



**FILE:** PA02-0044

**DATE:** May 29, 2002  
**TO:** File/Record/Applicant  
**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA02-0044 for Site Development Permit  
**APPLICANT:** SFC Consultants, agent for AT&T Wireless Services and Irvine Valencia Growers, Property Owner.

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**I. NATURE OF PROJECT:**

The applicant is proposing an unstaffed wireless telecommunication facility to be mounted on the pole of an existing antenna. The existing monopole is located along the northern boundary of the Irvine Valencia Growers site located at 13214 Jeffrey Road, in unincorporated Orange County, within the sphere of influence of the City of Irvine (Exhibits 1 and 2).

The existing monopole, which was installed in 1996, is 70 feet high. The antenna proposed for co-location will be installed approximately at midpoint of the existing monopole, at a maximum height of 32 feet. This height is under the A1 zoning district limitation of 35 feet, therefore a use permit will not be required. There are several equipment cabinets proposed as part of this project that will be installed at the base of the monopole. Installation of these cabinets will need minimal grading to provide a flat pad for the equipment.

The proposed site is within a vast agricultural area that includes a variety of agriculture-related activities such as packing, warehousing and processing. The subject parcel itself is a small sliver of land part of, and surrounded by large agricultural fields and a few warehouse buildings. Across Jeffrey Road to the west, the property is surrounded by undeveloped land also used for agricultural purposes, further beyond to the west and northwest is a single family residential neighborhood and a mobile home park.

The project site is zoned (A1) General Agricultural, which allows communication transmitting, reception or relay facilities, subject to the approval of a site development permit (Section 7-9-55.3 of the Orange County Zoning Code). The proposed site has an Open Space land use designation in the Land Use Element of the General Plan. The antenna project is consistent with the A1 zoning district and this land use designation, which allows for low-intensity, high-technology facilities which do not require a commitment of significant infrastructure. Wireless telecommunications facilities are based on technical requirements, which include service area, geographical elevations, alignment with neighboring sites and customer demand components. The proposed site's characteristics meet these requirements, thus enabling effective provision telecommunications service in the area. The proposed

array and the cabinets associated with the facility will add minimal visual disruption to the existing antenna. The proposed co-location increases the usefulness of an existing monopole, thereby reducing the number of antenna installations throughout the area. The proposed project meets all applicable provisions of the Zoning Code, and due to its small scale, it's additional visual impact will be minimal. Therefore, staff supports the project, subject to the findings and conditions of approval in attachments A and B.

The project was routed to various County Departments and Sections for review and comment. In addition, the application was also forwarded to the Orange County Sheriff's Department, and the City of Irvine. As of the writing of this report, no objections have been raised by any of these agencies or the City.

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**II. REFERENCE:**

Telecommunications facilities are a permitted use in the A1 zoning district subject to the approval of a Site Development Permit pursuant to the Orange County Zoning Code sections 7-9-55.3, A1 "General Agricultural" and 7-9-150.1(d) "Discretionary Permits and Procedures, Site Development"

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**III. ENVIRONMENTAL DOCUMENTATION:**

Pursuant to the California Environmental Quality Act, CEQA, the project is categorically exempt from further CEQA review.

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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, Chief  
CPSD/Site Planning Section

MBC

/Staff report/PA02-0044 AT&T

**ATTACHMENTS:**

- Appendix A – Findings
- Appendix B - Conditions of Approval

**EXHIBITS:**

- Exhibit 1 Location Map
  - Exhibit 2 Visual Simulations of proposed installation
  - Exhibit 3 Equipment Area Site Plan and Elevations
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**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.