

RESOLUTION NO. 2026-08
RESOLUTION OF THE ZONING ADMINISTRATOR OF
ORANGE COUNTY, CALIFORNIA
AUGUST 6, 2026

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

WHEREAS, Planning Application PA26-0015 was submitted by the applicant, Crown Castle on behalf of the property owner, Santa Margarita Water District, requesting approval of a Use Permit to bring the existing over-height monopalm wireless communications facility and the existing over-height equipment enclosure walls, located at 26105 Antonio Parkway, into compliance with requirements pursuant to Section 7-9-109(l)(3) of the County of Orange Zoning Code.;

WHEREAS, the County retains broad land use authority to regulate the placement, construction, and modification of macro wireless communication facilities under the federal Telecommunications Act of 1996 (47 U.S.C. §332 (c)(7)(A)) that includes the ability to require discretionary permits, apply zoning and aesthetic standards, and evaluate technical information submitted by applicants so the County may process macro wireless communication facility applications provided the decisions are supported by substantial evidence and consistent with federal limitations

WHEREAS, the project is consistent with the Orange County General Plan, Suburban Residential 1B Land Use designation, Land Use Element 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 bring the existing over-height monopalm wireless communications facility the existing over-height equipment enclosure walls, located at 26105 Antonio Parkway, into compliance with requirements pursuant to Section 7-9-109(l)(3) of the County of Orange Zoning Code.;

WHEREAS, the proposed project is Categorically Exempt (Class 1) from the provisions of CEQA pursuant to Section 15301, because provides for the operation, maintenance, repair, leasing, permitting and minor alteration of existing private facilities and structures;

WHEREAS, a duly noticed public hearing was held on August 6, 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 PA26-0015 and has heard and considered any public comments received on this request and determined after review and consideration to approve Use Permit PA26-0015.

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 PA26-0015 for a Use Permit to bring the existing over-height monopalm wireless communications facility and the existing over-height equipment enclosure walls, located at 26105 Antonio Parkway, into compliance with requirements pursuant to Section 7-9-109(1)(3) of the County of Orange Zoning Code., subject to the Findings and Conditions of Approval contained within this Resolution.

Recommended Findings:

1. General Plan
 - a. The proposed project is consistent with (1B) Suburban Residential of the General Plan Land Use, which permits a range of residential uses and supporting infrastructure. The proposed wireless communications facility is considered a utility use that provides essential communication services to the surrounding community. Additionally, the proposed project is consistent with Goal 8 of the General Plan Land Use Element, which encourages innovative planning and design approaches to address land use and site development constraints while maintaining compatibility with surrounding development. The existing wireless communication facility utilizes a monopalm design that incorporates stealth and camouflage techniques intended to minimize the visual appearance of the facility and reduce aesthetic impacts on the surrounding area. The approval of the over-height stealth monopalm design supports the intent of Goal 8 by utilizing innovative site and architectural design concepts to reduce visual impacts associated with wireless communications facilities.
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. The existing wireless communications facility was lawfully approved and constructed prior to the adoption of the Wireless Communications Facilities Ordinance and is eligible for consideration of a Use Permit pursuant to Section 7-9-109(1)(3). Approval of the Use Permit to bring the existing over-height monopalm wireless communications facility and the existing over-height equipment enclosure walls into compliance meets the intent and requirements of the Zoning Code. It has been demonstrated that adherence to the applicable zoning regulations for equipment enclosure wall and tower heights 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.
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 for the operation, maintenance, repair, leasing, permitting and minor alteration of existing private facilities and structures, with no expansion of use. .
4. Compatibility
 - a. 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 development does not alter existing land uses, and will not impact access, or circulation. The existing wireless communications facility is located within the Las Flores Planned Community, where public utility facilities are permitted subject to the applicable planning approvals. Because no physical modifications, expansion of the facility footprint, or increases in height are proposed, approval of the Use Permit will not alter the existing relationship between the facility and adjacent land uses.
5. General Welfare
 - a. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare because the proposed wireless facility must comply with Federal Communications Commission (FCC) standards for radiofrequency (RF) emission.
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.

I HEREBY CERTIFY that the foregoing Resolution No. 2026-08 was adopted on August 6, 2026 by the Orange County Zoning Administrator.

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