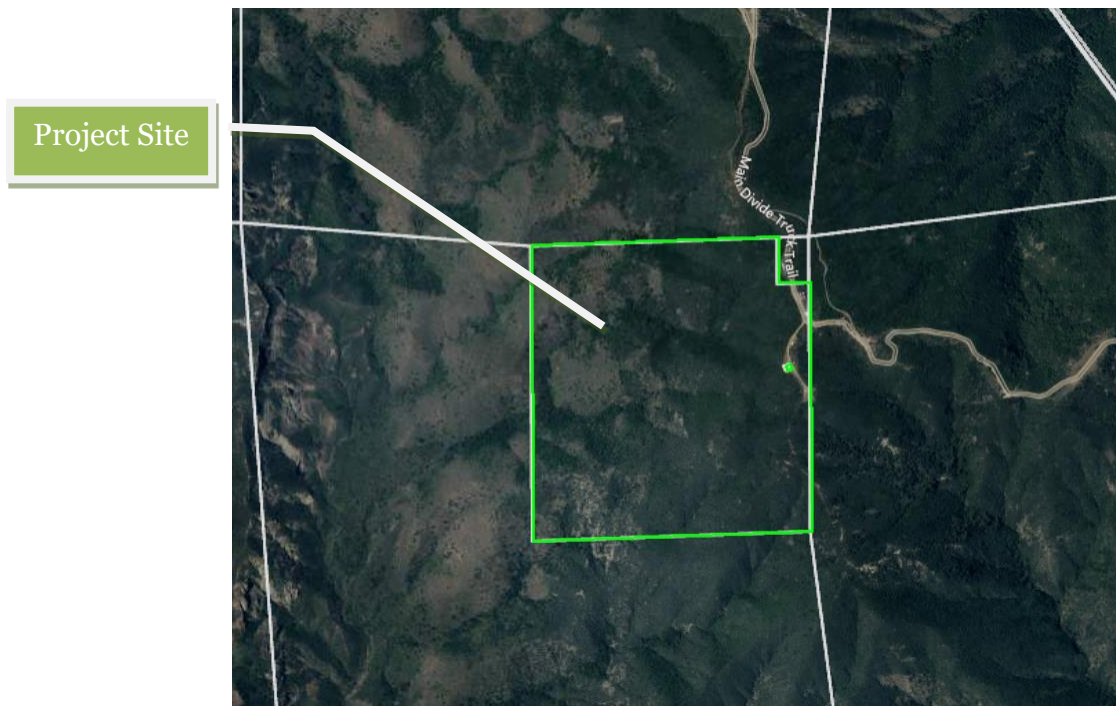
SURROUNDING LAND USES:

Zoning and existing land uses for the project site and for other surrounding properties beyond are as follows.

DIRECTION	ZONING DISTRICT	EXISTING LAND USE
Project Site	A1 “General Agricultural” District	Telecommunication Facility
North	Open Space	Cleveland National Forest
South	Open Space	Cleveland National Forest
East	Open Space	Cleveland National Forest
West	Open Space	Cleveland National Forest

Aerial of Project Site

An aerial photograph of the Project site and surrounding properties within unincorporated Silverado is provided below.



DISCUSSION/ANALYSIS:

Below is a table comparing the development standards for the A1 “General Agricultural” District with the Applicant’s proposal.

Project Comparison

STANDARD	REQUIRED	PROPOSED
Building Site Area	4 acres minimum	157 acres existing
Maximum Building Height	Thirty-five (35) feet maximum	90-foot-tall tower* 44-foot-tall building pipe rack* 89-foot-tall tower* 110-foot-tall tower*
Structural Setback	20’ minimum front setback 5’ minimum side setback 25’ minimum rear setback	58’8” front setback 137’6” and 804’9” side setbacks 2,127’ 9” rear setback
Building Site Coverage	Not Applicable	Not Applicable

* Indicates deviation from County of Orange Zoning Code.

Below is a table comparing the development standards for the Wireless Communications Facility on Private Property Ordinance with the Applicant’s proposal.

STANDARD	REQUIRED	PROPOSED
Maximum Building Height	No tower shall exceed the maximum permissible height for structures in the underlying zoning district. (Project Zone - Thirty-five (35) feet maximum.)	90-foot-tall tower* 44-foot-tall building pipe rack* 89-foot-tall tower * 110-foot-tall tower*
Fences and Walls	Fences shall not exceed a maximum height of six (6) feet.	No new fencing is proposed
Screening	Ground-mounted transmission equipment and associated enclosures for new wireless communication shall be located either underground or completely within a fenced area.	No new equipment enclosure proposed

* Indicates deviation from Wireless Facility Design Standards.

The project meets all but one (1) of the required development standards. Exceptions for the deviation noted in the tables above are requested by the applicant to provide fill-in coverage to communities and neighborhoods directly below the foothills.

Proposed Facility

Due to existing 30-foot high ridgelines within the West Pleasants Peak mountains which surround the existing facilities, the existing facilities that exceed the County’s 35-foot height standard are necessary and required to provide the necessary coverage areas for the service users. These types of broadcast

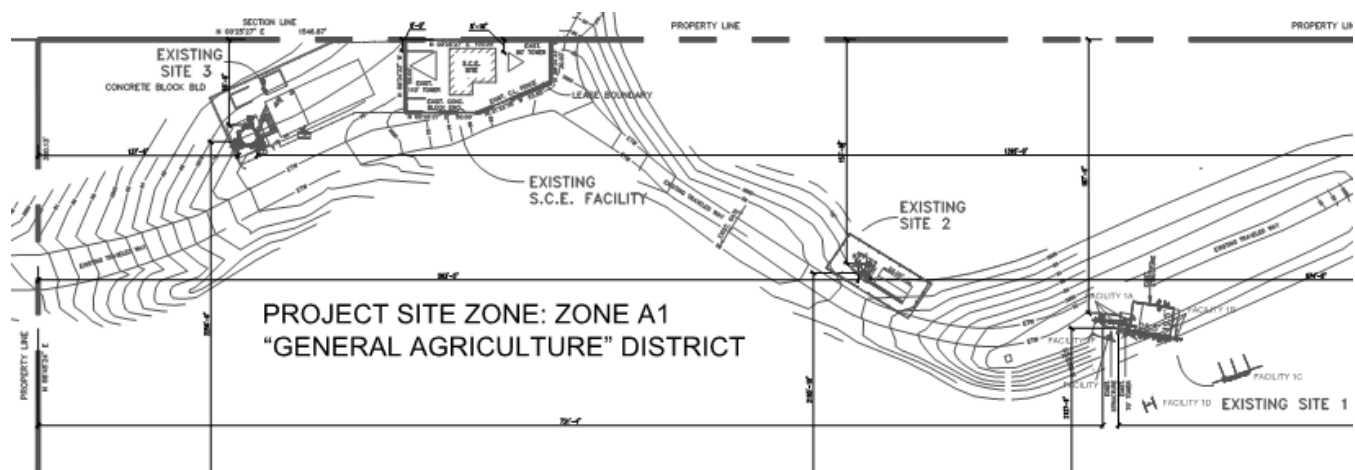
facilities could not operate or provide the same coverage area if these facilities operated at the 35-foot height required per the Ordinance since the line-of-sight and transmissions would be blocked by the existing 30-foot ridgelines. The higher facilities allow for greater coverage areas since the existing facilities are the only private property area that provides this amount of ultra-high frequency (UHF) coverage.

The existing facilities are located in the Pleasants Peak mountains, miles away from urban areas of the County. The existing facilities are therefore, located in an un-intrusive area. Design of the existing facilities is also un-intrusive, since the height, location, and number of existing facilities minimize interference with other neighboring facilities including the nearby SCE and FAA towers. In addition, the existing facilities, which provide transmission and reception capabilities typically require more power. Therefore, the height of the existing facilities and towers are higher off the ground are therefore, safer to surrounding areas.

Safety of Communications

The Sheriff-Coroner Department has reviewed the proposed project in light of the need to ensure no potential conflict with the Sheriffs emergency communications network and their comment, provided as Attachment #6, indicates no concern with the project as proposed, or the need for any post construction inspection.

SITE PLAN



REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A copy of the planning application and the proposed site plan were distributed for review and comment to various County Divisions as well as the Sheriff-Coroner Department. Staff has reviewed the comments received from County Divisions, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment #2 to this report.

CEQA COMPLIANCE:

The proposed project is exempt from CEQA because the Class 1 exemption (Existing Facilities) Section 1501, provides for minor alterations and uses of existing utility facilities.

CONCLUSION:

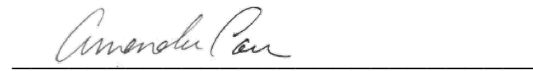
Staff has analyzed the proposed project and concluded that the size and scale of the proposed project is not detrimental to surrounding land uses, and that it has been planned in a manner that is the least intrusive, both on the project site and to the surrounding community. Staff therefore supports the applicant's proposal and recommends approval of Planning Application PA21-0035 subject to Findings and Conditions of Approval provided as Attachments #1 and #2 to this report. Approval of this Use Permit does not invalidate PA970059 and the project site remains subject to all applicable Conditions of Approval from PA970059.

Submitted by:



Richard Vuong, Planning Division Manager
OC Development Services/Planning

Concurred by:



Amanda Carr, Interim Deputy Director
OC Public Works/Development Services

ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter of Explanation
4. Site Plans
5. Site Photos
6. Sheriff-Coroner Review Comments dated April 22, 2021
7. Pleasants Peak Antenna Inventory

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the Development Processing Center, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.

Attachment 1



Attachment 1
Findings
PA21-0035

1	ZONING	PA21-0035
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That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

2	COMPATIBILITY	PA21-0035
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That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

3	GENERAL WELFARE	PA21-0035
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That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

4	ENVIRONMENTAL	PA21-0035
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That the proposed project is exempt from CEQA because the Class 1 exemption (Existing Facilities) Section 1501, provides for minor alterations and uses of existing utility facilities.

5	FISH & GAME	PA21-0035
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That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

6	GENERAL PLAN	PA21-0035
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That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

Attachment 2



Attachment 2 Conditions of Approval PA21-0035

BASIC/APPEAL EXACTIONS - - Z06

SC

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

BASIC/COMPLIANCE - - Z04

SC

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

BASIC/LAND USE PLAN - - Z03

SC

Except as otherwise provided herein, this permit is approved as a land use plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Development Services, for approval. If the Director, OC Development Services, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

REMOVAL OF ABANDONED EQUIPMENT - -

Prior to the issuance of any grading or building permit, the applicant shall provide to the Manager, OC Development Services/Planning an agreement signed and notarized by the property owner stating that the applicant will remove all abandoned wireless communication equipment, antennae, support structures, lease area improvements, cabinets, power connections and cable/conduit connections from the project site and restore such site areas to the satisfaction of the property owner and in a manner acceptable to the Manager, OC Development Services/Planning.

BASIC/ZONING REGULATIONS - BASIC/ZONING REGULATIONS - Z01 BASIC

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

INDEMNIFICATION (new one January 2018) - - Z05 SC

Applicant shall, at its own expense, defend, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Subdivision Committee, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. If litigation is filed challenging the Project, the County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. The County shall promptly notify the applicant of any such claim, action or proceeding.

BASIC/TIME LIMIT - - Z02 SC

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

PREVIOUS APPROVALS

This approval does not invalidate any previous approvals including PA970059 and all applicable conditions of approval associated with these approvals remain in effect for the project site.

Attachment 3

**USE PERMIT APPLICATION
EXISTING WEST PLEASANTS PEAK FACILITIES
PA970059 (Previously Approved)
REVISED JUNE 28, 2021**

1. **Purpose:** This application is submitted in accordance with Section 7-9-125 of the County Zoning Code, which allows Zoning Administrator approval of the requested Use Permit. The Use Permit is required to address the “legal non-conforming” status of those existing high elevation, wide-area broadcast facilities that are located at the top of West Pleasants Peak. These existing facilities were previously approved by PA970059 in April 1997 by the County Zoning Administrator. However, County Ordinance No. 15-019 (Wireless Communications Facilities on Private Property Ordinance), has now defined these existing facilities as legal non-conforming structures, as discussed in the following sections.
2. **Conformance with County Ordinance No. 15-019:** Section (l) of County Ordinance No. 15-019 (Wireless Communications Facilities on Private Property Ordinance) has determined that all wireless communication facilities must conform with those requirements and design standards contained in the County Ordinance. The existing wide-area broadcast facilities, which were approved by the County in April, 1997 under PA970059, were approved for the specific designs and structure heights of the existing facilities. Unfortunately, the County Ordinance rendered these existing facilities legal non-conforming, since several of these existing facilities exceed the Ordinance’s allowable heights standard.

To justify the heights of the existing facilities and as allowed by Section (h)(20) of the Ordinance, this application and the requested Use Permit will demonstrate how the Ordinance has made the existing broadcast facilities “technically infeasible”, since the heights of the existing structures are necessary to broadcast to wide areas and provide fill-in coverage to communities and neighborhoods directly below the foothills.

3. **Background:** The existing facilities were approved by PA970059 in April 1997 by the County Zoning Administrator. PA970059 allowed for the construction and operation of up to 10 antenna support towers to a maximum height of 100 feet (plus antennas); and three concrete block equipment buildings. The approval of these facilities were also justified by the County since there were already other similarly designed facilities and structures located nearby.

Since the 1997 PA application approved multiple facilities, the County required that each individual facility be specifically reviewed by a separate Changed Plan application. Accordingly, two Changed Plan applications have been subsequently approved by the County. CP020033 was approved in July 2002 to allow construction and operation of a fenced 28- by 65-foot lease area; and above ground 12- by 24- by 12-foot high pre-fabricated fiberglass equipment shelter; and a three-sided 75-foot high lattice support tower. CP060015 was later approved in July 2009 to allow construction of two 100-foot communication towers and a new equipment building. To date, only one tower has been constructed.

In 2015, the County approved Ordinance No. 15-019, which established design and development standards for wireless communication facilities, wireless antennas, and

related equipment on private property. The Ordinance defined “wireless communications facilities as “all equipment and other improvements installed for the purpose of providing wireless transmission of voice, data, images or other information...” The existing broadcast facilities, though approved by the County in 1997, were included in this broad definition. Consequently, the existing facilities were required to comply with those design standards contained in the Ordinance, including the standard which states, “No tower shall exceed the maximum permissible height for the structures in the underlying zoning district [(h)(14) of Ordinance]. The project area is zoned A1, which has a height standard of 35 feet. Therefore, the existing facilities do not comply with this height requirement, and accordingly, are deemed legal non-conforming structures.

In hopes of finding a mutual beneficial solution, the applicant met with County Counsel and Planning staff on January 9, 2020 to discuss this particular issue. County staff acknowledged that since the Ordinance was written so broadly, there were specific projects that should not have been included in the Ordinance, but unfortunately, were included. It was acknowledged that the existing broadcast facilities maybe should not have been included, since these facilities were not located in the urban core of the County and instead were located miles away on a mountain top, next to other similar facilities. County staff offered two options as a solution. One option was to participate in the future amendment to the Ordinance, to address the existing facilities. The second option was to undergo the Use Permit process to address the legal non-conforming status of the existing facilities, including the height issue. Accordingly, the applicant has chosen to submit this Use Permit application to address all relevant issues relating to the height standards.

