



**FILE:** PA01-0029

**DATE:** June 5, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA01-0029 for Site Development Permit

**LOCATION:** 9764 Peter's Canyon Rd., Orange (District 5)

**APPLICANT:** XM Satellite Radio, applicant  
The Irvine Co., property owner  
LCC International, Inc., agent

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**I. NATURE OF PROJECT:**

Xm Satellite Radio has submitted this request for a Site Development Permit to establish a facility at an existing telecommunications site. The subject property is 170' x 140' in size and is located southeast of the intersection of Jamboree Road and Chapman Avenue, and westerly of the Eastern Transportation Corridor. Access is provided through Peter's Canyon Road, via Jamboree Road. The project is zoned A1 "General Agricultural" and is in the Peter's Canyon area, in the City of Orange Sphere of Influence. Surrounding properties are also zoned General Agriculture.

XM Satellite Radio, Inc. requests approval to install one 70-inch omni antenna and one 26-inch satellite dish onto an existing 36-foot tower. The structure has been previously permitted by SP87-60A. The omni antenna proposed to be attached to the existing tower within this proposal will extend to a maximum height of 42-feet above ground. The applicant proposes to co-locate on the tower where other wireless antenna carriers are already in operation. This proposal will bring the antenna to a maximum height of 42-feet above ground. The satellite dish will be attached on the tower 20-feet above the ground. The applicant also proposes one repeater cabinet on a 6' x 5' concrete pad. The new support equipment will be located within the existing fenced equipment area.

Cox Cable operates existing buildings and facilities on the property. A generator and two equipment rooms already exist on site. Since the existing facility is unmanned, no parking is required and staff is not recommending any requirements for additional parking as part of the current request. However, a small parking area on site for service vehicles, which provide maintenance on Cox Cable supply buildings and radio equipment exists at the site.

The subject Planning Application was routed to the Orange County Fire Authority, the City of Orange, and the City of Tustin for review and comment. OCFA responded on 5/8/01 recommending a standard condition for any hazardous materials associated in the operation/equipment required for the project. A recommendation for an additional fire suppression system or a fire alarm system was noted depending upon the quantity of batteries and battery acid proposed for the site. City of Orange responded on 5/17/01 with no formal comments due to the minor additions to the already existing

structure. They did, however, state that the site is visible from residential units located across from Jamboree. City of Tustin initially commented on the project on 5/22/01 with concerns relating to the existing tower. However, Tustin rescinded their comments after visiting the site, and determined the project site would not to have any visual impacts on the neighborhoods of Tustin Ranch and other areas in the northern section of the city. No other comments were received.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-137 “Accessory Uses and Structures”; Section 7-9-150 “Discretionary Permits and Procedures”; Section 7-9-55.3 (c) “A1 General Agricultural District (land use) Regulations” permit the proposed use.

**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 (minor alteration of existing structures) of the CEQA Guidelines. For the action of the Director of Planning and Development Services in approving this project, Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_  
Chad Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.