

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
11 CAMINO DEL RIO NORTH, SUITE 200
DIEGO, CA 92108-1725
(619) 521-8036

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Permit Application No. 6-96-139/10
Date November 5, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Pacific Bell Mobile Services

PROJECT DESCRIPTION: Construction of a personal communication services wireless communication facility consisting of installation of six panel antennas mounted atop a 30-foot high monopole and two radio equipment cabinets at the base of the pole on a 14.61 acre parcel containing an existing single family residence and agricultural buildings.

PROJECT LOCATION: 4901 El Camino Real, Carlsbad, San Diego County.
APN 207-101-19

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: December 11, 1996
10:00 a.m.

LOCATION: Holiday Inn/Union Square
480 Sutter Street
San Francisco, Ca

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Laurinda R. Owens

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Proposed is the construction of a personal communication services wireless communication facility consisting of installation of six panel antennas mounted atop a 30-foot high monopole and two radio equipment cabinets at the base of the pole on a 14.61 acre site containing a single family residence, carport, boat shed and agricultural buildings. The site is not under agricultural cultivation. The facility is proposed to be enclosed with a

six-foot high brown vinyl-coated chain link fence. The project area is limited to 250 sq.ft. in size. The site is located on the west side of El Camino Real north of Tamarack Avenue in the City of Carlsbad well inland of Interstate-5.

With regard to protection of visual resources, several policies of the certified Carlsbad LCP address the preservation of scenic and visual resources. According to the City staff report prepared for the project, the site is located about 50 feet higher than the roadway elevation of El Camino Real. Therefore, the project site will be partially visible from El Camino Real which is designated as a scenic roadway in the General Plan. However, the surrounding natural viewshed is not significant as it has been degraded by the construction of other commercial structures, a mobile home park and utility pole lines along El Camino Real, and several very tall SDG&E electrical transmission towers about 600 feet to the north. Any potential views from El Camino Real would be distant. However, to help buffer those views the City has required submittal of a landscape plan to include specimen size 24" box trees to provide screening of the facility from El Camino Real. These plans have been submitted with the subject application. The proposed trees will reach a height of 25 to 30 feet at maturity and would provide adequate screening of the monopole structure when the project is viewed from El Camino Real. In addition, the plans also indicate planting of several shrubs. As such, the proposal can be found consistent with the policies of the Mello II LCP.

Although the site is zoned R-A-10,000 (Residential-Agriculture) and designated Residential Low-Medium at a density 3.2 dwelling units per acre, the applicant has received a Conditional Use Permit from the City which permits establishment of a wireless communication facility on the subject site. Approval of the proposed project will not prejudice the ability of the City of Carlsbad to implement its certified LCP.

SPECIAL CONDITIONS:

1. Future Redesign. Prior to the authorization to proceed with development, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facility. If, in the future, the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for removal of all permanent structures, and restoration of the site as needed to re-establish the area consistent with the character of the surrounding vegetation. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

(6139R)