



**FILE:** PA 01-0074

**DATE:** September 20, 2001

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA 01-0074 for Site Development Permit  
(Stealth telecommunication facility/identification sign)

**LOCATION:** 20664 Newport Coast Drive, Newport Coast

**APPLICANT:** Cingular Wireless: Applicant  
Irvine Company: Land Owner  
Compass Telecom Services: Agent

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**I. NATURE OF PROJECT:**

Cingular Wireless is proposing a stealth telecommunication facility in the form of a freestanding identification sign for GRS (Gas Recovery Systems, Inc). The proposed sign/telecommunication facility will allow Cingular Wireless the opportunity to provide coverage to the area. The project site is zoned A-1 "General Agricultural" District. Uses permitted in this district, subject to a site development permit, include communication facilities.

The proposed roadside sign will be located next to Newport Coast Drive on Irvine Company land near the entrance of the Gas Recovery Systems facility. GRS is located on the eastern segment of the closed Coyote Canyon Landfill site and north of the Newport Ridge and Newport Coast Planned Communities. The GRS facility recovers methane gas from the previously operated Coyote Canyon Landfill site. Operations at the gas recovery facility (GRS) will not affect the proposed project.

Currently, a sign exists in the location of the proposed cell site, but does not meet the design theme established by the Irvine Company. The sign will be removed and a larger freestanding, aluminum sign, which does meet the design theme, will be placed on the same site. Design themes used in the new sign will match the color, size, look, and materials used on other signs that are within the Newport Coast area. Signs are considered an accessory use and are permitted with a site development permit if they exceed thirty-two (32) square feet in area. The proposed sign will measure 17 feet 8 inches in height, 7 feet in width, and 2 feet in depth. Since the sign will exceed the permitted square footage (approximately 119 square feet in area) a site development permit is required. The sign will not exceed the 35-foot height limit for the A1 "General Agricultural" District and will not be illuminated. It should be noted that the purpose of the sign is to permit and conceal the proposed telecommunication facility.

Inside the sign, a single antenna will be located near the top, situated onto a pipe mount. The top of the antenna will measure at 16 feet above grade. A Micro Base Station Transceiver (BTS) equipment cabinet will also be enclosed inside the sign at a height of 6 feet 5 inches. The proposed project area

will require about 8 square feet located 25'6" from the curb of Newport Coast Drive. The face of the sign will also double as a door to access the telecommunication equipment. The doors will swing outward to allow maintenance to be done on the equipment. A technician will perform one maintenance visit per month, so no additional parking will be required for the site. The antenna and equipment will be completely concealed within the sign.

An array of existing cellular antennas are located on the leased portion of the GRS property. These include antennas for Air Touch, LA Cellular, Sprint, and PacBell. These facilities are located roughly 1,140 feet from Newport Coast Drive. The antennas are located on existing structures including: midway up a 105' high smoke stack tower, atop a perimeter wall, on a platform attached to the smoke stack, and on a guardrail also located near the smoke stack.

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

Orange County Zoning Code: Section 7-9-55 A1 "General Agricultural" District Regulations, Section 7-9-129.6 "Height Limit", Section 7-9-144 "Signs", and 7-9-150 "Discretionary Permits and Procedures".

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorically Exempt from the provisions of CEQA (Class 1). 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.