4. **Description of Existing Facilities:** The existing broadcast facilities are located on 157 acres along West Pleasants Peak, within the Cleveland National Forest in the County of Orange. Refer to the Attachment 1 (Shared Use Communication Facility Plot Plan), which presents the locations of the existing facilities owned by the applicant, in addition to neighboring facilities owned by Southern California Edison (SCE) and the Federal Aviation Administration (FAA). As shown, the applicant’s broadcast and SCE’s facilities are located within Parcel 1, Section 29. Existing FAA facilities are located nearby within Parcel 2. The applicant’s existing facilities are located within three separate sites, labeled Existing Site 1, 2, and 3 on Attachment 1 (Shared Use Communication Facility Plot Plan). The existing facilities include multiple towers, other steel pipe structures with several antennas attached to these facilities. Supportive structures such as equipment structures also exist. Please also refer to Attachment 2 (Site Plan and Elevations), which provides additional details and drawings of the elevations and site plans for each of the existing facilities at the three sites. Please note that these elevations and site plans have been revised per staff comments. Attachment 3 also provides photographs of these facilities. The following describes the existing facilities at the three existing sites:
 - a. **Site 1 Facilities:** Includes six assorted facilities, as described in the following and detailed on Sheets A101 (Site 1 Plan), A102 (East View), A103 (South View), A104 (North View), and A105 (West View) of Attachment 2:
 - **Facility 1A:** Tower structure is a steel tower and guyed pipe construction. The tower is 90 feet in height, which includes a 76-foot structure and 14-foot antenna extension. This particular tower does exceed the County’s 35-foot requirement.

- Facility 1B: A building type rack. The facility is 44 feet in height, which includes a 32-foot structure and 12-foot antenna extension. This particular tower does exceed the County's 35-foot requirement.
- Facility 1C: A 3-inch steel angle iron mount. The facility is 22 feet in height, which includes 16.5-foot structure and 5.5-foot antenna extension. This particular facility does not exceed the 35-foot requirement and is consistent with County standards.
- Facility 1D: A 4-inch steel pipe with antenna. The facility is 17 feet in height, which includes a 15-foot structure and 2-foot antenna extension. This particular facility does not exceed the 35-foot requirement and is consistent with County standards.
- Facility 1E: A 4-inch steel pipe with antenna. The facility is 17 feet in height, which includes a 7.5-foot structure and 9.5-foot antenna extension. This particular facility does not exceed the 35-foot requirement and is consistent with County standards.
- Facility 1F: A 4-inch steel pipe with antenna. The facility is 20 feet in height, which includes a 12-foot structure and 8-foot antenna extension. This particular facility does not exceed the 35-foot requirement and is consistent with County standards.

Those antennas attached to the Site 1 towers provide service to 63 users, including broadcast, ham, business radio, Federal government, and wireless internet services. Please refer to Attachment 4 (Pleasants Peak Antenna Inventory), which provides the type and service user of each antenna.

- b. **Site 2 Facilities**: Includes one tower, with a small equipment structure. Details and elevations for the Site 2 facilities are shown on Sheets A101 (Site 2 Plan), A102 (East View), A103 (South View), A104 (North View), A105 (West View), A106 (Flat Side 1 View), A107 (Flat Side 2 View), and A108 (Flat Side 3 View) of Attachment 2. The tower is 89 feet (75-foot tower with 14-foot antenna). This particular tower does exceed the County's 35-foot requirement. The existing equipment structure is 12 feet high and 288 SF. Chainlink fencing surrounds the equipment structure. Those antennas attached to the Site 2 towers provide service to 25 users, including broadcast, ham, maritime, government, alarm, maritime radio, business radio, Federal government, and wireless internet services. Please refer to Attachment 4 (Pleasants Peak Antenna Inventory), which provides the type and service user of each antenna.
- c. **Site 3 Facilities**: Includes one tower, with a small equipment structure, and two concrete block wall enclosures. Details and elevations for the Site 3 facilities are shown on Sheets A101 (Site 3 Plan), A102 (East View), A103 (South View), A104 (North View), A105 (West View), A106 (Flat Side 1 View), A107 (Flat Side 2 View), and A108 (Flat Side 3 View) of Attachment 2. The tower is 110 feet (100-foot tower with 10-foot radar). This particular tower does exceed the County's 35-foot requirement. The existing equipment structure is 12 feet high and 507 SF. The two block wall enclosures are 6 feet high, and are used to screen propane tanks and a generator. Chainlink fencing surrounds the equipment structure. Those antennas attached to the Site 3 towers provide service to

77 users, including broadcast, ham, alarm, RADAR, business radio, and wireless internet services. Please refer to Attachment 4 (Pleasants Peak Antenna Inventory), which provides the type and service user of each antenna.

5. **Reasons Why the Existing Facilities are Considered Conforming to the County Ordinance:**

Section (h)(20) of the Ordinance indicates that Use Permit applications can deviate from the Ordinance's performance and development standards if "it can be demonstrated that adherence to applicable zoning regulations will make the project technically infeasible"; and "the proposed wireless communications facility is the least intrusive means by which to locate and design the facility to the greatest extent feasible". The following explains how the existing facilities apply to these two findings and justifies the location and heights of each of the existing facilities.

Finding 1: Strict compliance with the required 35-foot height standard will render the existing facilities technically infeasible.

Due to existing 30-foot high ridgelines within the West Pleasants Peak mountains which surround the existing facilities, those existing facilities that exceed the County's 35-foot height standard (Towers 1A and 1B within Site 1; the single Tower within Site 2, and another single Tower within Site 3) are necessary and required to provide the necessary coverage areas for the service users. These types of broadcast facilities could not operate or provide the same coverage area if these facilities operated at the 35-foot height (to the tip of the highest antenna), per the Ordinance. The line-of-sight and transmissions would be blocked by the existing 30-foot ridgelines.

Furthermore, the higher facilities allows for greater or maximizes the coverage areas to users of the existing facilities. It should be noted that the existing facilities are the only private property area that provides this amount of ultra-high frequency (UHF) coverage. Please refer to Attachment 5 (Pleasants Peak UHF Coverage), which identifies the coverage areas for the existing broadcast facilities.

Attachment 6 includes a white paper entitled, "Why Do Mobile Radio Operators Require Taller Towers Than Cellular Operators?", prepared by the applicant, which scientifically explains why the height of the towers are necessary to continue providing capabilities for broadcasting, ham, paging, maritime, government, alarm, RADAR, and wireless internet services. In explaining and justifying the heights of the existing towers and facilities, Attachment 6 discusses: (1) Frequency Assignments, (2) Antenna Size vs. Performance, (3) Antenna Placement, (4) Selecting Feasible Locations, and (5) Mitigating On-Site Terrain and Interference Issues.

Based on the foregoing reasons and discussions, we believe that strict compliance with the 35-foot height standard as required by the County Ordinance will render the existing facilities technically infeasible and will force closure of the existing facilities.

Finding 2: The existing facilities are located in an un-intrusive area and designed in the least intrusive manner feasible.

The existing facilities are located in the Pleasants Peak mountains, miles away from urban areas of the County. The existing facilities are therefore, located in an un-intrusive area. The Negative Declaration that was prepared in 1997 for PA970059, and subsequently used to environmentally clear CP020033 and CP060015, which approved the existing facilities concluded that the existing facilities would not result in any potential land use incompatibilities with surrounding uses or activities. Also view sheds and other aesthetic resources would not be significantly affected by the existing facilities.

Design of the existing facilities is also un-intrusive, since the height, location, and number of existing facilities minimize interference with other neighboring facilities including the nearby SCE and FAA towers, and also increases safety. In addition, the existing facilities, which provide transmission and reception capabilities typically require more power, especially to provide the necessary coverage area as shown in Attachment 5 (Pleasants Peak UHF Coverage). Therefore, the height of the existing facilities and towers are higher off the ground are therefore, safer to surrounding areas.

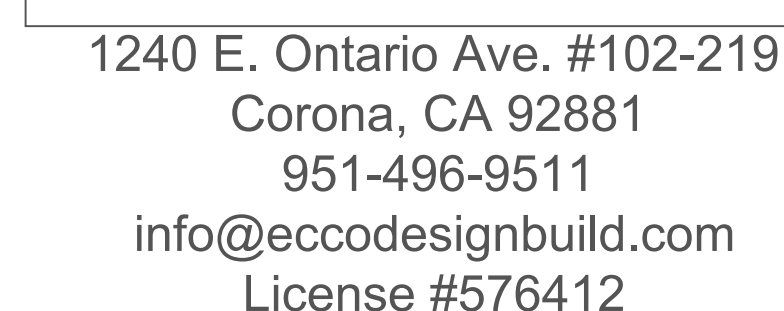
Based on the previously-approved Negative Declaration, the site photographs, and the paleontological report that was recently prepared (which will be discussed in the following paragraphs), it can be concluded that the existing facilities are located within an un-intrusive area, miles away from urbanized communities and neighborhoods. Furthermore, it was previously concluded and found by the County that the existing facilities will not create any significant environmental or safety impacts to neighboring residents and/or receptors. In short, the existing facilities were not designed in an intrusive manner.

6. **CEQA Clearance:** As discussed, a Negative Declaration was prepared and approved with PA970059 in April 1997. The Negative Declaration concluded that the existing facilities would not result in any potentially significant impacts relating to aesthetic resources, agricultural or forestry resources, air quality, biological resources, historical resources, geological or soil resources, hazardous materials, hydrological or water quality resources, land use and planning issues, mineral resources, noise, population or housing, public services, recreation, transportation and traffic, and/or public utilities or services. The only potential issue that was identified related to paleontological resources. Accordingly, the PA970059 approval was conditioned to retain a County-certified paleontologist to complete a literature and records search and conduct a field survey, prior to issuance of the first grading permit.

Though a grading permit is not required at this stage, the applicant chose to incur the cost and time delay to comply with the condition and to retain the required paleontologist. The Environmental Planning Group, LLC, A Terracon Company, was retained and prepared the paleontological report entitled, "Paleontological Resources Assessment For Pleasant Peak Tower Sites Orange County, California", in February 2021. The paleontological report, Attachment 7, was prepared in accordance with County and CEQA requirements and methodologies and concluded that the project site: "is mostly covered by volcanic rocks of Cretaceous age. However, the underlying Bedford Canyon Formation, of Jurassic age, could be exposed in deeper excavations. The volcanic rocks would have a low potential for paleontological resources, and the Bedford Canyon Formation, if encountered, would have a low to moderate potential for paleontological resources. At this time, EPG is recommending that no further mitigation is needed for the three tower sites." The

paleontological report concluded that there were no significant paleontological resources at the three sites and therefore, the existing facilities would not result in any significant impact. Based on the foregoing, we respectfully request that the Use Permit be Categorically Exempted from further CEQA analysis under the Section 15301, (Class 1 Existing Facilities) Categorical Exemption.

Attachment 4



Note:
This drawing is prepared for the Orange County Planning Department as supporting documentation for a Conditional Use Permit application to comply with the "County of Orange Wireless Communications Facilities on Private Property Ordinance."

[illegible]

Property Owner:
Pleasants Peak Facility Corp.
Post Office Box 9227
Newport Beach, CA 92658-9227

Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

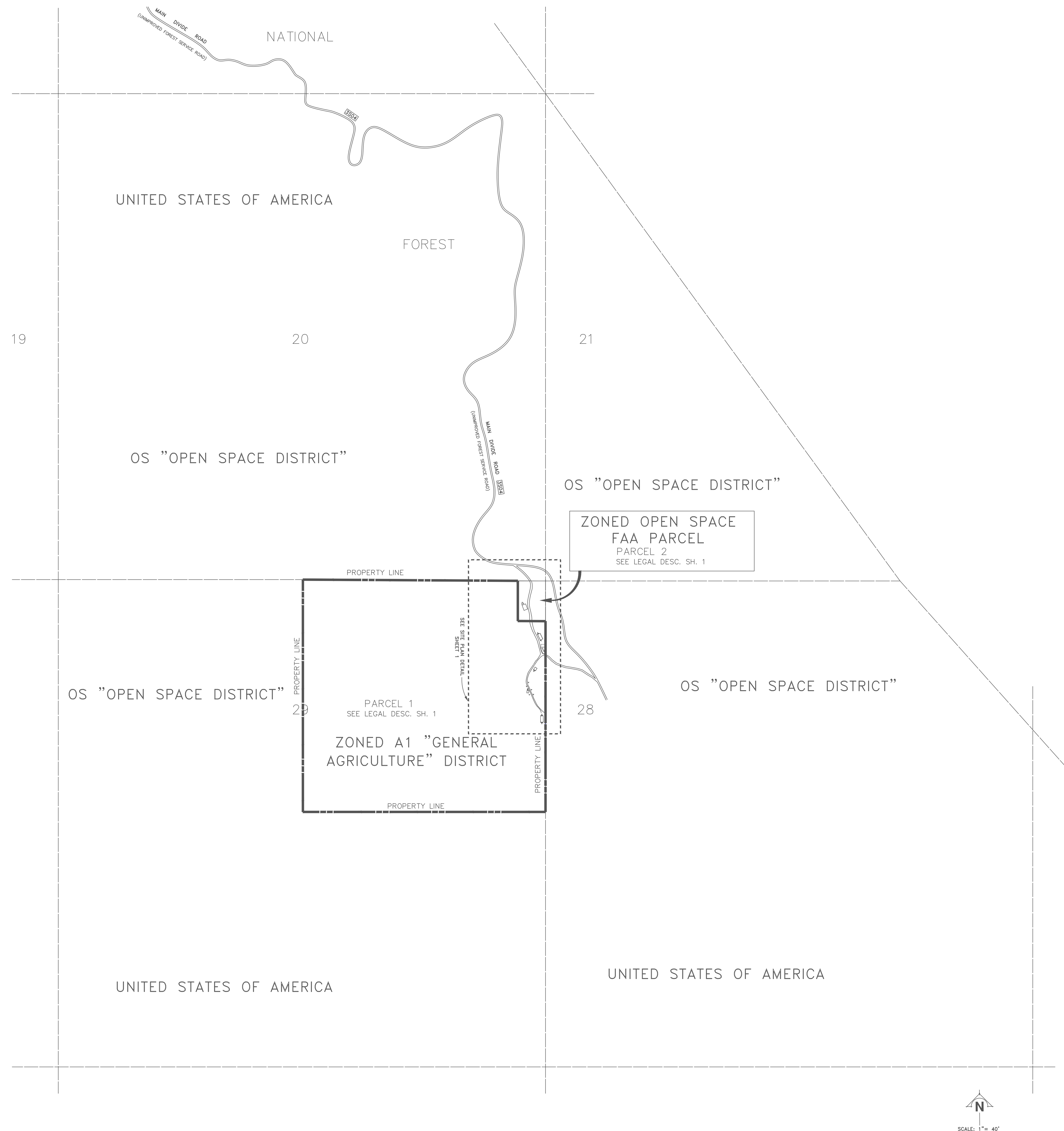
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W
SBBM

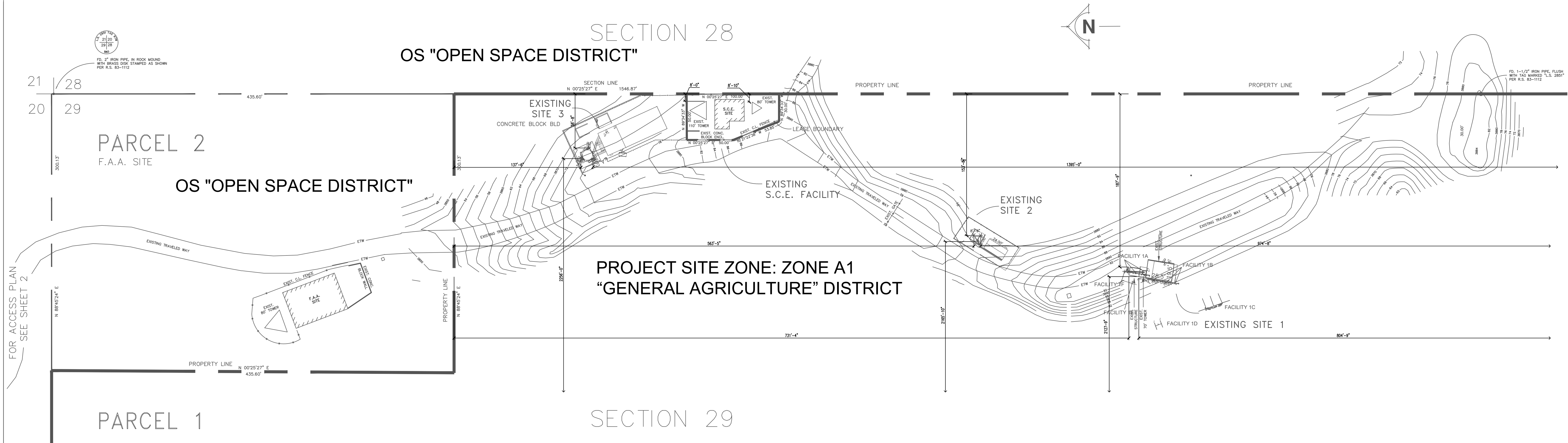
ADJACENT
PROPERTY MAP

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A100

Scale	$3/16" = 1'$
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PARCEL 1 LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 16, 1963, EXCEPTING THEREFROM THAT PORTION THAT IS DESCRIBED AS PARCEL 2 HEREON.

