



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**APPLICATION NUMBER:** PA23-0192

**APPLICANT:** Irvine Ranch Water District, Property Owner  
David Elliott, Agent

**PROJECT LOCATION:** 7431 1/2 Santiago Canyon Road, Silverado, California 92676 (APN 576-013-02)

**PROPOSED PROJECT:** The applicant is requesting a Use Permit to remove an existing 40 feet temporary wireless tower, establish a wireless communications facility on Private Property with a new 35 feet monopole cell tower designed to resemble a pine tree (“monopine”) and associated equipment, and a 12 foot over height fence.

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is categorically exempt (Class 11) from the provisions of CEQA pursuant to Section 15311, because the exemption provides for placement of minor structures accessory to (appurtenant to) existing industrial facilities.

**HEARING DATE:** June 19, 2025

**HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **County Administration South (CAS)**  
First Floor, Multipurpose Room 105  
[601 N. Ross Street](#)  
[Santa Ana, CA 92701](#)

### INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to [Arturo.Cervantes@ocpw.ocgov.com](mailto:Arturo.Cervantes@ocpw.ocgov.com) or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing date. 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

For further information, contact Arturo Cervantes at (714) 667-8864 or [Arturo.Cervantes@ocpw.ocgov.com](mailto:Arturo.Cervantes@ocpw.ocgov.com), or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Zoning Administrator staff report, project plans and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>

### APPEAL PROCEDURE:

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Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at [myoceservices.ocgov.com](http://myoceservices.ocgov.com) or in person at the County Service Center, located at 601 N. Ross 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 OC Development Services.