

RESOLUTION NO. 2026-07  
RESOLUTION OF THE ZONING ADMINISTRATOR OF  
ORANGE COUNTY, CALIFORNIA  
JUNE 4, 2026

By action of the Zoning Administrator, the following Resolution was adopted:

WHEREAS, Planning Application PA25-0068 was submitted by the applicant, Reliant Land Services for AT&T on behalf of the property owner, Santa Margarita Water District, requesting approval of a Use Permit to allow for the relocation of equipment from an existing 69-foot stand-alone monopalm wireless telecommunication tower, located at the northwest corner of the property, to the rooftop of the Santa Margarita Water District headquarter office building on the same property with the height of 39 feet and 7 inches.;

WHEREAS, the project is consistent with the Orange County General Plan, Suburban Residential 1B Land Use designation, Land Use Goal 8 – Creative Design Concepts

WHEREAS, the project is consistent with development standards of the Las Flores Planned Community and Zoning Code Section 7-9-109 Wireless Communication Facilities with a Use Permit to allows for the relocation of an over-height wireless telecommunication facilities);

WHEREAS, The proposed project is Categorically Exempt (Class 1) from the provisions of CEQA pursuant to Section 15301, because it provides the minor alteration of existing private facilities and structures involving negligible or no expansion of use;

WHEREAS, a duly noticed public hearing was held on June 4, 2026, before the Orange County Zoning Administrator, at which time all interested persons were given the opportunity to be heard, and the Zoning Administrator reviewed and considered all evidence presented, including the staff report and public testimony;

WHEREAS, the Zoning Administrator reviewed and fully considered the proposed Use Permit PA25-0068 and has heard and considered any public comments received on this request and determined after review and consideration to approve Use Permit PA25-0068.

NOW, THEREFORE, BE IT RESOLVED THAT the Orange County Zoning Administrator adopts this resolution to:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301.

2. Approve Planning Application PA25-0068 for a Use Permit to allow for the relocation of equipment from an existing 69 foot stand-alone monopalm wireless telecommunication tower, located at the northwest corner of the property to the rooftop of the Santa Margarita Water District headquarter office building on the same property with the height of 39 feet and 7 inches, subject to the Findings and Conditions of Approval contained within the Resolution.

## **Recommended Findings:**

### 1. General Plan

- a. The proposed project is consistent with the Orange County Land Use Element Goal 8 – Creative Design Concepts, which encourages innovative planning approaches to address land use and site development constraints. The project incorporates a creative design solution by relocating an existing wireless telecommunications facility from a stand-alone monopalm to the rooftop of an existing building, thereby reducing visual clutter and eliminating the need for additional ground-mounted infrastructure.

The integration of antennas within a roof cupola and the use of fiberglass-reinforced panel (FRP) screening represent innovative design measures that effectively conceal the facility and maintain the architectural character of the building. This approach minimizes visual impacts while allowing for the efficient provision of wireless services.

Additionally, the project makes use of existing developed areas, including a previously utilized equipment enclosure, which promotes efficient land use, reduces construction impacts, and avoids unnecessary site disturbance. By co-locating the facility and incorporating design features that screen and blend the equipment into the existing structure, the project demonstrates an innovative and environmentally sensitive solution that enhances functionality while maintaining compatibility with surrounding development.

Accordingly, the project fulfills the intent of the Creative Design Concepts Policy by applying thoughtful and efficient design strategies that address site constraints, reduce impacts, and support the provision of essential infrastructure.

### 2. Zoning Code

- a. The use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, inclusive of the County of Orange Wireless Communication Facilities 7-9-109 and the Las Flores Planned

Community. It has been demonstrated that adherence to the maximum allowable height of the zoning district shall make the project technically infeasible and the proposed wireless communications facility is the least intrusive means by which to locate and design the facility to the extent feasible. The proposed parapet and associated antenna installations exceed the height limit; however, additional height is necessary to ensure proper signal propagation and system performance. The project incorporates stealth and camouflage techniques, including architectural screening, a roof cupola, and FRP materials, and is located on an existing developed site to minimize visual impacts. As such, the project meets the intent of the ordinance by balancing the need for reliable wireless service with the preservation of community aesthetics and is appropriate for approval of a Use Permit. Therefore, the findings can be made in support of this request for a Use Permit to modify an existing wireless communications facility pursuant to Section 7-9-109 of the County of Orange Zoning Code, which allows wireless communications facilities subject to discretionary approval and applicable development standards.

3. California Environmental Quality Act (CEQA)

- a. The proposed project is categorically exempt (Class 1) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, because it provides the minor alteration of existing private facilities and structures involving negligible or no expansion of use.

4. Compatibility

- a. That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity because the project does not include new buildings, does not alter existing land uses, and will not impact public access, recreational amenities, or circulation.

5. General Welfare

- a. That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

6. Public Facilities

- a. The approval of the permit application complies with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.) because the proposed project would be required to pay into development impact fees prior to the issuance of building permits.

## **Recommended Conditions of Approval:**

### 1. Basic/Zoning Regulations

- a. This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

### 2. Basic/Time Limit

- a. This approval constitutes approval of the This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void, unless a valid extension is approved.

### 3. Basic/Plan

- a. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

### 4. Basic/Compliance

- a. Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.

### 5. Indemnification

- a. Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant

of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6. Basic/Appeal Exactions

- a. Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7. California Building Code Compliance

- a. Prior to the issuance of any building permits and throughout all phases of construction, the project shall comply with all applicable requirements of the current California Building Code (CBC), as adopted and amended by the local jurisdiction. Compliance shall be demonstrated to the satisfaction of the Building Official.

8. Construction Noise

- a. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:
  - i. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
  - ii. All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
  - iii. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
- b. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

9. Planning Application

- a. Prior to the issuance of any building permits a Changed Plan application will be filed for the demolition of the existing monopalm.

I HEREBY CERTIFY that the foregoing Resolution No. 2026-07 was adopted on June 4, 2026 by the Orange County Zoning Administrator.

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By: Justin Kirk, Deputy Director OC Public Works  
ORANGE COUNTY ZONING ADMINISTRATOR