



# COUNTY OF ORANGE

## RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

*Bryan Speegle, Director*  
300 N. Flower Street  
Santa Ana, CA  
P.O. Box 4048  
Santa Ana, CA 92702-4048  
Telephone: (714) 834-2300  
Fax: (714) 834-5188

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**DATE:** December 1, 2005 **FILE:** PA05-0050

**TO:** File/Record/Applicant

**FROM:** Timothy Neely, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA05-0050 for Site Plan for wireless communication tower at 12341 Newport Avenue.

**APPLICANT:** Omnipoint Communications/T-Mobile  
Thomas Donaldson, owner  
Scott Longhurse, Trillium Consulting, Agent

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### I. NATURE OF PROJECT:

Site Plan for the establishment of a second wireless telephone facility at 12341 Newport Avenue in the unincorporated North Tustin area of the County. The site is more commonly know as the ReMax Redhill Reality office which was developed under SP85-237P. Their is currently an existing, operational AT&T cellular facility which was approved under PA02-0040. The project is within the North Tustin Specific Plan and is designated as RSF-GO (Residential Single Family – Garden Office Incentive Overlay District). The Specific Plan states that public and private utility structures and uses are a principal use permitted subject to a site development permit.

The proposed project consists of the installation and maintenance of four (4) panel antennas arranged in three (3) sectors with two (2) in sector “A” and one (1) antenna in each sectors “B” and “C” . The approximate size of the panel antennae are 48” (H) x 12” (W) x 6” (D). The antennas will be located inside three (3) newly constructed faux chimneys on the roof of an existing building. The work is to be done on two existing two-story buildings. The chimneys will be painted and textured to match the architectural features of the existing building. Their currently exists an operating cellular facility operated by AT&T (PA02-0040). Similar in nature to the proposed project, the AT&T cellular antennae are on the roofs, contained in faux chimneys. The T-Mobile antennas/chimneys will be located separate from those of the existing AT&T antennas/chimneys.

The antennas will be shielded behind Radio Transparent material painted and textured to match the existing chimneys/exterior building materials. No antenna will be visible from the exterior. The facility will be unmanned and remotely monitored, however their will be site visits to perform maintenance and testing by technicians. The facility will operate 24

hours per day, seven days per week. The facility will provide telephone, high speed internet, and other wireless service to the surrounding area.

In addition to the antennas, four (4) telecommunications and power back-up cabinets will be located in a basement parking garage and occupy a single parking space on the south-westerly side of the basement. SP85-237P has a requirement of 40 parking spaces, 42 spaces are currently provided, leaving 41 spaces available.

The project will not pose a significant impact on circulation in the area. There will be a minimal visual impact from the tower of the supporting facilities structure as the tower will be disguised as part of a second story area of a building and the supporting structure will blend with existing facilities on site. Approval of the request for a site development permit will have no environmental impacts.

The proposal was sent to the North Tustin Advisory Committee (NTAC) for review and comment. The proposal was approved by NTAC on October 19, 2005.

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## II. REFERENCE

County of Orange Zoning Code Sections 7-9-150 “Discretionary Permits and Procedures”; Sections 7-9-55.3 of the applicable A1 “General Agriculture” District regulations; and Section 7-9-129.2 (antenna height limits).

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## III. ENVIRONMENTAL DOCUMENTATION

The proposed project is Categorically Exempt (Class 3) from CEQA per Section 15303 of the CEQA Guidelines.

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## IV. CERTIFICATION

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

Timothy Neely, Director  
RDMD, Planning and Development Services Department

By: \_\_\_\_\_ *signature on file* \_\_\_\_\_  
Charles M. Shoemaker, Chief  
RDMD, Site Planning Section

Date: \_\_\_\_\_

**V. APPEAL PROCEDURE**

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

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**VI. APPENDICES**

- A. Findings for Planning Application PA05-0050
- B. Conditions of Approval for Planning Application PA05-0050