

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Filed: June 11, 1996
49th Day: July 30, 1996
180th Day: December 8, 1996
Staff: John T. Auyong
Staff Report: June 20, 1996
Hearing Date: July 9-12, 1996
Commission Action:



RECORD PACKET COPY

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-068
 APPLICANT: County of Orange (General Service Agency)
 AGENT: Post, Buckley, Schuh & Jernigan Inc. ("PBS&J")
 PROJECT LOCATION: 911 Seal Beach Boulevard, City of Seal Beach, County of Orange
 PROJECT DESCRIPTION: Construction of a 140 foot high, 4-legged, steel-frame antenna tower (800 MHz), a 656 square foot, 13'4" block wall equipment building with metal roof, an above-ground diesel storage tank, install new curbs, and relocate two trees and a security fence to serve the County of Orange's communication's network

Lot area:	2,650 square feet
Building coverage:	656 square feet
Pavement coverage:	1,994 square feet
Height above grade:	140 feet (antenna) 13'4" (equipment/generator building)

LOCAL APPROVALS RECEIVED: City of Seal Beach Approval-in-Concept

SUBSTANTIVE FILE DOCUMENTS: "Geotechnical Investigation, Proposed Radio Antenna Tower, 911 Beach Boulevard (Project No. 576), Seal Beach, California, prepared for the County of Orange General Services Agency by Petra Geotechnical, Inc. (Job Number 354-94) dated June 30, 1995; De Minimis Waiver 5-85-532 (City of Seal Beach).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. 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 this permit is reported to the Commission. 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 in the application for permit, subject to any special conditions 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 project during its development, 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.

III. Special Conditions.

1. Conformance with Geotechnical Recommendations

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, final revised grading and foundation plans. These plans shall include the signed statement of the geotechnical consultant certifying that these plans incorporate the recommendations of the "Geotechnical Investigation, Proposed Radio Antenna Tower, 911 Beach Boulevard (Project No. 576), Seal Beach, California, prepared for the County of Orange General Services Agency by Petra Geotechnical, Inc. (Job Number 354-94) dated June 30, 1995. The proposed development shall be constructed in accordance with the plans approved by the Executive Director. Any deviations from said plans shall require an amendment to this permit or a new coastal development permit, or written concurrence from the Executive Director that the deviation is not substantial and therefore a permit amendment or new permit is not needed.

2. Cultural Resources

The applicant shall comply with County of Orange standard condition of approval No. A4 which states:

Prior to issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section that a County-certified archaeologist has been retained, shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project developer and to the Manager, Parks and Recreation/Program Planning Division. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project developer, for exploration and/or salvage. Excavated finds shall be offered to the County of Orange, or its designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to the County, or its designee. Their actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, Parks and Recreation/Program Planning Division.

Further, by accepting this coastal development permit, the applicant agrees to consult with the State Historic Preservation Office ("SHPO") and the State Native American Heritage Commission ("NAHC") in the event that cultural resources are found on-site to develop an appropriate mitigation plan consistent with the requirements of SHPO and NAHC.

IV. Findings and Declarations.

A. Project Description

The applicant is proposing to construct a 140 foot high, 4-legged, steel-frame antenna tower (800 MHz), a 656 square foot, 13'4" block wall building with metal roof housing generator and equipment rooms, an above-ground diesel storage tank, install new curbs, and relocate two trees and a security fence. The subject site is the existing area adjacent to the parking lot between the City of Seal Beach Police Department and Public Works buildings off Adolfo Lopez Drive at Seal Beach Boulevard. This existing area already contains a 60 foot high antenna tower, 3 satellite dishes for a cable company, and an equipment building.

According to the Initial Study prepared for the proposed project, the project would be part of the Orange County General Services Agency ("GSA") the countywide radio communications system improvement program. The system provides communication within City and County public works agencies and law

enforcement/emergency response agencies. The current congestion of the existing network results in delays in response times and routine communications.

B. Geologic Hazards

Section 30253 of the Coastal Act states, in relevant part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

A geotechnical report of the subject site entitled "Geotechnical Investigation, Proposed Radio Antenna Tower, 911 Beach Boulevard (Project No. 576), Seal Beach, California," was prepared for the County of Orange General Services Agency by Petra Geotechnical, Inc. (Job Number 354-94) dated June 30, 1995.

According to the report, the subject site is located on an uplifted mesa-like feature known as Landing Hill. Landing Hill is a remnant of a structural feature known as the Seal Beach Dome which was uplifted as a result of deformation along the Newport-Inglewood fault zone. The subject site lies approximately 0.3 miles to the northeast of this fault zone, but does not lie within the bounds of an Earthquake Fault Zone as defined in the Alquist-Prilo Earthquake Fault Zoning Act.

