

**OC DEVELOPMENT SERVICES REPORT**

**DATE:** February 15, 2024

**TO:** Orange County Zoning Administrator

**FROM:** OC Development Services / Planning Division

**SUBJECT:** Planning Application PA23-0090 for a Use Permit

**PROPOSAL:** The applicant is seeking a Use Permit for the installation of a new telecommunication facility consisting of a camouflaged 35-foot-tall mono-eucalyptus 6-foot-tall concrete masonry unit wall enclosure, one (1) new steel shelter, one (1) new generator, utility panels, one (1) new GPS antenna, two (2) new DC-12 outdoor units, twelve (12) new panel antennas, eighteen (18) new RRUs, four (4) new surge suppressors and one (1) new 2-foot tall antenna.

**ZONING:** A1 - General Agriculture

**GENERAL PLAN:** 5 Open Space

**LOCATION:** The project is located at 23082 Antonio Pkwy, Ladera Ranch, CA 92694 (within the Fifth (5th) Supervisorial District (APN 125-181-03))

**APPLICANT:** San Diego Gas & Electric, Property Owner  
Willy Kazimi, 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 3 exemption, pursuant to CEQA Guidelines Section 15303 provides for installation of small new equipment in small structures and Class 11 exemption, pursuant to CEQA Guidelines Section 15311 provides for placement of minor structures accessory to (appurtenant to) an existing electrical facility

3. Approve Planning Application PA23-0090 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, Section 20, Township 7, Range 7 is located at 23082 Antonio Parkway, within unincorporated Ladera Ranch. The subject site is located within hilly terrain. The lot is approximately 16.71 acres and is zoned A1 “General Agricultural” District. The rectangular shaped lot has an average depth of 980 feet and average width of 720 feet and is located along Antonio Parkway. The property is occupied with a substation owned by the San Diego Gas and Electric Company.

Proposed Project

The applicant is seeking a Use Permit for the installation of a new telecommunication facility that would consist of a camouflaged 35-foot-tall mono-eucalyptus, a 6-foot-tall concrete masonry unit (CMU) wall enclosure, one (1) new steel shelter, one (1) new generator, utility panels, one (1) new GPS antenna, two (2) new DC-12 outdoor units, twelve (12) new panel antennas, eighteen (18) new Radio Remote Units (RRUs), four (4) new surge suppressors and one (1) new 2-foot tall antenna. Per the Wireless Communications Facility on Private Property Ordinance new wireless communications facilities shall be permitted subject to a use permit to the Zoning Administrator.

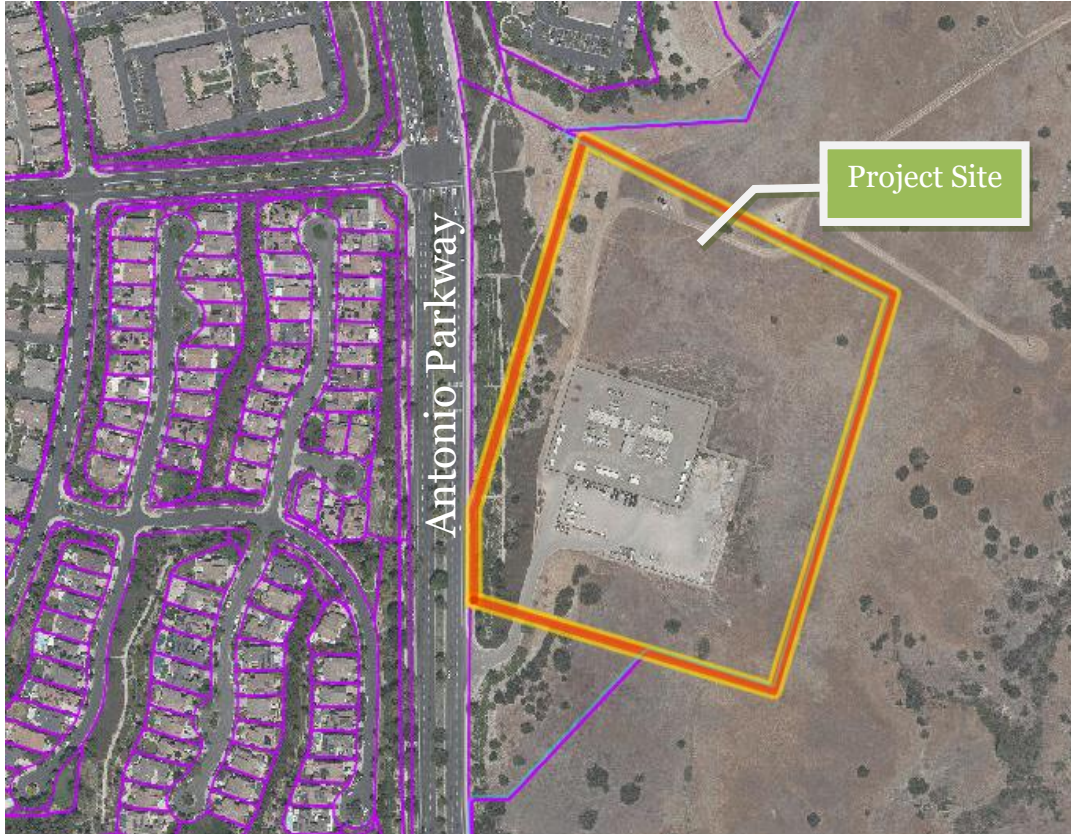
**SURROUNDING LAND USES:**

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 Agriculture	Substation
North	A1 - General Agriculture	Vacant
South	A1 - General Agriculture	Vacant
East	A1 - General Agriculture	Vacant
West	Ladera Planned Community	Single Family Residences

