NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

APPLICATION NUMBER: PA25-0072

APPLICANT: Verizon Wireless and AT&T, Agent – Peter Blied

PROJECT LOCATION: Pelican Hill Golf Club 22800 S. Pelican Hill Road, Newport Coast, CA 92657 (APN: 473-041-20), Fifth Supervisorial District

PROPOSED PROJECT: The applicant filed an application on May 8, 2025 requesting a Coastal Development Permit and Use Permit for two new wireless communications facilities located at the southwestern edge of the Pelican Hill Golf Club within the Coastal Zone. The new wireless communications facilities consist of two proposed 40-foot (40') matching faux eucalyptus trees containing 12 panel antennas each and a shared CMU-walled equipment area. One of the wireless communications towers will be installed by Verizon Wireless and the other tower will be installed by AT&T.

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 3) from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 because the exemption provides for the construction of new small facilities and structures, and installation of small new equipment and facilities in small structures, and the project does not fall within any of the categories identified in CEQA Guidelines Section 15300.2.

HEARING DATE: December 3, 2026

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 scarlet.duggan@pw.oc.gov 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 Scarlet Duggan at (714) 667-1606 or scarlet.duggan@pw.oc.gov, 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:

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 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. This project is not located within a California Coastal Commission appealable area in accordance with Orange County Codified Ordinances Section 7-9-127.2(d) and the certified Newport Coast Local Coastal Program, Second Amendment, and cannot be directly appealed to the Coastal Commission.