The report contains various recommendations to assure the stability of the proposed development and adjacent structures. Some of the recommendations include, for example, the use of drilled and cast-in-place concrete caissons instead of driven, pre-cast piles to minimize vibration that would disturb the adjacent antennas and satellite dishes. Also recommended is the introduction of drilling fluid to allow excavation to advance below the groundwater level encountered 27 feet under the existing ground surface. Further, the report recommends that, for the proposed equipment building, all continuous footings should be reinforced, the concrete floor slab should be 4 inches thick and reinforced and underlain with a moisture vapor barrier.

To assure geologic stability and structural integrity and minimize risks from geologic hazards, a special condition must be imposed which requires the submission of plans approved by the geotechnical consultant which incorporate the recommendations of the consultant. Only as conditioned does the Commission find the proposed development to be consistent with Section 30253 of the Coastal Act.

C. Cultural Resources

Section 30244 of the Coastal Act states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The subject site is currently developed with the City of Seal Beach's Police Department and Public Works buildings, a parking lot, and communications equipment. The environmental impact report ("EIR") conducted for the existing development in 1976 included a trenching investigation of the subject site. The investigation found that the subject site was heavily disturbed by previous excavation, grading, and fill activities, and the potential for finding cultural resources was considered small.

The 1976 EIR also noted that the adjacent vacant land to the southwest has an important, undisturbed archaeological resource. The proposed development would not involve excavation on this adjacent site, and would involve excavation to depths of five feet below the surface. However, because of the subject site's proximity to this adjacent cultural resource, the potential exists for excavations for the proposed development to disturb cultural resources buried deep beneath the surface which were not discovered nor touched during previous construction on the subject site.

The applicant has indicated that monitoring of construction activities will occur consistent with County of Orange standard condition no. A4 (see Exhibit F). To ensure reasonable mitigation measures as required by Section 30244, the Commission finds that the applicant shall comply with the County of Orange's standard condition no. A4. In addition, because the County's standard condition does not require notification of the State Historic Preservation Office ("SHPO") nor the State Native American Heritage Commission ("NAHC"), the Commission finds that the permit must be conditioned so that the applicant agrees to consult with SHPO and NAHC in the event cultural resources are found. This way, if SHPO or NAHC determine that a mitigation plan is necessary for the discovered cultural resources, the plan would be developed consistent with these agencies' requirements. Thus, the Commission finds that the proposed development, as conditioned, would be consistent with Section 30244 of the Coastal Act.

D. Visual Quality

Section 30251 of the Coastal Act states, in relevant part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The subject site is located approximately a mile and a half inland from the beach and is not located adjacent to designated public viewpoints or scenic areas. A 60 foot high antenna exist on the subject site. Tall industrial type development, such as a water tank and military towers on the Seal Beach Naval Weapons Station, exist in close proximity to the subject site.

Therefore, the Commission finds that the proposed development would not block views to and along the shoreline and is in keeping with the visual character of the surrounding area. Thus, the Commission finds the proposed development to be consistent with Section 30251 of the Coastal Act.

E. Parking

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by (4) providing adequate parking facilities .

For public utility facilities, including electric, gas, water, telephone, and telegraph facilities not having business offices on the premises, the Commission has regularly required one parking space for each employee of the facility, but not less than two spaces for the facility. No on-site parking for the exclusive use of the proposed development would be provided. In addition, the Initial Study indicates that the proposed development would remove ten parking spaces within the existing parking lot, leaving 80 remaining spaces. No replacement parking is proposed by the applicant, although the City of Seal Beach is considering restriping the on-street parking spaces on adjacent Adolfo Lopez Drive to create more on-street parking.

However, the Initial Study indicates that the proposed development would not have permanent on-site employees. Thus, the only parking demand generated from the proposed development would result from occasional visits by employees for periodic maintenance or repairs. In addition, the proposed development is located approximately a mile and a half inland from the shoreline. The proposed development also is not located near any public recreation areas or public parking lots serving public recreation areas. Thus, the proposed development would not adversely impact public access to the coast. Therefore, the Commission finds that the proposed development would be consistent with Section 30252 of the Coastal Act regarding parking.

F. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with the Chapter Three policies of the Coastal Act.

On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of

Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

The proposed development as conditioned is consistent with the Chapter Three hazards and cultural resources policies of the Coastal Act. Therefore, the Commission finds that the proposed development would not prejudice the ability of the City to prepare a certified local coastal program consistent with the Chapter Three policies of the Coastal Act.