PARCEL 2 LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, CONVEYED BY THAT CERTAIN WARRANTY DEED TO THE UNITED STATES OF AMERICA AND RECORDED NOVEMBER 7, 1990, AS INSTRUMENT NO. 90-589417, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

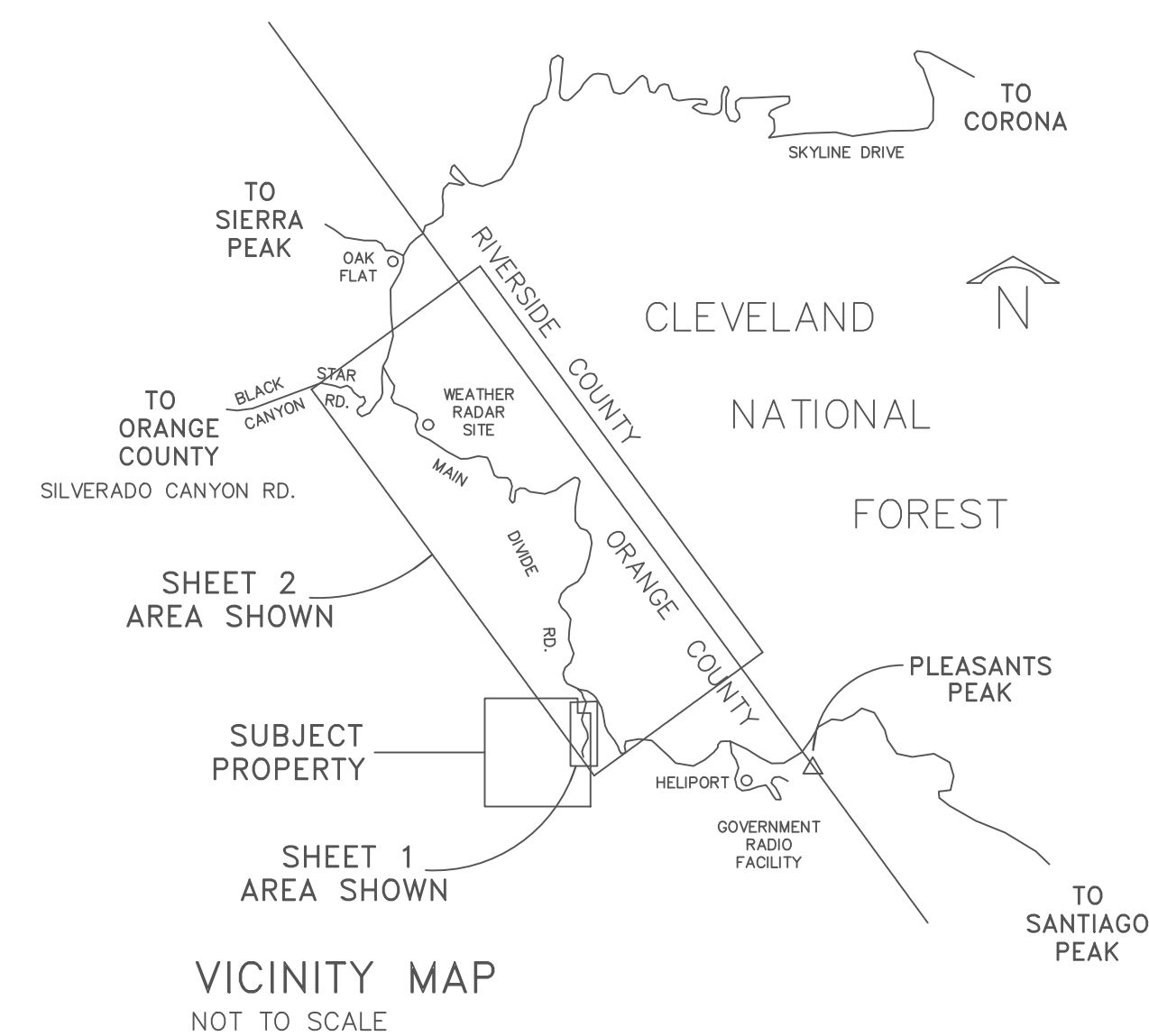
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29, A 2 INCH IRON PIPE WITH A BRASS DISC STAMPED L.S. 2851, DATED 1983, AND MARKED AS THE COMMON CORNER FOR SECTIONS 20, 21, 28 AND 29, AS SHOWN ON RECORD OF SURVEY 83-1112, RECORDED IN BOOK 104, RECORDS OF SURVEY, AT PAGE 35, ON JUNE 7, 1983, RECORDS OF THE COUNTY OF ORANGE:

THENCE SOUTH 00°25'27" WEST, 435.60 FEET ALONG THE EAST LINE OF SECTION 29 AS SHOWN ON SAID RECORD OF SURVEY:

THENCE SOUTH 88°45'24" WEST, 300.13 FEET;

THENCE NORTH 00°25'27" EAST, 435.60 FEET PARALLEL TO SAID EAST LINE OF SECTION 29 TO A POINT ON THE NORTH LINE OF SAID SECTION 29:


THENCE NORTH 88°45'24" EAST, 300.13 FEET ALONG THE NORTH LINE OF SECTION 29 TO THE POINT OF BEGINNING, IN THAT CERTAIN WARRANTY DEED TO THE UNITED STATES OF AMERICA AND RECORDED NOVEMBER 7, 1990, AS INSTRUMENT NO. 90-589417, OFFICIAL RECORDS.

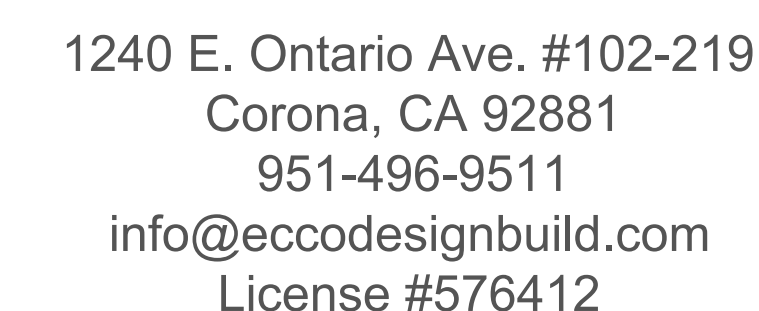


VICINITY MAP
NOT TO SCALE

SHARED USE COMMUNICATION FACILITY PLOT PLAN

THIS MAP WAS PREPARED FOR AN ORIGINAL 1997 CONDITIONAL USE PERMIT #PA970059, WHICH ALLOWED FOR 10 ADDITIONAL 100 FT TOWERS, WITH 14' ANTENNAS ON TOP. THIS SUBMITTAL IS TO JUSTIFY THE CONTINUED USE OF THE EXISTING TOWERS, OF HEIGHTS EXCEEDING 35 FEET INCLUDING ANTENNAS, SINCE THE NEW COUNTY ORDINANCE SEEKS TO LIMIT ALL COMMUNICATIONS TOWERS IN THE COUNTY TO A MAXIMUM OF 35 FEET, INCLUDING ANTENNAS.

	JN BEELER and associates					LAND SURVEYING AND MAPPING 18845 VAN BUREN BLVD., SUITE 5C RIVERSIDE, CA. 92508 (909) 789-4434 FAX (909) 789-1712	
	Pleasants Peak Facility Corp. West Pleasants Peak 11226 Black Star Canyon Road Silverado, CA						
	FOR:						
	W.O. NO.	W.O.#				SHEET 1	
COORD. FILE		MAPTECH#			OF 1		
DWG. NO.							
SCALE: 1"= 50.00'			DATE: 11-15-20				



Note:
This drawing is prepared for the Orange County Planning Department as supporting documentation for a Conditional Use Permit application to comply with the "County of Orange Wireless Communications Facilities on Private Property Ordinance."

[illegible]

Property Owner:
Pleasants Peak Facility Corp.
Post Office Box 9227
Newport Beach, CA 92658-9227

Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 1 Plan

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

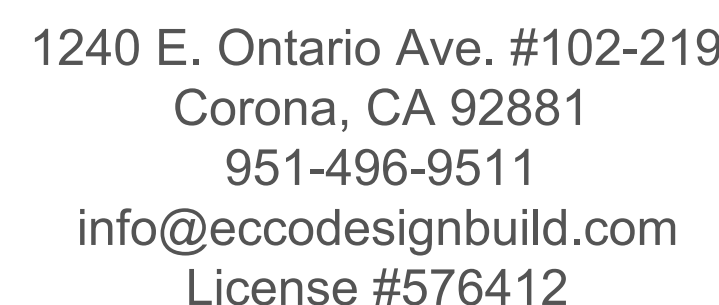
A101

Scale	1/8" = 1'-
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The Orange County Wireless Ordinance 15-019 defines a "Tower" as "Any structure built for the purpose of supporting any FCC-licensed or authorized antennas and their associated facilities" and "Height" is defined as "The distance measured from the finished grade to the highest point on the tower or antenna, including the base pad and any antenna". Therefore, any structure that supports an antenna is a Tower, regardless of actual height, and shall include the additional height of any antennas on the top. Following is a list of Facilities associated with Site 1.

Designation	Structure Type	Structure Height	Antenna Height	Overall Tower Height
Facility 1A	Steel Tower & Guyed Pipe	76 feet	14	90
Facility 1B	Building Pipe Rack	32 feet	12	44
Facility 1C	3" Steel Angle Iron Mount	16 1/2 feet	5 1/2	22
Facility 1D	4" Steel Pipe with Antennas	15 feet	2	17
Facility 1E	4" Steel Pipe with Antennas	7 1/2 feet	9 1/2	17
Facility 1F	4" Steel Pipe with Antennas	12 feet	8	20



1240 E. Ontario Ave. #102-219
Corona, CA 92881
951-496-9511
info@eccodesignbuild.com
License #576412

Note:
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[illegible]

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Silverado, CA
Orange County, California

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 1
East View

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A102

Scale	$3/16" = 1'$
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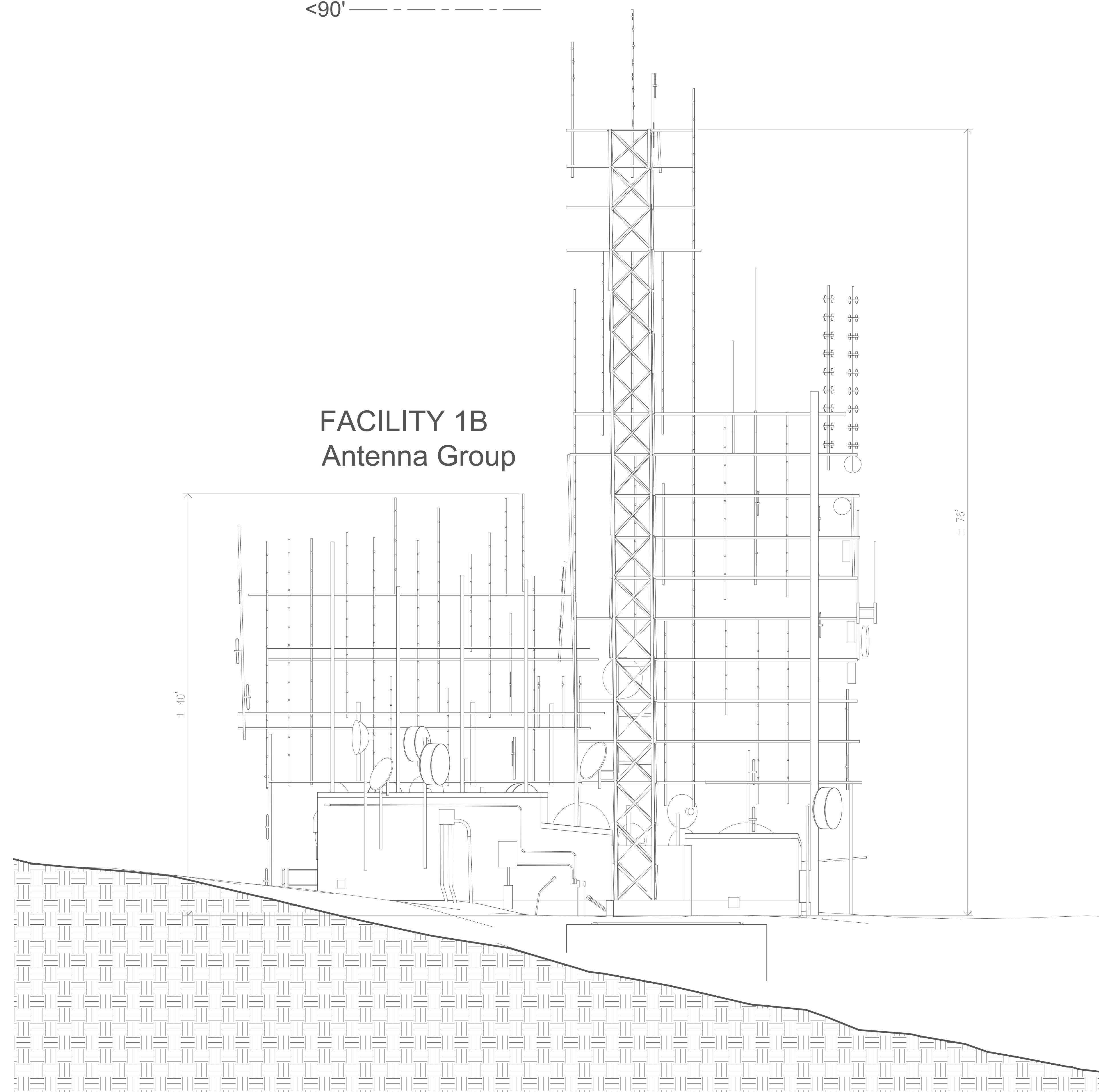
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Facility 1E	4" Steel Pipe with Antennas	7 ½ feet	9 ½	17
Facility 1F	4" Steel Pipe with Antennas	12 feet	8	20

FACILITY 1A

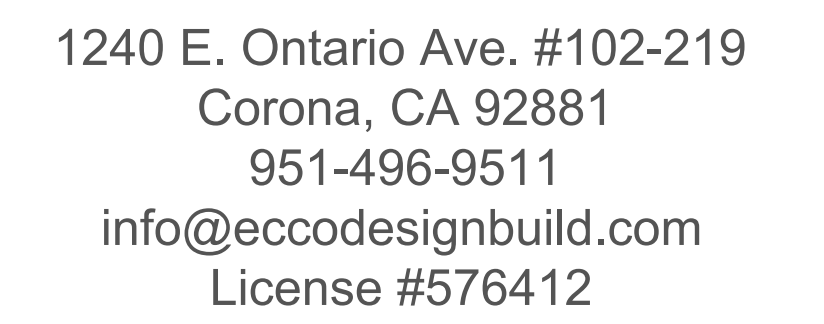
Antenna Group

$< 90'$ — — — — —



① East
3/16" = 1'-0"