**Aerial of Project Site**

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



**DISCUSSION/ANALYSIS:**

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

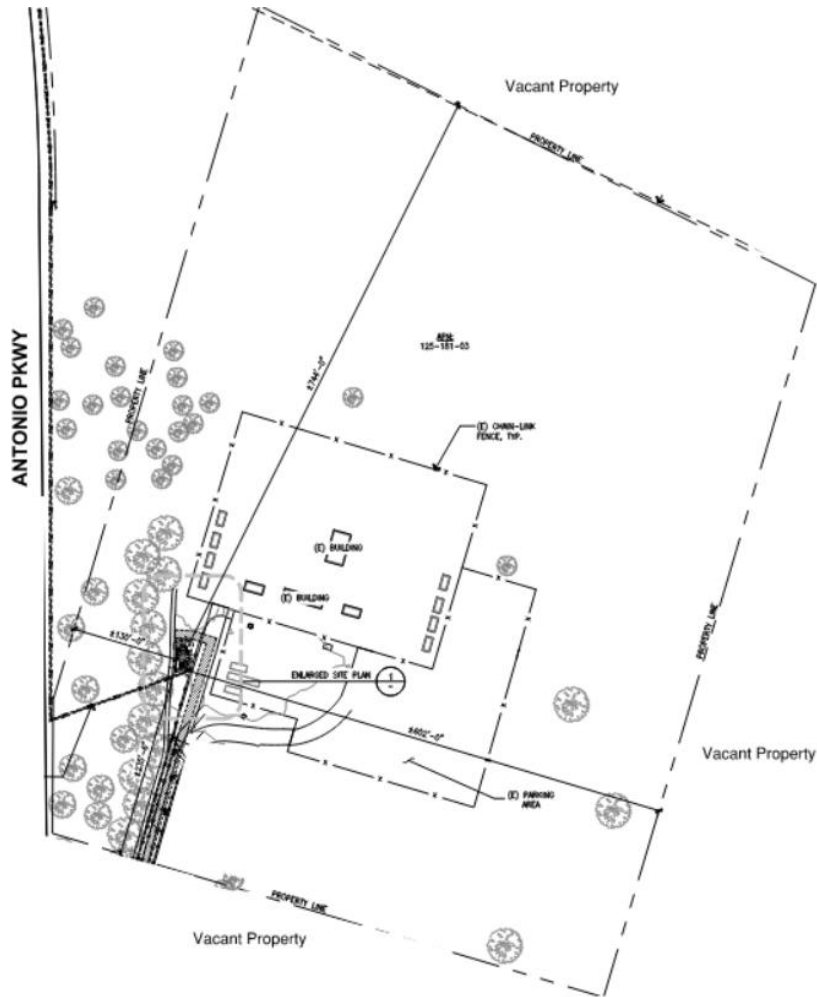
**Project Comparison**

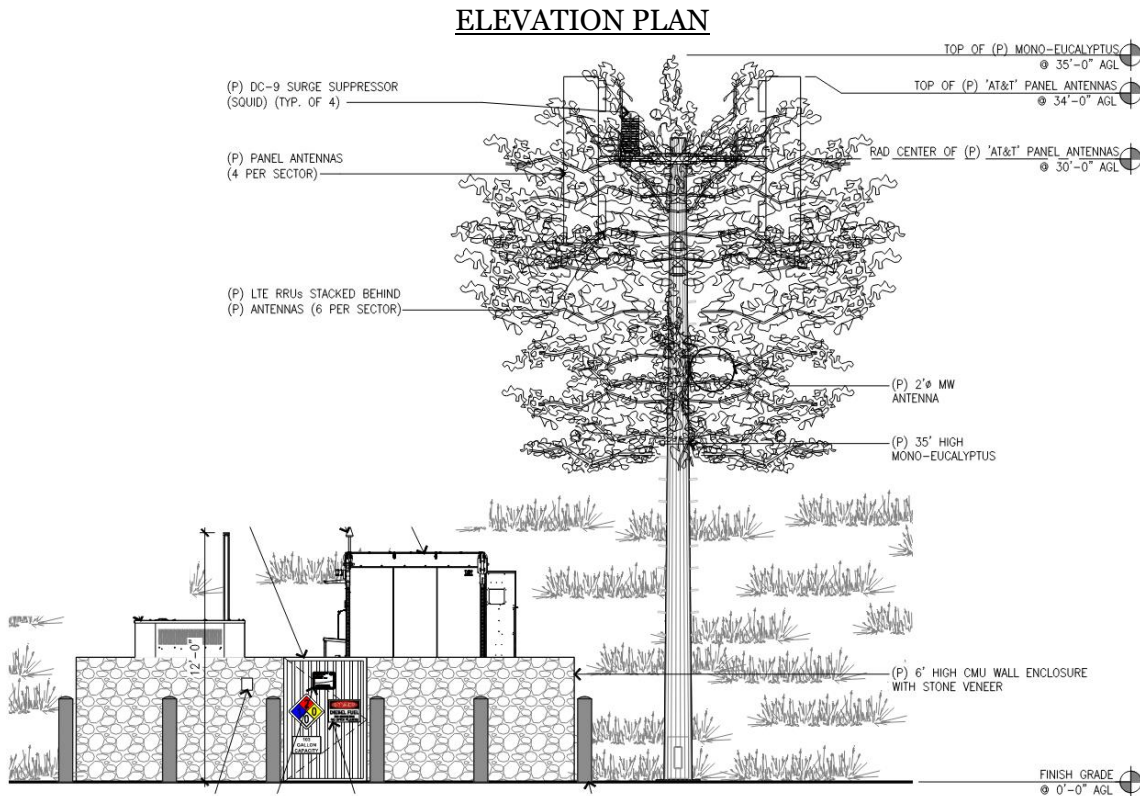
<b>STANDARD</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Building Site Area	4 acres	16.71 acres (existing)
Maximum Building Height	Thirty-five (35) feet maximum	35 feet tower
Structural Setback	Front: 20 feet minimum Side: 5 feet minimum Rear: 25 feet minimum	Front: 130’ Side: 744’ and 235’6” feet Rear: 602’
Building Site Coverage	N/A	N/A

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.)	35' tower
Fences and Walls	Fences shall not exceed a maximum height of six (6) feet.	6' tall CMU
Screening	Ground-mounted transmission equipment and associated enclosures for new wireless communication shall be located either underground or completely within a fenced area.	Equipment to be located within a new proposed fenced area.

SITE PLAN





**Proposed Facility**

The applicant is proposing to build a new telecommunication facility that consisted of a new 35-foot-tall mono-eucalyptus, a new 6-foot tall CMU wall enclosure, one (1) new steel shelter, one (1) new generator, utility panels, one (1) new GPS antenna, two (2) new DC-12 outdoor units, twelve (12) new panel antennas, eighteen (18) new RRUs, four (4) new surge suppressors and one (1) new 2-foot tall antenna.

Per the Wireless Ordinance the applicant shall demonstrate that the wireless communications facility is the least intrusive means by which to locate and design the facility. “Least intrusive means” means that all new wireless communications facilities and substantial changes shall be designed to minimize aesthetic and visual impacts and shall include appropriate stealth or camouflage techniques given the proposed location, design, visual environment and nearby uses and/or structures. Wireless facilities shall be located in areas where existing topography, vegetation, buildings or other structures naturally conceal the facility.

The applicant is proposing to construct an unmanned wireless telecommunications facility camouflaged as a eucalyptus tree and the antennas will be screened between branches of the mono-eucalyptus structure. The proposed 35-foot tower meets the height requirements of the Wireless ordinance and is the minimum height necessary in order to fill the significant gap in coverage for this project. The associated equipment cabinets will be located within a 6-foot-tall CMU wall enclosure with stone veneer. The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and the surrounding community. The proposed project meets all of the development standards of the Wireless Ordinance and will be located in an area where existing topography and vegetation will naturally conceal the facility.

