



# Agenda Item

## Planning Commission

Item #: 5.1.

6/1/2026

File #: 26-0343

**TO:** Chair and Members of the Planning Commission

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Lauren Briggs, Planning Technician

### 1. SUBJECT

Public Hearing to consider a request to construct a new wireless communications facility for AT&T Wireless, located adjacent to the west (rear) property line of 744 N Eckhoff St. (APN 386-521-19), and a finding of CEQA exemption (Minor Site Plan Review, PA25-0104).

### 2. SUMMARY

The applicant proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a 636-square-foot equipment enclosure located on an undeveloped parcel (APN 386-521-19) adjacent to the 57 freeway.

### 3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 12-26, approving PA25-0104 (Conditional Use Permit No. PA25-0104 and Minor Site Plan Review No. PA25-0104), to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a new 636-square-foot equipment enclosure located at APN 386-521-19.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines.

### 4. PROJECT BACKGROUND

Property Information	
Applicant	AT&T Mobility
Property Owner	Orange County Flood Control District
Property Location	386-521-19
Existing General Plan Land Use Element Designation	Open Space (OS)

Existing Zoning Classification	Recreation Open Space (RO)
Old Towne	No
Specific Plan/PC	N/A
Site Size	.65 acres
Circulation	The site is located south of W. Collins Avenue and north of N. Eckhoff Street. The access point on West Collins Avenue is to a parking lot which is connected to a private driveway at the rear of the property. The City of Orange County General Plan and Mobility Plan designate W. Collins Avenue as a "Primary Arterial" street which is a four-lane roadway with a median. "Primary Arterials" are required to have on-street parking.
Existing Conditions	The .65-acre project site is currently paved and used as a storage/construction yard. The Santa Ana Trail (SART) is parallel to the west property line of the project site. The project site is just beyond the west property line of the parcel at 744 N. Eckhoff Street. There is an industrial building next to the east property line of the project site.
Surrounding Land Uses and Zoning	<b>North:</b> Recreation Open Space (RO) owned by Orange County Transportation Authority and used as a storage/construction yard
	<b>South:</b> Light Industrial (M1) developed with a building and a terminal
	<b>East:</b> Light Industrial (M1) developed with a building
	<b>West:</b> Recreation Open Space (RO) (across from the freeway)
Previous Applications/Entitlements	N/A

## 5. PROJECT DESCRIPTION

AT&T Mobility proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower and related site improvements within a 636-square-foot equipment enclosure on Orange County Flood Control district property, APN 386-521-19. The parcel is approximately .65 acres in size and is currently used as outdoor storage.

## 6. PROJECT ANALYSIS

The project proposes the installation of a new facility tower within a 636-square-foot chain link fence equipment enclosure. The proposed facility is a stealth design with an array of twelve (12) panel antennas, sixteen (16) remote radio units, one (1) GPS antenna, four (4) DC9 and one (1) DC50 surge suppression units designed to be screened by mono-eucalyptus branch fronds. The total

height of the tower is proposed to be 70 feet, which necessitates Planning Commission review of a Conditional Use Permit to exceed the 32-foot maximum height limit of the Recreational Open Space zoning district. The following table shows how the project complies with the development standards of the underlying Recreational Open Space zoning district.

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Code Section</b>
<i>Building Height</i>	32 feet max., two stories	70 feet (CUP required)	17.22.080
<i>Setback, abutting residential</i>	30 feet min.	931 feet	17.22.090
<i>Setback, abutting other zones</i>	20 feet min.	26 feet, east	17.22.090

The proposed wireless communication facility is a ground-mounted stealth facility, and the applicant may request a Conditional Use Permit for additional height for the facility under OMC Section 17.12.025.D.2 and 17.22.080, provided the facility is not located in a residential zone.

The request for additional height is the minimum height required to maintain the existing coverage as stated by the applicant. The proposed tower facility will become a prominent visual feature and will be visible from many different locations around the area. The proposed tower will incorporate a stealth mono-eucalyptus design with optimal branch density and vertical height that will blend in appropriately with the surrounding features and vegetation. The facility will be located in an area where there is existing vegetation to provide additional screening.

The tower will be approximately 1,478 feet from residences to the south. Given the large distance between the facility and adjacent residences, staff believes that the additional height will not negatively affect neighboring properties. To verify that AT&T Mobility will be compliant with FCC Rules and Regulations, the applicant has submitted a Radio Frequency Emission Compliance (RFEC) report with recommendations in the compliance summary that will be implemented.

## **7. AUTHORIZING GUIDELINES**

Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C, 17.12.025, and 17.22.080 authorize the Planning Commission to review and take action on stealth wireless communication facilities exceeding the maximum building height limit of the underlying zoning district.

## **8. PUBLIC NOTICE**

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before May 21, 2026.

## **9. ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project involves the construction of a new wireless communication facility involving a new tower facility with ancillary supporting equipment not exceeding 2,500-square feet in area on property served by all necessary public services and facilities

and where the surrounding area is not environmentally sensitive.

## **10. ADVISORY BOARD ACTION**

### **Staff Review Committee:**

The Staff Review Committee reviewed the project on January 28, 2026, and March 11, 2026. On March 11, 2026, the Staff Review Committee recommended the project proceed to the Planning Commission on June 1, 2026.

## **11. ATTACHMENTS**

- Attachment 1 Planning Commission Resolution No. PC 12-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Justification Letter
- Attachment 5 Photosimulations
- Attachment 6 Site Photos
- Attachment 7 Radio Frequency Emission Compliance (RFEC) Report