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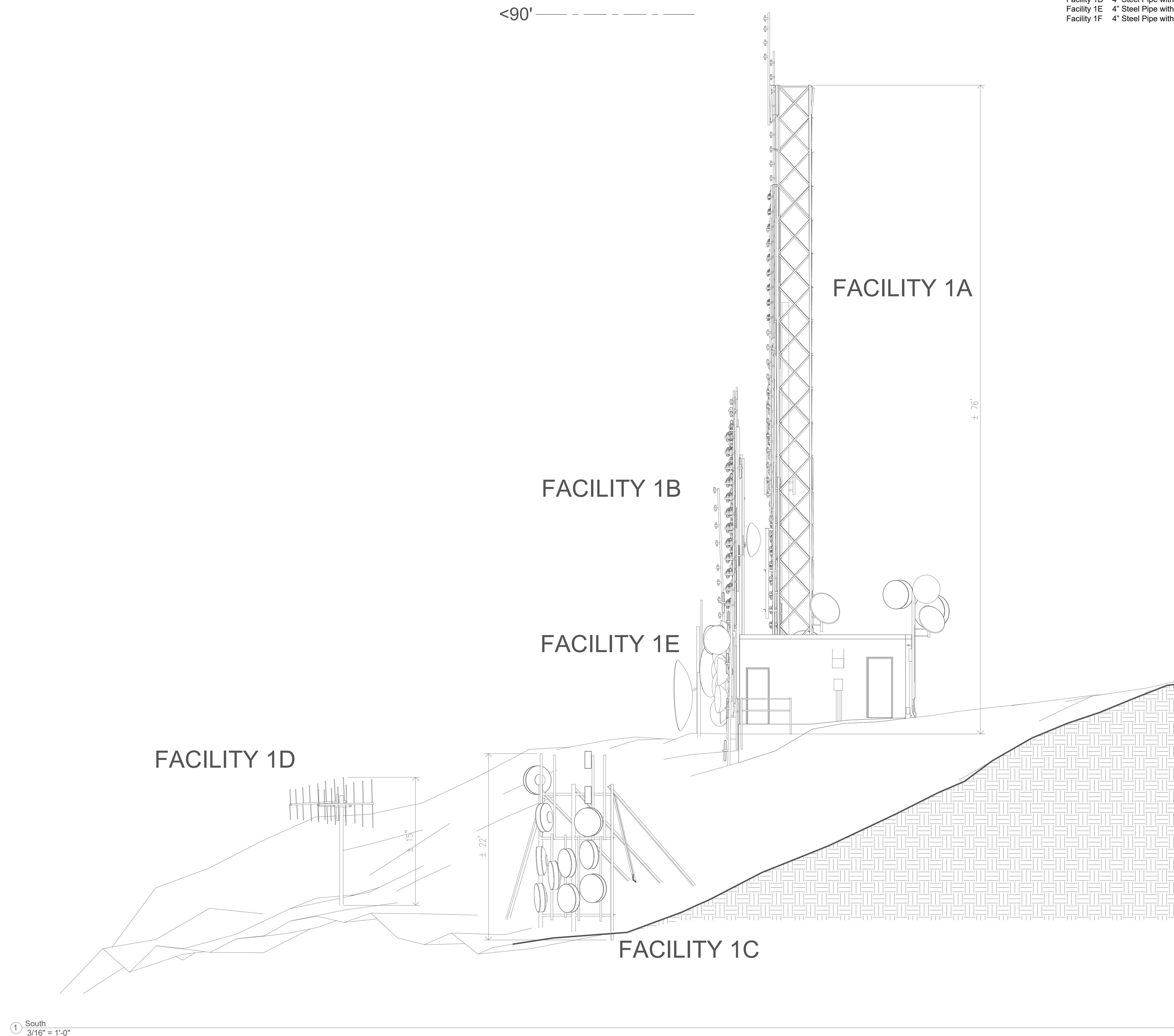
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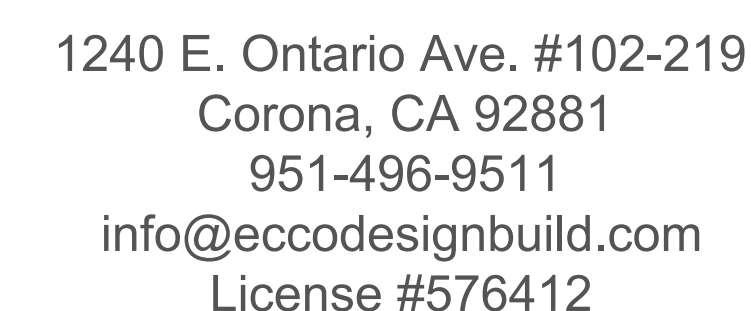
Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

Site 1
South View

A103

Scale	3/16" = 1'-0"
-------	---------------





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[illegible]

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Silverado, CA
Orange County, California

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 1
North View

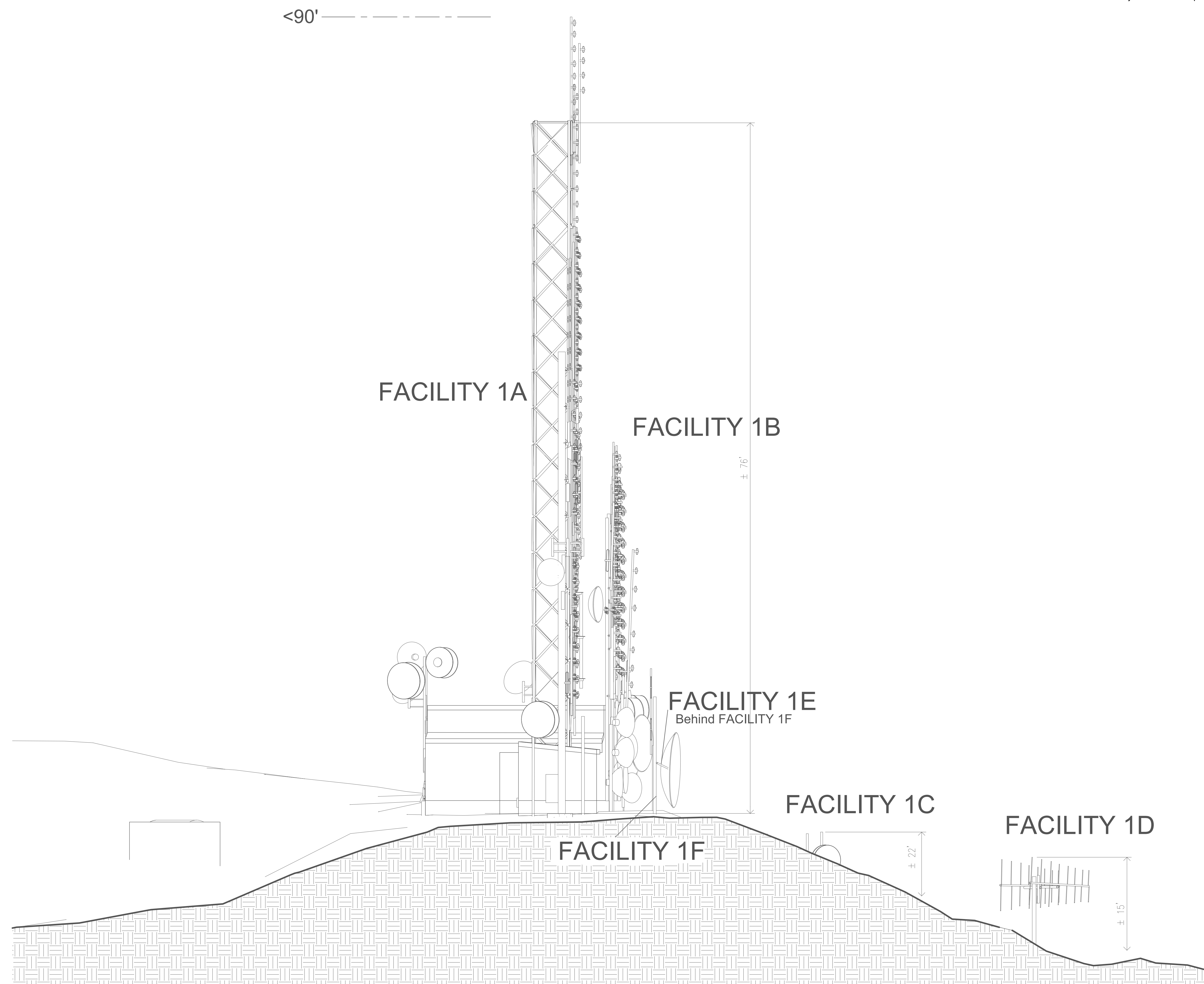
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Date	10-15-2
Drawn By	Edb
Checked By	JRE

A104

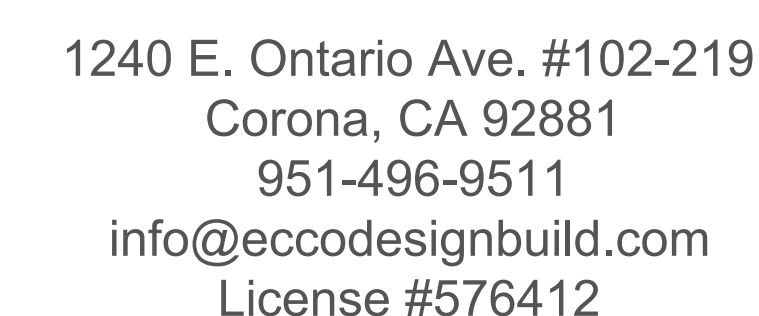
Scale	3/16" = 1'-
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① North
 $\frac{3}{16}'' = 1'-0''$



Note:
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[illegible]

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Project Location:
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11226 Black Star Canyon Road
Silverado, CA
Orange County, California

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 1
West View

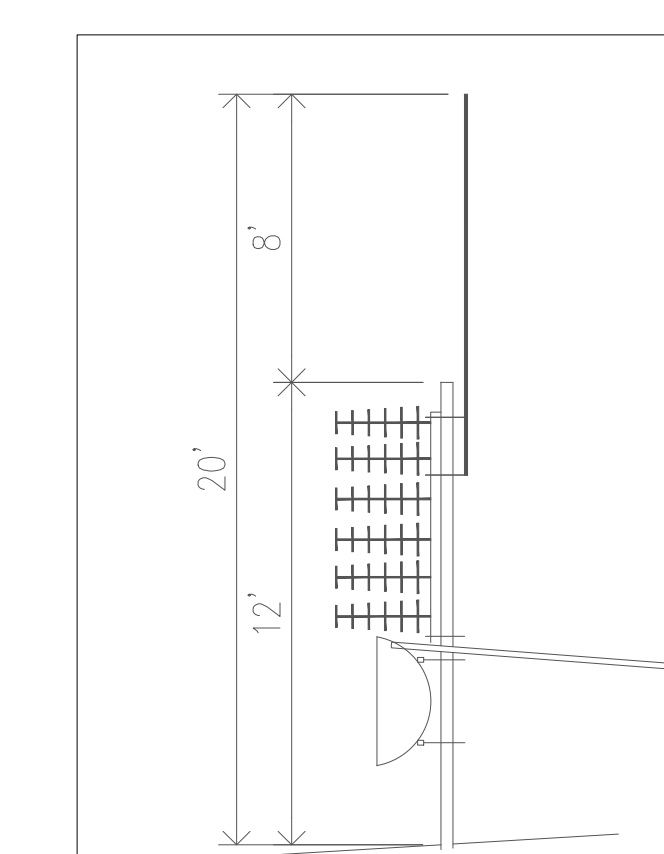
Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A105

Scale	$3/16" = 1'$
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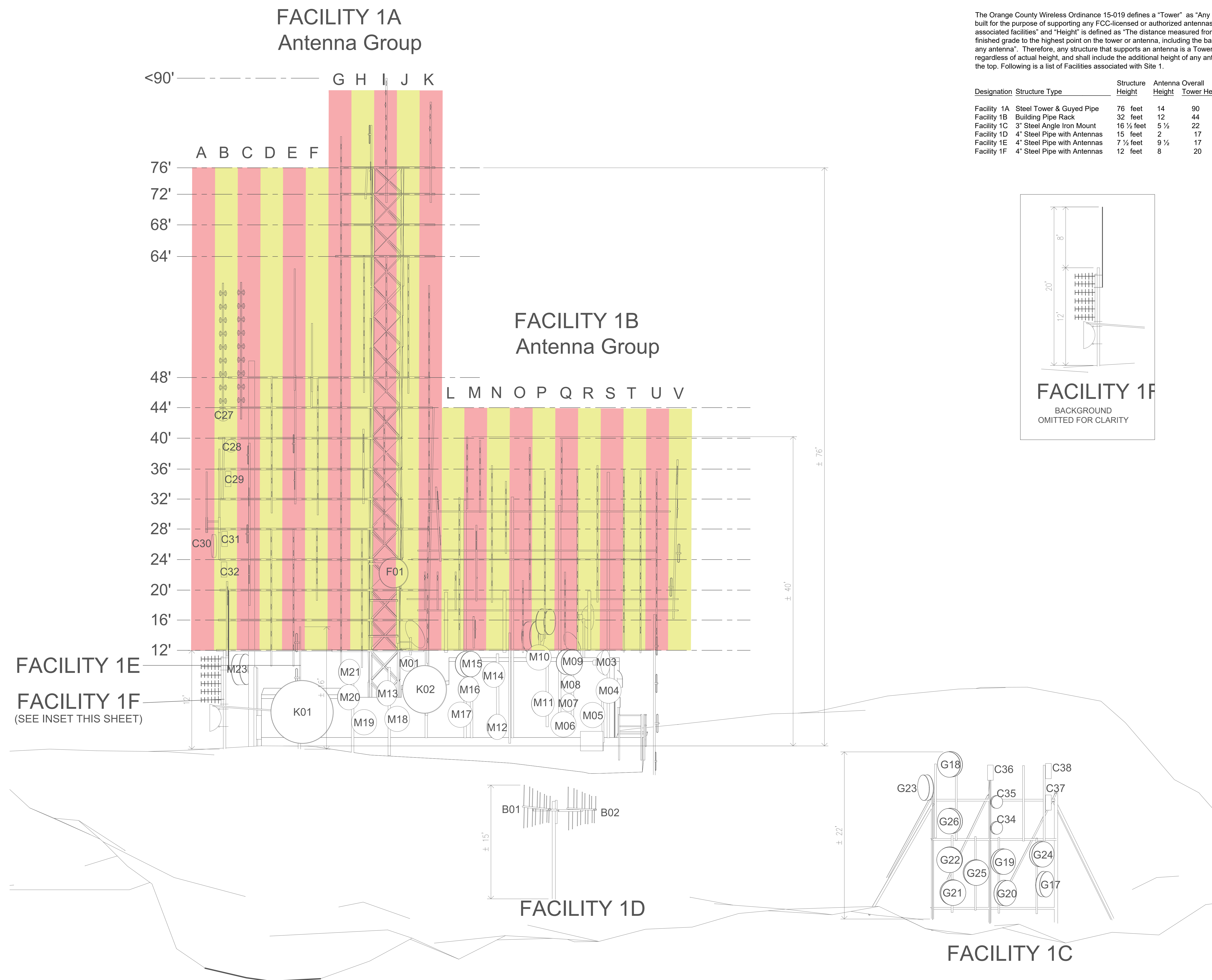
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Facility 1F	4" Steel Pipe with Antennas	12 feet	8	20