Staff has analyzed the proposed project and concluded that the facility is therefore, located in an un-intrusive area and the 35-foot height tower is essential and required to provide the necessary network

connectivity. The size and scale of the proposed project with its camouflaged tower is not detrimental to surrounding land uses, and that the tower location has been planned in a manner that is the least intrusive, both on the project site and to the surrounding community.

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.

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A copy of the planning application and the proposed site plan were distributed for review and comment to appropriate County division. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2. Public notices were mailed to all owners of record within 300 feet of the subject property, posted in front of the project site, in a local newspaper, and in the lobby at the County Administration North building located at 400 W Civic Center Dr., Santa Ana, CA 92701, at least ten days prior to this public hearing, as required by established public hearing posting procedures. As of the writing of this staff report, no comments raising issues with the project have been received from OCFA or other County divisions.

**CEQA COMPLIANCE:**

The proposed project is categorically exempt (Class 3 and 11) from the provisions of CEQA because Class 3 Section 15303 provides for installation of small new equipment in small structures and Class 11 Section 15311 provides for placement of minor structures accessory to (appurtenant to) an existing electrical facility.

**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 PA23-0090 subject to Findings and Conditions of Approval provided as Attachments #1 and #2 to this report.

Submitted by:



*Cynthia Burgos*  
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Cynthia Burgos, Contract Planner  
 OC Development Services/Planning

Concurred by:



*Justin Kirk*  
box SIGN 4ZW8V7Z1-1VV87WJ2

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Justin Kirk, 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

**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.