



**FILE:** PA03-0025

**DATE:** April 21, 2003  
**TO:** File/Record/Applicant  
**FROM:** Larry M. Leaman Interim Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA03-0025 for Site Development Permit  
**APPLICANT:** Verizon Wireless, tenant and developer  
Barbara Lambert, property owner

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**I. NATURE OF PROJECT:**

The proposed project is a Site Development Permit to establish a wireless telecommunication facility (cell site). The proposed Verizon Wireless facility includes a 31 feet x 22 feet lease area (of which 27 feet x 21 ½ feet will be fenced with a 6 feet high chain link fence with redwood slates), 5 equipment boxes (approximately 5 to 6 feet in height), a 5 feet x 8 feet x 10 feet high equipment shelter and 6 panel antennas mounted on support arms to a 12 feet tall monopole (the top of the antennas are at a height of 14 feet above finished grade). The Verizon lease area is located adjacent to and north of a Sprint cell site; and, 4 feet east of the Nextel site. Access to the Verizon site is from 4 feet wide easements on both the west and east side of the Sprint to the Lambert Road access.

The project site and surrounding properties are zoned A1 "General Agricultural". Communication facilities are a permitted use within the "General Agricultural" District subject to a Site Development. The project site is located at the end of Lambert Road on a small hill situated between of Portola Parkway to the south and the Foothill Transportation Corridor (Highway 241) to the north. Except for another wireless facility, the surrounding hillside is presently vacant and covered with indigenous vegetation. A citrus grove is located to the south and east. The soil conditions at the immediate site are generally hard, dry, dirt and clay. No significant resources exist on the immediate project site, thereby having no impact on biological resources. Previous site reviews determined that there were no locally designated species, designated natural communities or migration corridors that would be impacted by the project.

Two other wireless telecommunication facilities have been approved for this project area. Planning Application PA97-0084 was approved for a Sprint facility (originally approved for Cox California PSC, Inc.) including: a 22 feet x 27 feet fenced lease area, equipment boxes and eight antennas mounted on 16 ½ feet tall poles. This facility is operational. Planning Application PA01-0098 was approved for a Nextel facility including: a 31 feet x 33 feet fenced leased area (west of the Sprint site), equipment boxes and 15 antennas mounted on 14 feet tall poles. This facility was approved February 14, 2002 but construction has yet to start. A telephone call to the to the applicant, indicated that construction plans are in the building permit process and construction will be started soon. Related to the wireless sites was Planning Application PA98-0079, which permitted grading for the construction

of a 12 feet wide paved access road from the end of Lambert Road to the site. The grading and paving have been completed. The proposed Verizon facility and the two other facilities are needed to provide coverage along the 241 Toll Road, Portola Parkway and to areas of north Irvine.

The small hill that the project is located on is located north of the old El Toro Marine Air Base. This facility has not been officially deleted from the Airport Land Use Commission authority because the property is still owned by the United States government. Section 7-9-129.4 "Hazards to Air Navigation" stipulates that any construction within the proximity of an airport must file with the FAA in order to determine any potential impacts the project may have with air navigation in the area. For this reason the Airport Land Use Commission for Orange County has asked that the applicant file Form 7460-1 with the FAA Regional Office. It is planned that the City of Irvine will annex the former military base property and redevelop the property with non-aviation uses.

Under Planning Application PA01-0098, Nextel agreed to provide a comprehensive landscaping plan for the top of the hill. The first Planning Application for this site (Cox, PA97-0084) required landscaping with native, drought tolerant, low maintenance plants. Even after Sprint took responsibility for the site, no landscaping was provided for the site to provide screening from the surrounding areas. The condition was never satisfied and Nextel agreed to satisfy this requirement. The approved Nextel landscaping plan involved planting several California Pepper trees along with a large number of shrubs including Tam Juniper and Trailing Lantana. However, because the Nextel facility has not been constructed, no landscaping has been installed at the site.

Verizon submitted a landscaping plan for screening their portion of the site. Landscaping is provide on the north and east side of the lease area. This is the area of the site facing the corridor. The landscaping plan does not describe the plant material, but the letter of explanation states that Verizon would rely on planning staff to determine the placement and species provided that the landscaping does not interfere with the signal propagation of the proposed antennas. Staff has included Condition of Approval No. 12 in Appendix B requiring the landscaping on the north and east sides of the Verizon lease area match the landscaping proposed by Nextel in Planning Application PA01-0098.

In summary, this application complies with the development regulations of the AI "General Agricultural" District. The project will also co-locate with two existing carriers and therefore utilize already existing infrastructure such as utilities and access roads. The design will allow the facility to be screened by the native type landscape. Therefore, subject to the findings and conditions attached, this Site Development Permit is approved.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-55 A1 "General Agricultural" District and 7-9-150 "Discretionary Permits and Procedures".

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### **III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is Categorical Exempt (Class 1, minor alteration of existing structures or facilities and Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved subject to the attached findings and conditions of approval.

Larry M. Leaman, Interim Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

FOLDER: C:\meltonw\My Documents\Site Plans\Site Plan 2003\PA03-0025 Staff Verizon.doc

#### **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. 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 the Planning and Development Services Dept.