FACILITY 1F

BACKGROUND
OMITTED FOR CLARITY



① West
3/16" = 1'-0"



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info@eccodesignbuild.com
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[illegible]

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Project Location:
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11226 Black Star Canyon Road
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Orange County, California

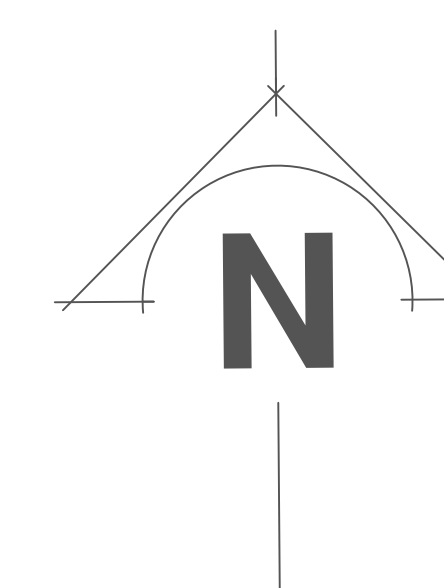
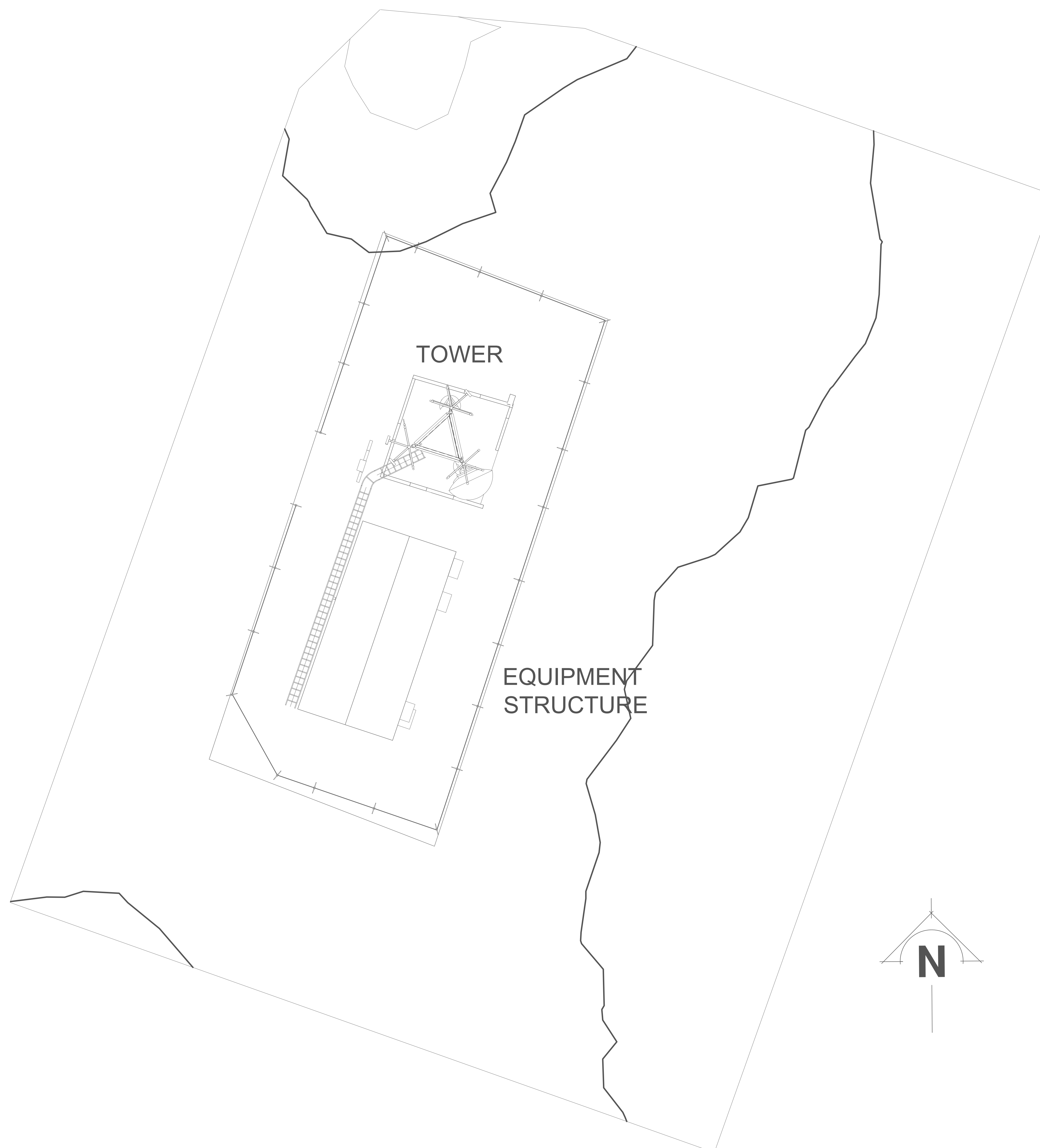
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

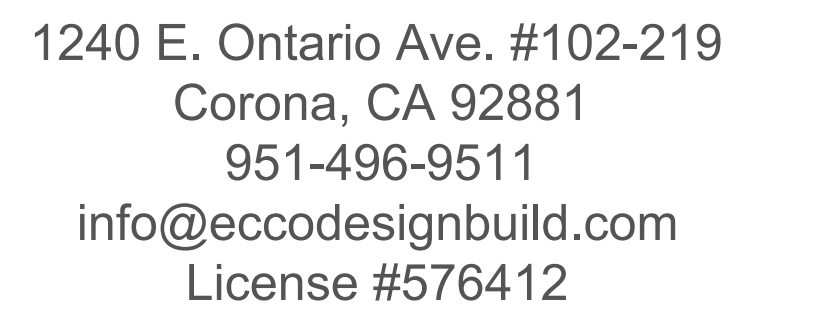
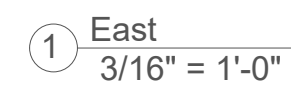
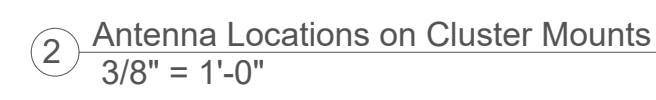
Site 2 Plan

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A101

Scale	$3/16" = 1'-$
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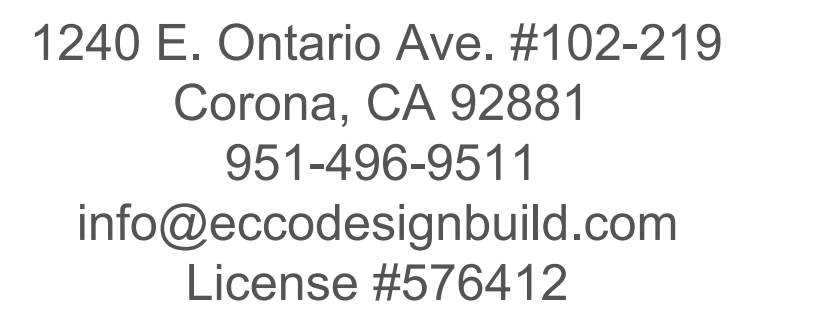
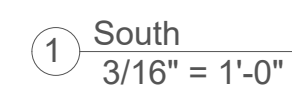
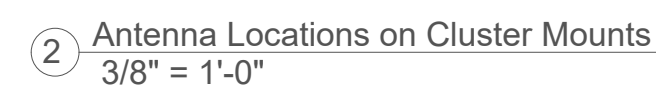


[illegible]

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Project Number	20-179
Date	10-15-20
Drawn By	Edb
Checked By	JRP

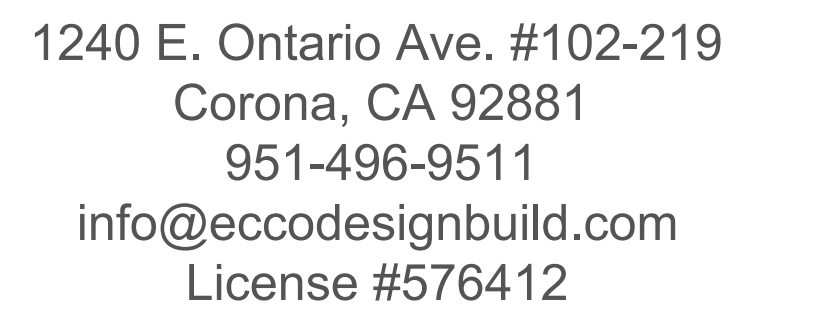
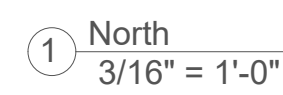
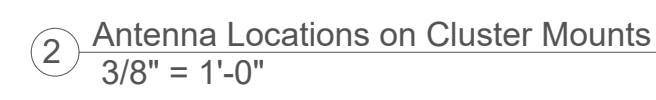
Scale	$3/16" = 1'-0"$
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[illegible]

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Project Number	20-179
Date	10-15-20
Drawn By	Edb
Checked By	JRP

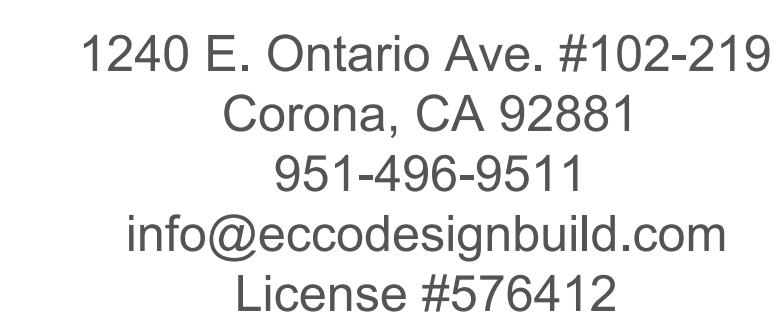
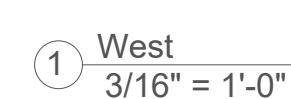
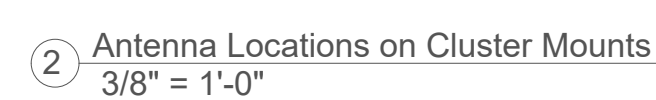
Scale	$\frac{3}{16}'' = 1'-0''$
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[illegible]

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Project Number	20-179
Date	10-15-20
Drawn By	Edb
Checked By	JRP

Scale	$3/16" = 1'-0"$
-------	-----------------



Note:
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[illegible]

Property Owner:
Pleasants Peak Facility Corp.
Post Office Box 9227
Newport Beach, CA 92658-9227

Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

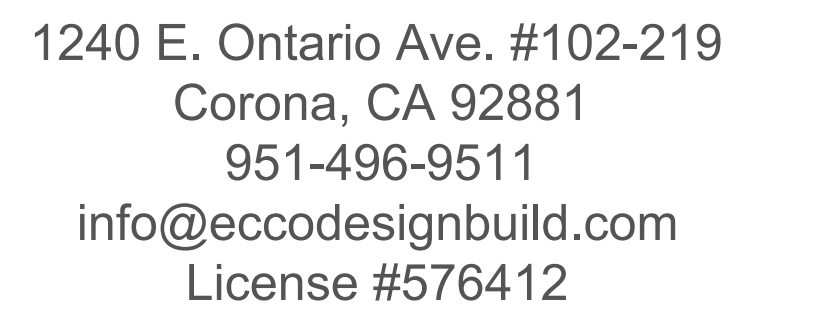
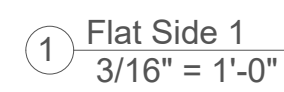
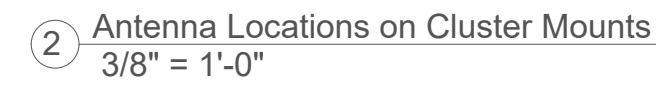
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 2
West View

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A105

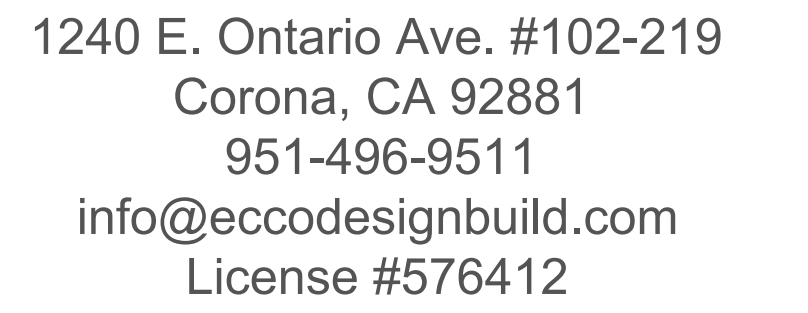
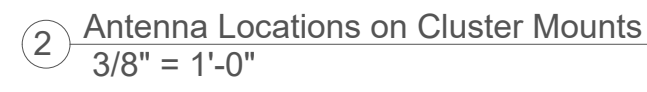
Scale	$3/16" = 1'$
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[illegible]

APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Project Number	20-179
Date	10-15-20
Drawn By	Edb
Checked By	JRP

Scale	$3/16" = 1'-0"$
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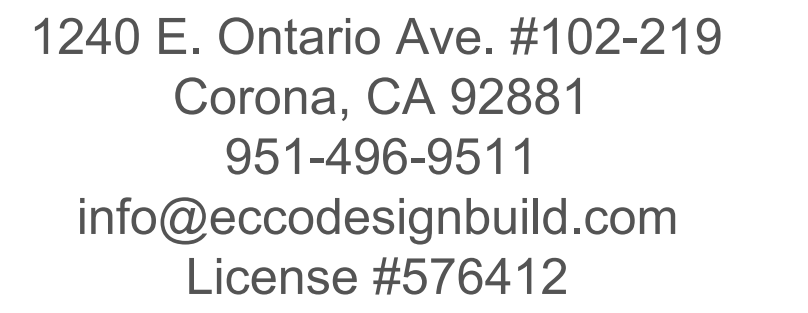
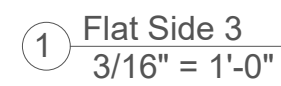
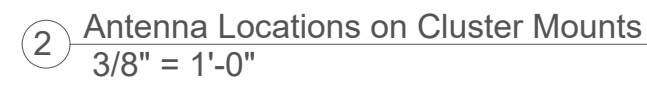
[illegible]

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

Site 2
Flat Side 2

A107

Scale	$3/16" = 1'-0"$
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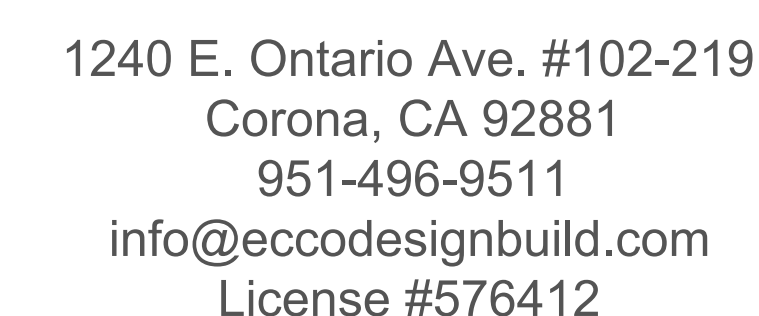
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Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

Site 2
Flat Side 3

A108

Scale	$3/16" = 1'-0"$
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[illegible]

