

APPENDIX G

VARIANCE LETTER



City of Anaheim
PLANNING DEPARTMENT

To: Stephen Sciotino, Integrated Resources Manager

From: Sheri Vander Dussen, Planning Director

Date: December 6, 2007

RE: SUPPORT OF CANYON POWER PROJECT

Planning Department staff has reviewed the conceptual plans for the proposed Canyon Power Project at 3071 E. Miraloma Avenue and is supportive of the proposed use and design. The proposed use of the site as a City-owned power generating facility is consistent with the property's underlying zoning and General Plan designations. Although the design of the project does not fully comply with the City's Zoning Code with respect to the height and location of the perimeter block wall, staff believes that the 20-foot high decorative block wall is necessary to effectively screen the facility and to minimize potential noise impacts associated with the plant's operation. Further, the extensive landscaping proposed within the 15-foot wide setback area adjacent to Miraloma Avenue will minimize the potential aesthetic impacts of the proposed wall. Waiver from these zoning standards will not require discretionary action by the Planning Commission or City Council as Chapter 18.90 of the Anaheim Municipal Code exempts the City from the requirements of the Zoning Code.

A preliminary noise analysis indicates that the facility may slightly exceed the City's established noise level standard of 60 dB as measured from any property line. However, the project's estimated 65 dB noise level is less than a 66 dB ambient noise reading recently taken at the site. Further, Chapter 6.70 of the Anaheim Municipal Code exempts "governmental units" from the 60 dB standard. Given the measures being taken to minimize noise impacts, including the perimeter block wall and sound mufflers on the generating units, and the fact that the facility would be located in the middle of a sizeable industrial area, staff does not anticipate any adverse noise impacts associated with the facility's operation.

Please let me know if Planning Department staff can be of further assistance in this matter.

SV/JB/sr