



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
SPECIAL MEETING DATE: August 19, 2021, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm. Staff and members of the public participated in person, practicing social distancing, and were also invited to participate via WebEx phone call.**
- II. Minutes of June 10, 2021 – Approved by Zoning Administrator, Laree Alonso**
- II. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA21-0035- APPLICANT – PLEASANTS
PEAKFACILITY CORP. -- LOCATION – 11226 BLACK STAR,
SILVERADO (APN:105-040-55), THIRD SUPERVISORIAL DISTRICT
(APN 131-221-10).**

A request for a Use permit to address the “legal non-forming” status of three (3) existing broadcast facilities at top of West Pleasants Peak.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and.
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.

Special Notes:

Cynthia Burgos, Planner, provided a presentation and answered questions from the Zoning Administrator. Duane Mortita, Agent, stated that he had read and accepts the conditions of approval including the modification to remove Condition of Approval – “Basic/Time Limit”. This condition will be removed since the approval is only for the existing facilities with no proposed changes, and thus a period of validity for establishment is not applicable.



The following is the action taken by the Orange County Zoning Administrator, Laree Alonso:

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. Zoning Administrator directed staff to remove Condition of Approval- "Basic/Time Limit". This condition will be removed since the approval is only for the existing facilities with no proposed changes, and thus a period of validity for establishment is not applicable. Memo added to the staff report noting the modification to the staff report.

APPROVE
DENIED

OTHER

**ITEM #2 PUBLIC HEARING – PA20-0195 – APPLICANT – RMV Telecom, LLC –
– AGENT – JAY BULLOCK – LOCATION – RANCH PLAN PLANNED
COMMUNITY, PA21, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Applicant RMV Telecom, LLC requests approval of a Site Development Permit to allow for the installation and operation of a wireless communication facility (WCF). The installation will include a ballast-mounted monopole with associated antenna equipment on a 757 square-foot site. The Project-Specific Alternative Site Development Standard will allow the total height of the WCF to be 79 feet where 60 feet is the maximum height allowed.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and;
2. Find that the proposed project (PA20-0195) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
 - a. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA20-0195. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.



- b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA20-0195.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve Planning Application PA20-0195, subject to the attached Findings and Conditions of Approval (Appendices A and B).

Special Notes:

Cameron Welch, Senior Planner, provided a presentation and answered questions from the Zoning Administrator. Jay Bullock, representing the applicant, stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso:

Approve Planning Application PA20-0195, subject to the attached Findings and Conditions of Approval (Appendices A and B).

APPROVE

OTHER

DENIED

IV. Public Comments:

- None

V. Adjournment:

The June 10, 2021 Zoning Administrator hearing adjourned at 2:17 pm.