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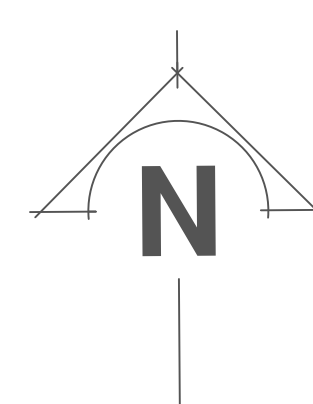
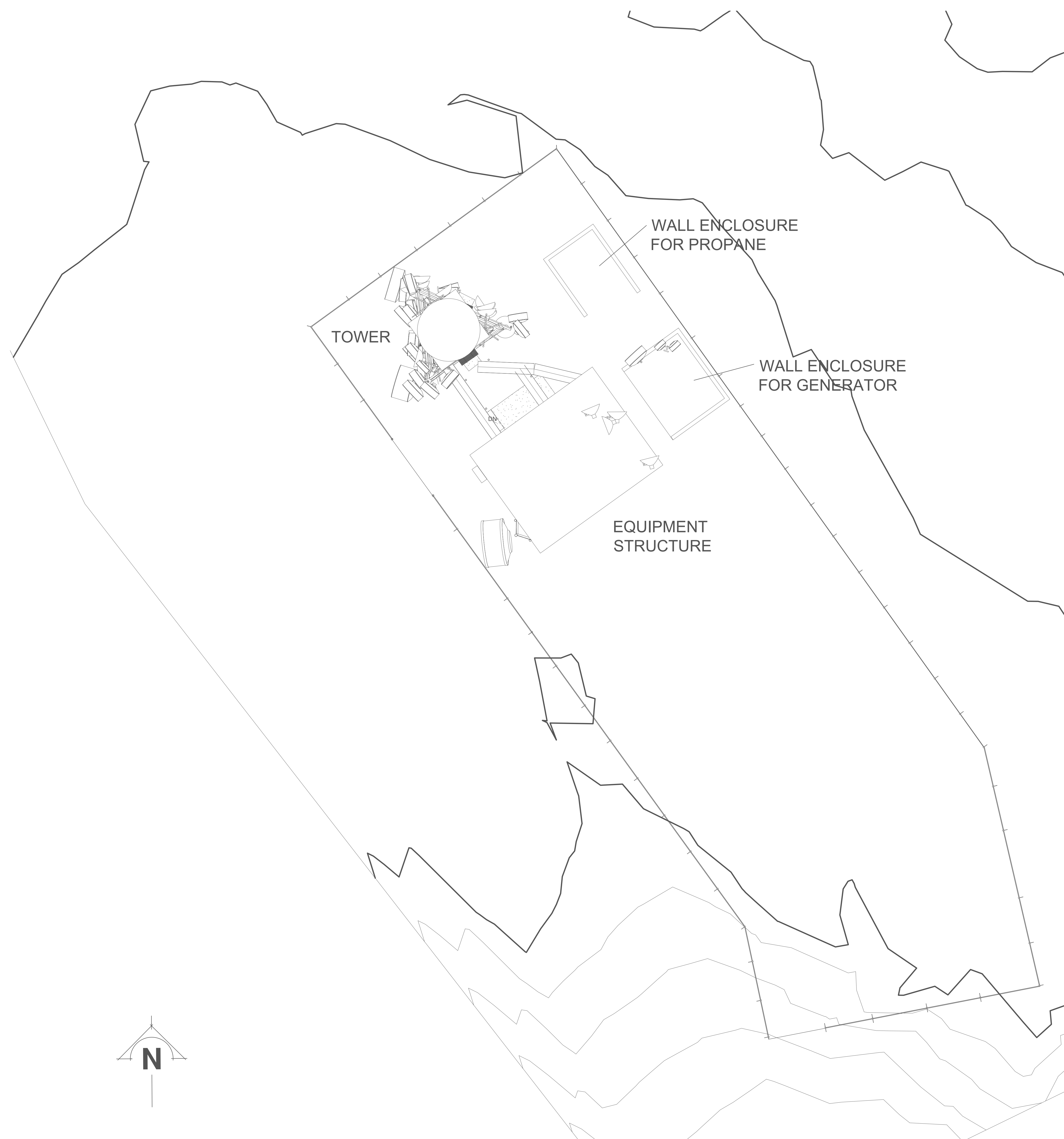
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

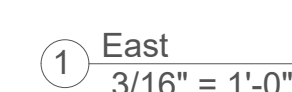
Site 3 Plan

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

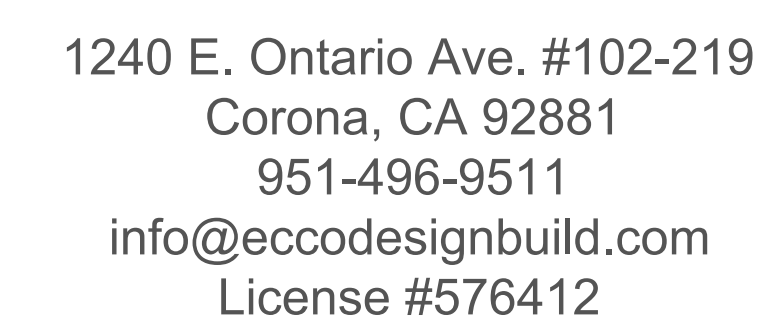
A101

Scale	1/8" = 1'-0"
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Scale	3/16" = 1'-
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Note:
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[illegible]

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Project Location:
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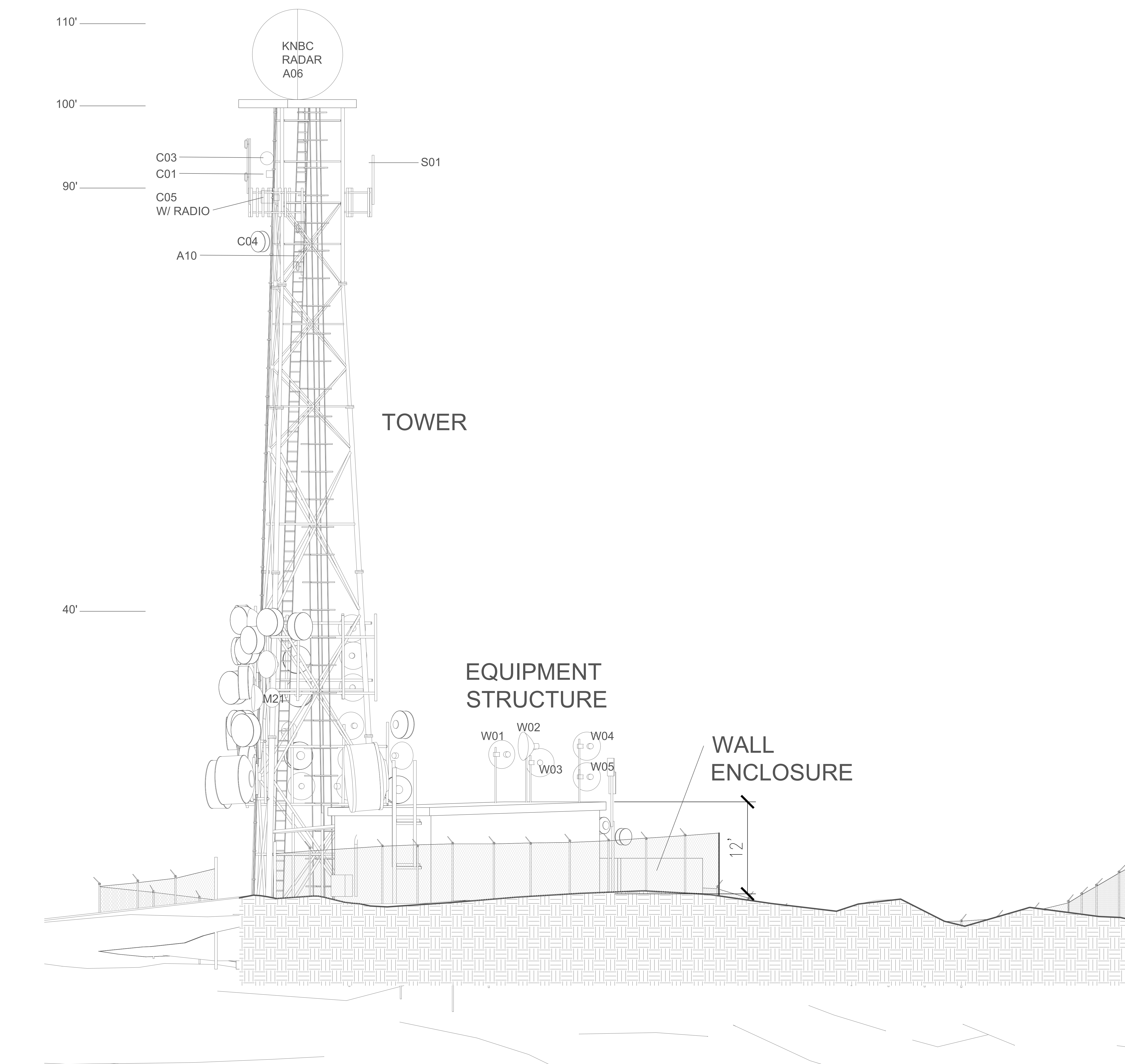
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 3
South View

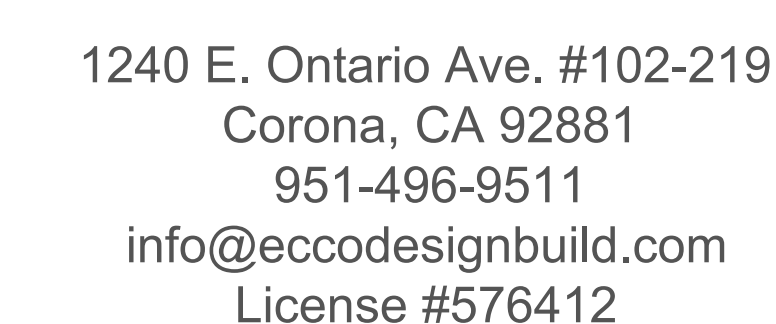
Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRF

A103

Scale	3/16" = 1'-
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① South
 $\frac{3}{16}'' = 1'-0''$



Note:
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[illegible]

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Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

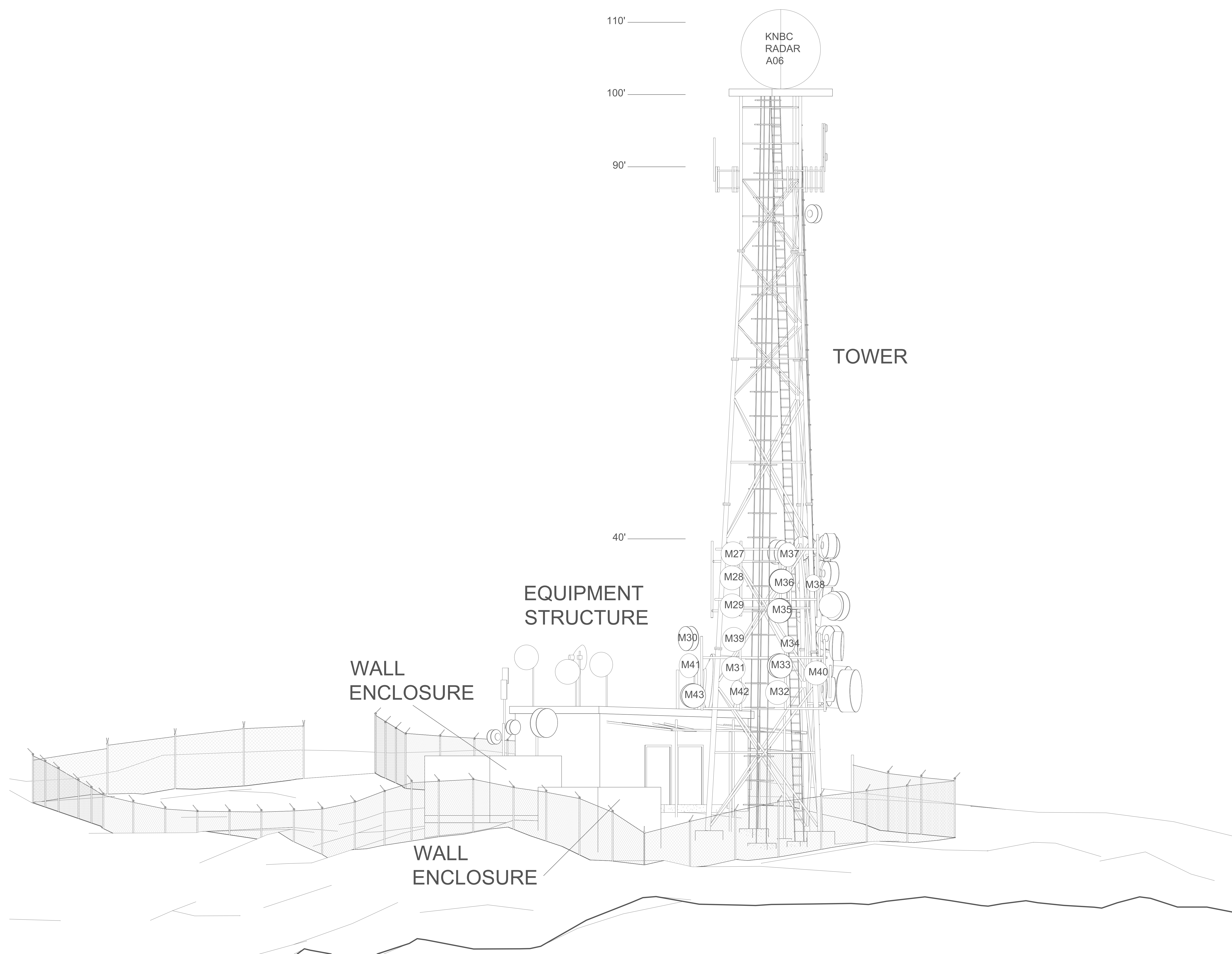
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W
SBBM

Site 3
North View

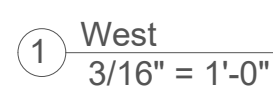
Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

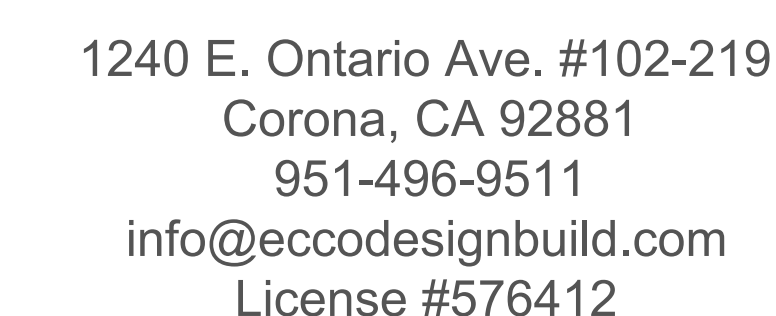
A104

Scale	$3/16" = 1'$
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① North
3/16" = 1'-0"





Note:
This drawing is prepared for the Orange County Planning Department as supporting documentation for a Conditional Use Permit application to comply with the "County of Orange Wireless Communications Facilities on Private Property Ordinance."

[illegible]

Property Owner:
Pleasants Peak Facility Corp.
Post Office Box 9227
Newport Beach, CA 92658-9227

Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

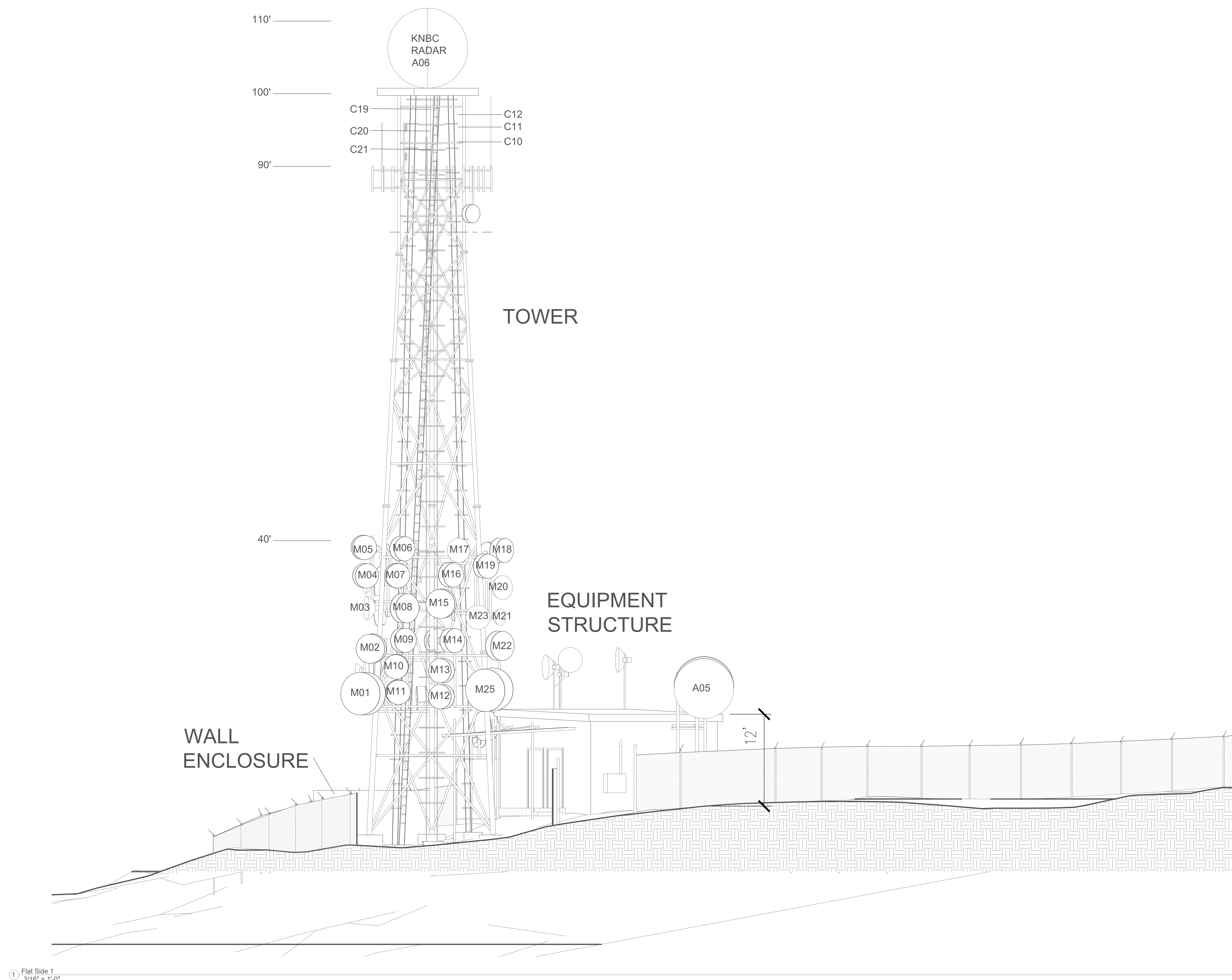
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W
SBBM

Site 3
Flat Side 1

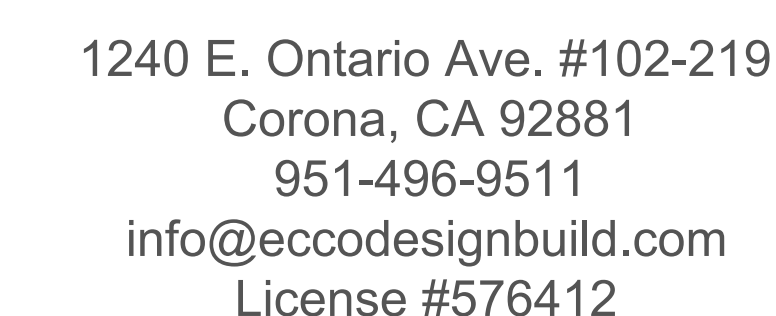
Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A106

Scale	$3/16" = 1'$
-------	--------------



① Flat Side 1
 $3/16" = 1'-0"$



Note:
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[illegible]

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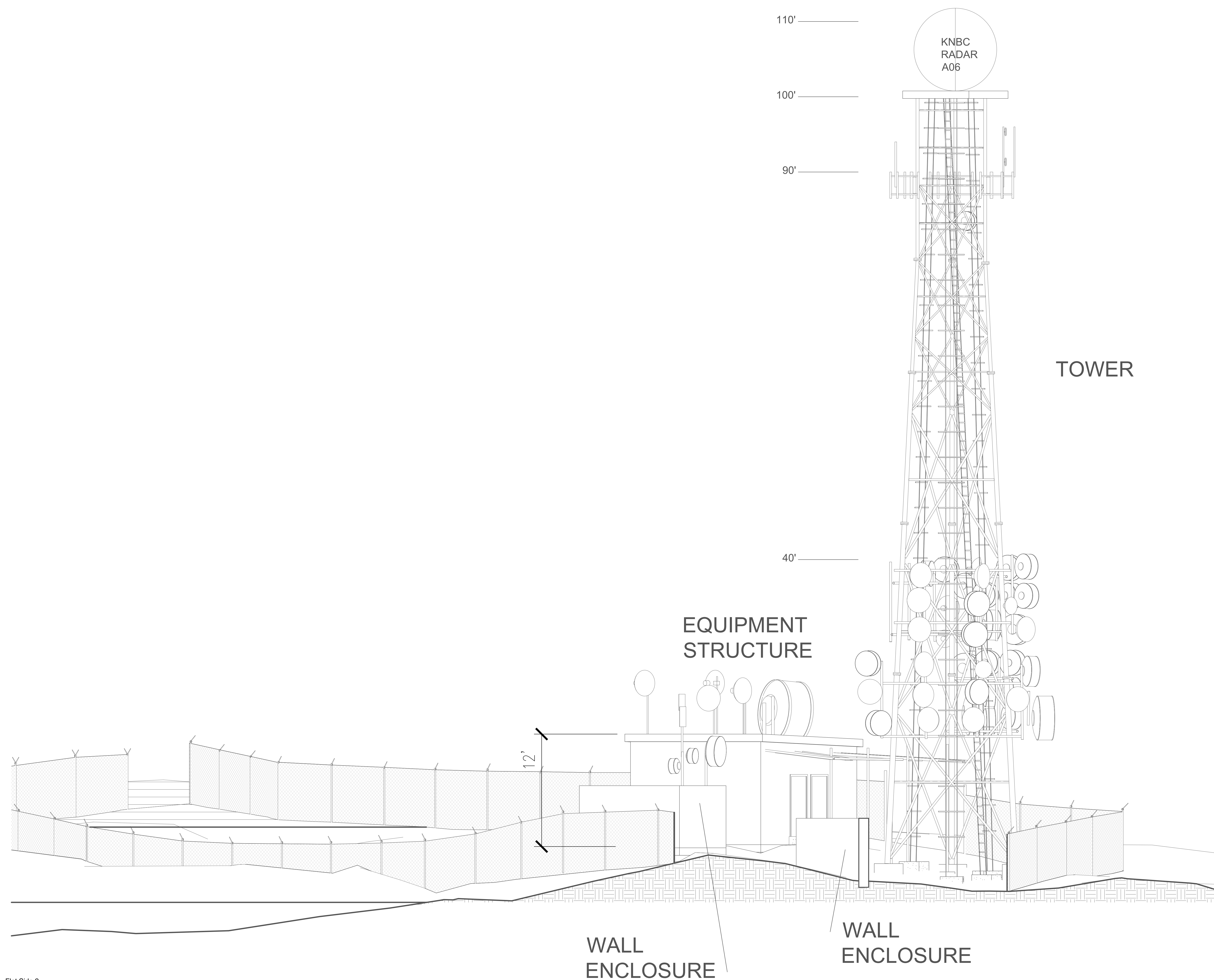
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W
SBBM

Site 3
Flat Side 2

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

A107

Scale	$3/16" = 1'$
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① Flat Side 2
 $3/16" = 1'-0"$



1240 E. Ontario Ave. #102-219
Corona, CA 92881
951-496-9511
info@eccodesignbuild.com
License #576412

Note:
This drawing is prepared for the Orange County Planning Department as supporting documentation for a Conditional Use Permit application to comply with the "County of Orange Wireless Communications Facilities on Private Property Ordinance."

[illegible]

Property Owner:
Pleasants Peak Facility Corp.
Post Office Box 9227
Newport Beach, CA 92658-9227

Contact:
Fred Daniel, President
949-640-8899

Project Location:
West Pleasants Peak
11226 Black Star Canyon Road
Silverado, CA
Orange County, California

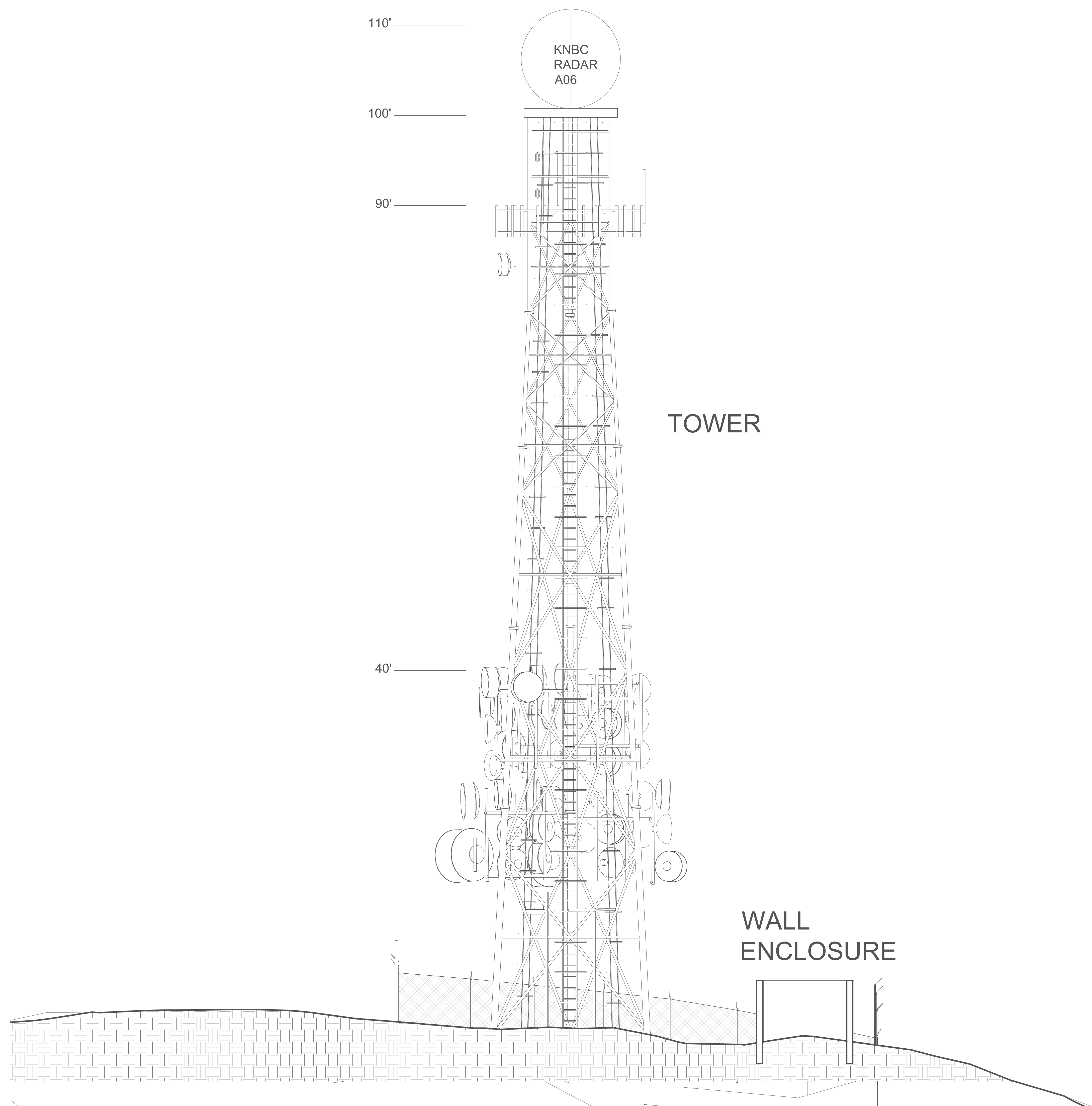
APN: 105-040-55
NE ¼, Section 29, T.4 S, R. 7 W,
SBBM

Site 3
Flat Side 3

Project Number	20-17
Date	10-15-2
Drawn By	Edb
Checked By	JRE

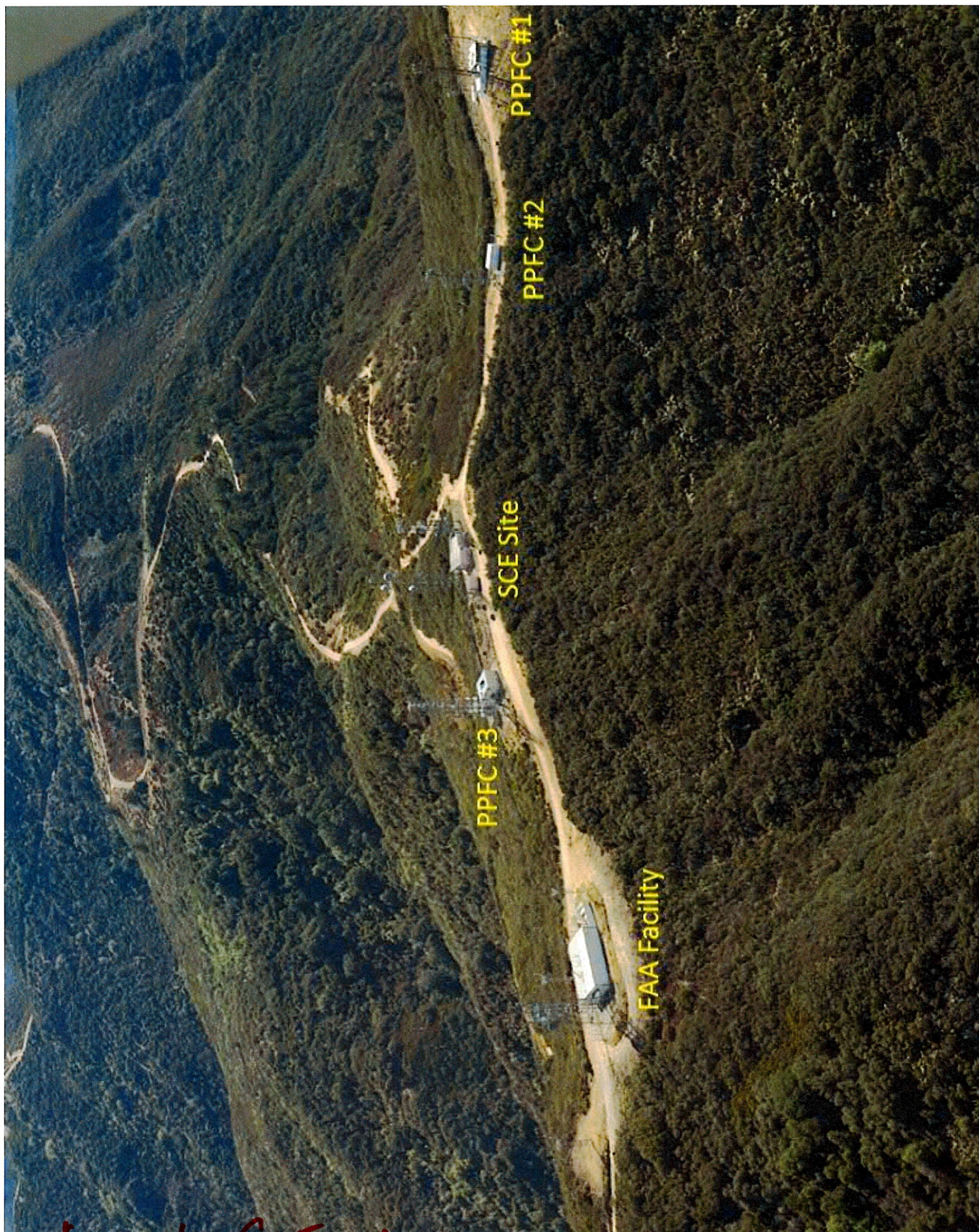
A108

Scale	$3/16" = 1'$
-------	--------------



① Flat Side 3
3/16" = 1'-0"

Attachment 5



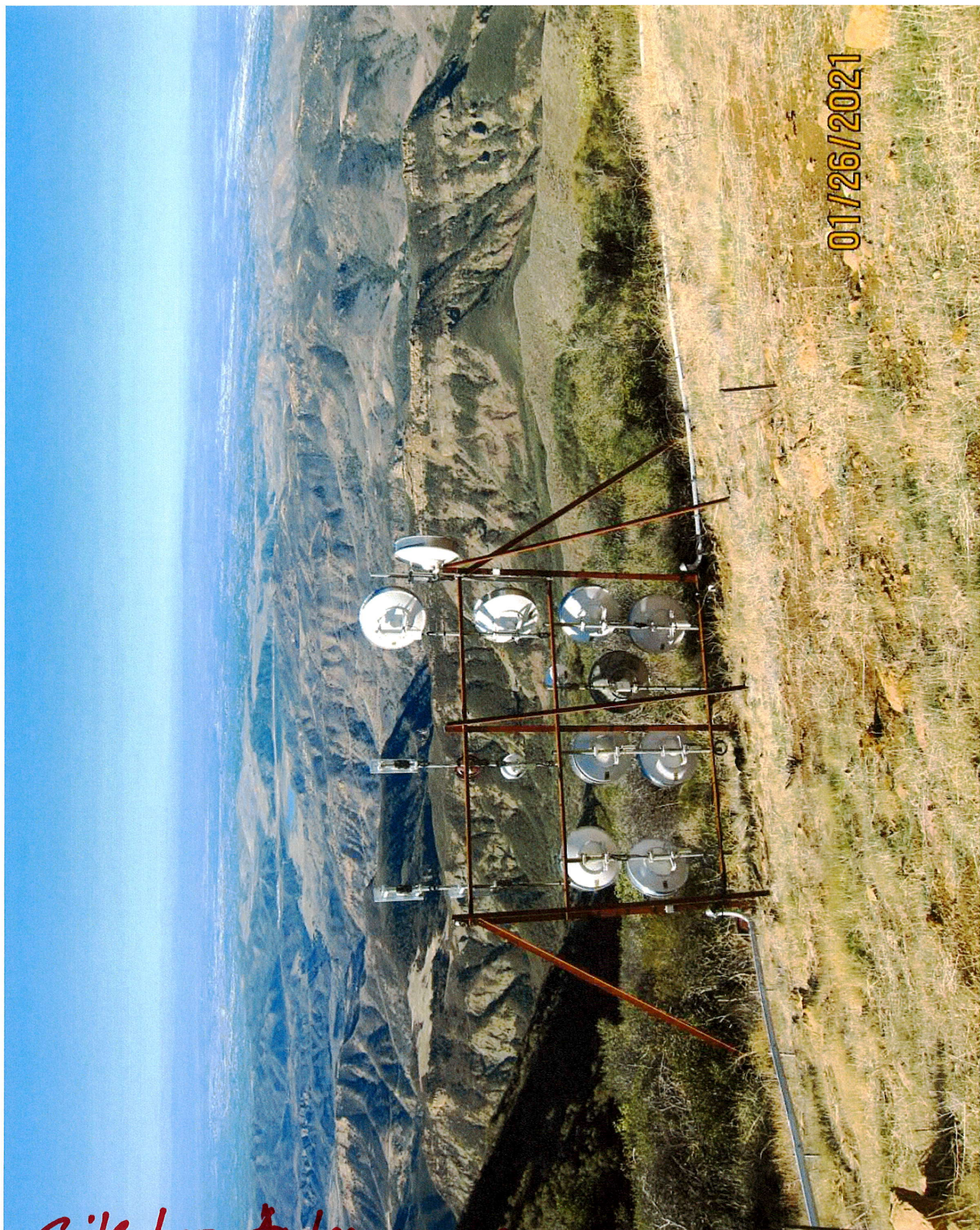
Aerial of Existing 3 sites



Site 1 - Antenna 1 A



Site 1 - Antenna 1B



01/26/2021

Sike 1 - Antenna 1C



11/22/2020

Site 1 - Antenna 1 D



11/22/2020

Site 1 - Antenna 1E



11/22/2020

Site 1 - Antenna 1 F



11/22/2020

Site 2 Antenna



Site 3 Antenna

Attachment 6

From: Schull, Erik D <ESchull@ocsheriff.gov>
Sent: Thursday, April 22, 2021 2:21 PM
To: Burgos, Cynthia
Subject: RE: PA21-0035

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Cynthia,
Sheriff/Communications has reviewed PA 210035, Pleasants Peak Facility Corporation's proposal at the West Pleasants Peak Site, 11226 Black Star Canyon Road, Silverado, and has no concerns with this project. This project will not require a post construction inspection.

Thank you for the additional detail here, very interesting! I used to drive by this tower in the forest quite often on the way to county towers nearby.
Thank you,

Erik Schull
Senior Telecommunications Engineer
Orange County Sheriff-Technology
Emergency Communications Unit
840 North Eckhoff Street
Suite 104
Orange, CA 92868-1021
714-704-7937
ESchull@ocsd.org

From: Burgos, Cynthia <Cynthia.Burgos@ocpw.ocgov.com>
Sent: Wednesday, April 14, 2021 10:59 AM
To: Schull, Erik D <ESchull@ocsheriff.gov>
Subject: PA21-0035

Good Morning,

Attached is Planning Application PA21-0035 that has been submitted for approval to OC Development Services/Planning. Consistent with our on-going policy of involving your department in any planning application for wireless or other communication systems your department's review of the attached material is requested. Please let me know if you require any additional information.

This is an unusual application. The existing towers were all approved April, 1997 under PA970059 but an upcoming ordinance will limit the height of telecommunication towers so the project will become legal non-conforming. The property owners are trying to sell the facility but due to the legal non-conform status of the site they are unable to close escrow consequently they are applying for a Use Permit to allow the over height towers to remain. If you have any questions or require any additional documents let me know.

Thank You,
Cynthia Burgos
OC Public Works | Development Services
601 N. Ross Street, Santa Ana, CA 92701 | (714) 667-8898



I AM WORKING REMOTELY RESPONSE TIMES MAY BE AFFECTED. YOUR PATIENCE IS APPRECIATED.

Attachment 7

Pleasants Peak Antenna Inventory For Site 1

Ant Code	Elevation	Ant Type	Service	Notes
B01	8	Beam	Broadcast	
B02	8	Beam	Broadcast	
B03	10	Dish	Broadcast	
C01	8	Dish	Ham	
C02	6	Beam	Ham	
C03	6	Beam	Ham	
C04	6	Beam	Ham	
C05	6	Beam	Ham	
C06	6	Beam	Ham	
F01	20	Dish	Ham	902-928 MHz
G01	Temp	Dish-1'	WISP	
G02	Temp	Dish-1'	WISP	
G03	Temp	Dish-1'	WISP	
G04	Temp	Dish-1'	WISP	
G05	Temp	Dish-1'	WISP	
G06	Temp	Dish-1'	WISP	
G07	Temp	Dish-1'	WISP	
G08	Temp	Dish-1'	WISP	
G09	Temp	Dish-1'	WISP	
G10	Temp	Dish-1'	WISP	
G11	Temp	Dish-2'	WISP	
G12	Temp	Dish-2'	WISP	
G13	Temp	Dish-3'	WISP	
G14	Temp	Dish-3'	WISP	
G15	Temp	Dish-1'	WISP	
G16	Temp	Dish-1'	WISP	
G17	Hillside	Dish-3'	WISP	
G18	Hillside	Dish-3'	WISP	
G19	Hillside	Dish-3'	WISP	
G20	Hillside	Dish-3'	WISP	
G21	Hillside	Dish-3'	WISP	
G22	Hillside	Dish-3'	WISP	
G23	Hillside	Dish-3'	WISP	
G25	Hillside	Dish-3'	WISP	
G26	Hillside	Dish-3'	WISP	
G32	Hillside	Dish-3'	WISP	
K01	6	Dish	Broadcast	
K02	6	Dish	Broadcast	
M01	12	Dish-1'	WISP	
M02	8	Dish-4'	WISP	

Pleasants Peak Antenna Inventory For Site 1

[illegible]

Pleasants Peak Antenna Inventory For Site 2

Ant Code	Elevation	Ant Type	Service	Notes
J01	17-NE	26" Dish	Ham	NE LEG
J02	19-NE	26" Dish	Ham	NE LEG
J03	42-SE	26" Dish	Ham	SE LEG
J04	44-SE	26" Dish	Ham	SE LEG
J05	23-SE	26" Dish	Ham	FUTURE SE LEG
J06	25-SE	26" Dish	Ham	FUTURE SE LEG
G02	33 -SE	4' Dish	Government	SE LEG
G01	70-SE	6' Dish	Government	SE LEG
75W4UP	75	8' Stick	Ham	
75W4DN		Extended Ant	Ham	
75W4CT				
75W3UP	75	Reserved	Government	
75W3DN				
75W3CT	73	29" Panel	Ham	3 GHZ
75W2UP	75	Reserved	Room E	
75W2DN		Reserved	Room E	
75W2CT	73	29" Panel	Ham	5 GHZ
75W1UP	75	8' Stick	Government	
75W1DN		Reserved	Room E	
75W1CT				
75W-IN	75	8' Stick/pole	Ham	Main UHF Receive
75SE4UP	75	8' Stick	Ham	
75SE4DN		Blocked		
75SE4CT				
75SE3UP		Reserved	Room E	
75SE3DN		Blocked		
75SE3CT				
75SE2UP		Reserved	Room E	
75SE2DN		Blocked		
75SE2CT				
75SE1UP		Reserved	Room E	
75SE1DN		Blocked		
75SE1CT				
75SE-IN				
75NE4UP		8' Stick	Commercial	
75NE4DN				
75NE4CT				
75NE3UP				
75NE3DN				
75NE3CT				
75NE2UP		10' GP	Hospital	
75NE2DN				
75NE2CT				
75NE1UP		8' Dipole	Hospital	
75NE1DN				
75NE1CT				

Pleasants Peak Antenna Inventory For Site 2

75NE-IN				
55W4UP		16' Dipole	Ham	
55W4DN				
55W4CT				
55W3UP		Reserved	Room E	
55W3DN		Reserved	Room E	
55W3CT		29" Panel	Ham	
55W2UP		8' Dipole	Maritime	
55W2DN				
55W2CT				
55W1UP		8' Stick	Government	
55W1DN		Reserved	Room E	
55W1CT				
55SE4UP				
55SE4DN				
55SE4CT				
55SE3UP				
55SE3DN				
55SE3CT				
55SE2UP				
55SE2DN				
55SE2CT				
55SE1UP		Reserved	Room E	
55SE1DN		Reserved	Room E	
55SE1CT				
55NE4UP				
55NE4DN				
55NE4CT				
55NE3UP		Reserved	Room E	
55NE3DN		Reserved	Room E	
55NE3CT	53	29" Panel	Ham	5 GHZ
55NE2UP		Reserved	Room E	
55NE2DN				
55NE2CT				
55NE1UP		Reserved	Room E	
55NE1DN				
55NE1CT	53	CAMERA	Ham	
35NE4UP				
35NE4DN				
35NE4CT				
35NE3UP				
35NE3DN				
35NE3CT				
35NE2UP				
35NE2DN				
35NE2CT				
35NE1UP				
35NE1DN				
35NE1CT				

Pleasants Peak Antenna Inventory For Site 3

<u>Ant Code</u>	<u>Elevation</u>	<u>Ant Type</u>	<u>Service</u>	<u>Notes</u>
A01				
A02	T 90	8' Dipole	Ham	445.94 MHz
A03	T90	8' Stick		
A04	T90	16' Dipole	AlarmCo	
A05	Bldg 10'	8' Dish	Broadcast	
A06	T 100	10' DOME	RADAR	
A07				
A08				
A09	Wall 10'	2' Dish	WISP	
A10	T 80	8' Stick		
A11	Wall 9'	2' Dish	WISP	
A12				
A13				
C01	T 96	1' Dish	WISP	
C02				
C03	T 98	1' Dish	WISP	
C04	T 96	1' Dish	WISP	
C05	T 90	1' Panel	WISP	
C06	T84	1' Dish	WISP	
C07	T 89	1' Panel	WISP	
C08	T 92	1' Dish	WISP	
C09	T 93	1' Panel	WISP	
C10	T 95	1' Dish	WISP	
C11	T 96	1' Dish	WISP	
C12	T 97	1' Dish	WISP	
C13	T 10'	1' Dish	WISP	
C14	T 91	1' Panel	WISP	
C15	T 81	1' Dish	WISP	
C16	Wall 10'	2' Dish	WISP	
C17	Wall 10'	3' Dish	WISP	
C18	Wall 10'	3' Dish	WISP	
C19	T 97	1' Panel	WISP	
C20	T 96	1' Panel	WISP	
C21	T 95	1' Panel	WISP	
C22				
C23	T 88	1' Dish	WISP	
C24	T 89	2' Dish	WISP	
M01	T 23	6' Dish	WISP	
M02	T 28	4' Dish	WISP	
M03	T 32	3' Dish	WISP	
M04	T 36	3' Dish	WISP	
M05	T 39	3' Dish	WISP	
M06	T 39	3' Dish	WISP	

Pleasants Peak Antenna Inventory For Site 3

M07	T 37	3' Dish	WISP	
M08	T 32	4' Dish	WISP	
M09	T 28	3' Dish	WISP	
M10	T 25	3' Dish	WISP	
M11	T 22	3' Dish	WISP	
M12	T22	3' Dish	WISP	
M13	T25	3' Dish	WISP	
M14	T28	3' Dish	WISP	
M15	T32	4' Dish	WISP	
M16	T 37	3' Dish	WISP	
M17	T39	3' Dish	WISP	
M18	T39	3' Dish	WISP	
M19	T37	3' Dish	WISP	
M20	T36	3' Dish	WISP	
M21	T 32	2' Dish	WISP	
M22	T29	4' Dish	WISP	
M23	T33	3' Dish	WISP	
M24	T26	3' Dish	WISP	
M25	T23	6' Dish	WISP	
M26	T38	3' Dish	WISP	
M27	T39	3' Dish	WISP	
M28	T 35'	3' Dish	WISP	
M29	T32	3' Dish	WISP	
M30	T29	3' Dish	WISP	
M31	T 25	3' Dish	WISP	
M32	T22	3' Dish	WISP	
M33	T25	3' Dish	WISP	
M34	T29	2' Dish	WISP	
M35	T 32	3' Dish	WISP	
M36	T35	3' Dish	WISP	
M37	T39	3' Dish	WISP	
M38	T35	3' Dish	WISP	
M39	T38	2' Dish	WISP	
M40	T 25	3' Dish	WISP	
M41	T 25	3' Dish	WISP	
M42	T22	3' Dish	WISP	
M43	T22	3' Dish	WISP	
S01	T 90	8' Stick	AlarmCo	
W01	10' Bldg		WISP	
W02	10' Bldg		WISP	
W03	10' Bldg		WISP	
W04	10' Bldg		WISP	
W05	10' Bldg		WISP	