G. California Environmental Quality Act

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed development is located in an urban area. Development already exists on the subject site. All infrastructure necessary to serve the site exist in the area. The proposed project has been conditioned in order to be found consistent with the cultural resources and hazards policies of Chapter Three of the Coastal Act. Mitigation measures requiring (1) the submission of plans incorporating the recommendations contained in the geotechnical investigation, and (2) requiring conformance with the County of Orange's standard archaeological condition and notification of the State Historic Preservation Office and the State Native American Heritage Commission, will minimize all significant adverse impacts.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

6854F:jta

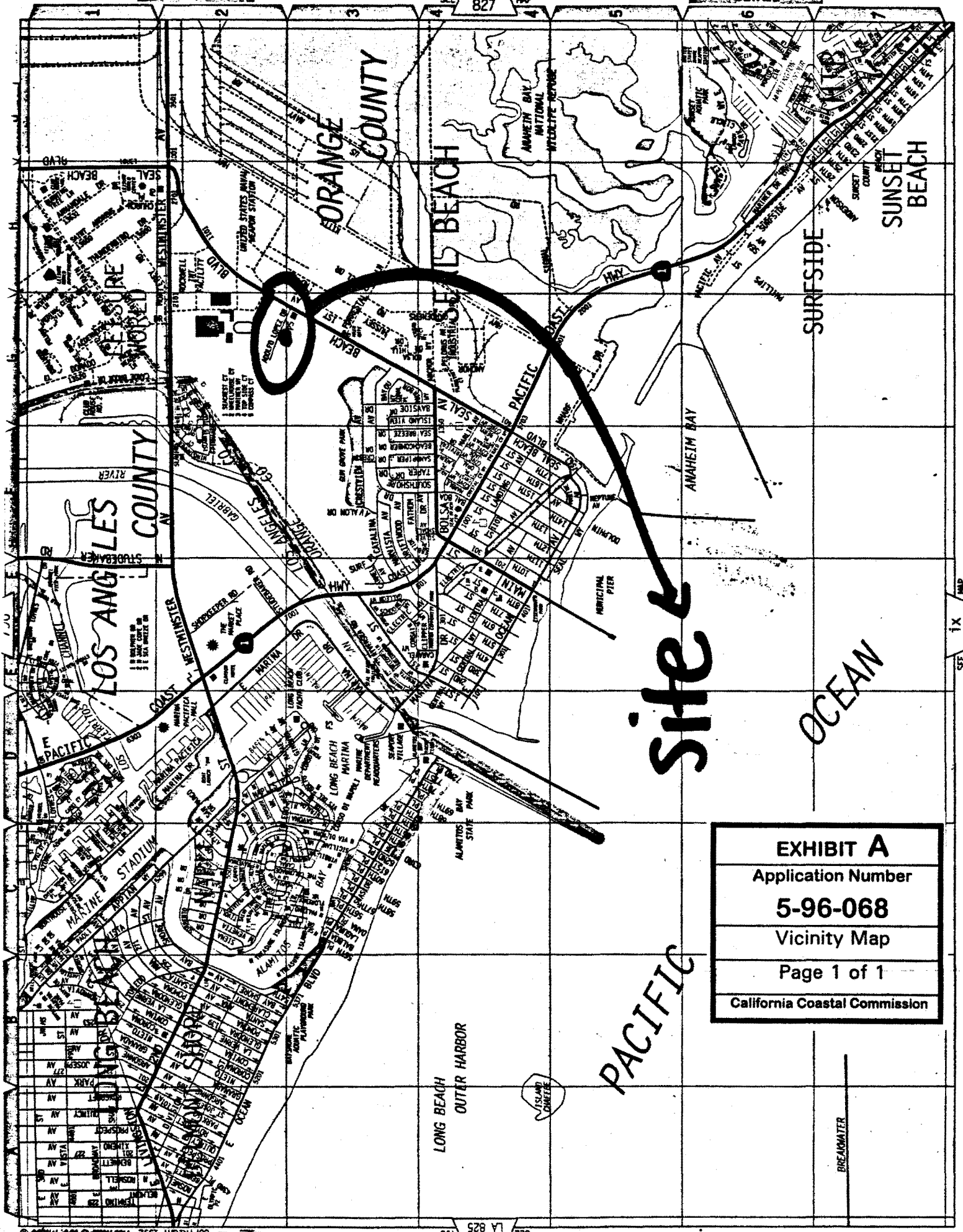


EXHIBIT A
 Application Number
5-96-068
 Vicinity Map
 Page 1 of 1
 California Coastal Commission

RECEIVED

5-96-068

N:\50424\SITEPLAN

APR 4 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

site of proposed
accessory
structures

site of proposed
antenna

to Seal
Beach
Blvd. →

ADOLFO LOPEZ DR.

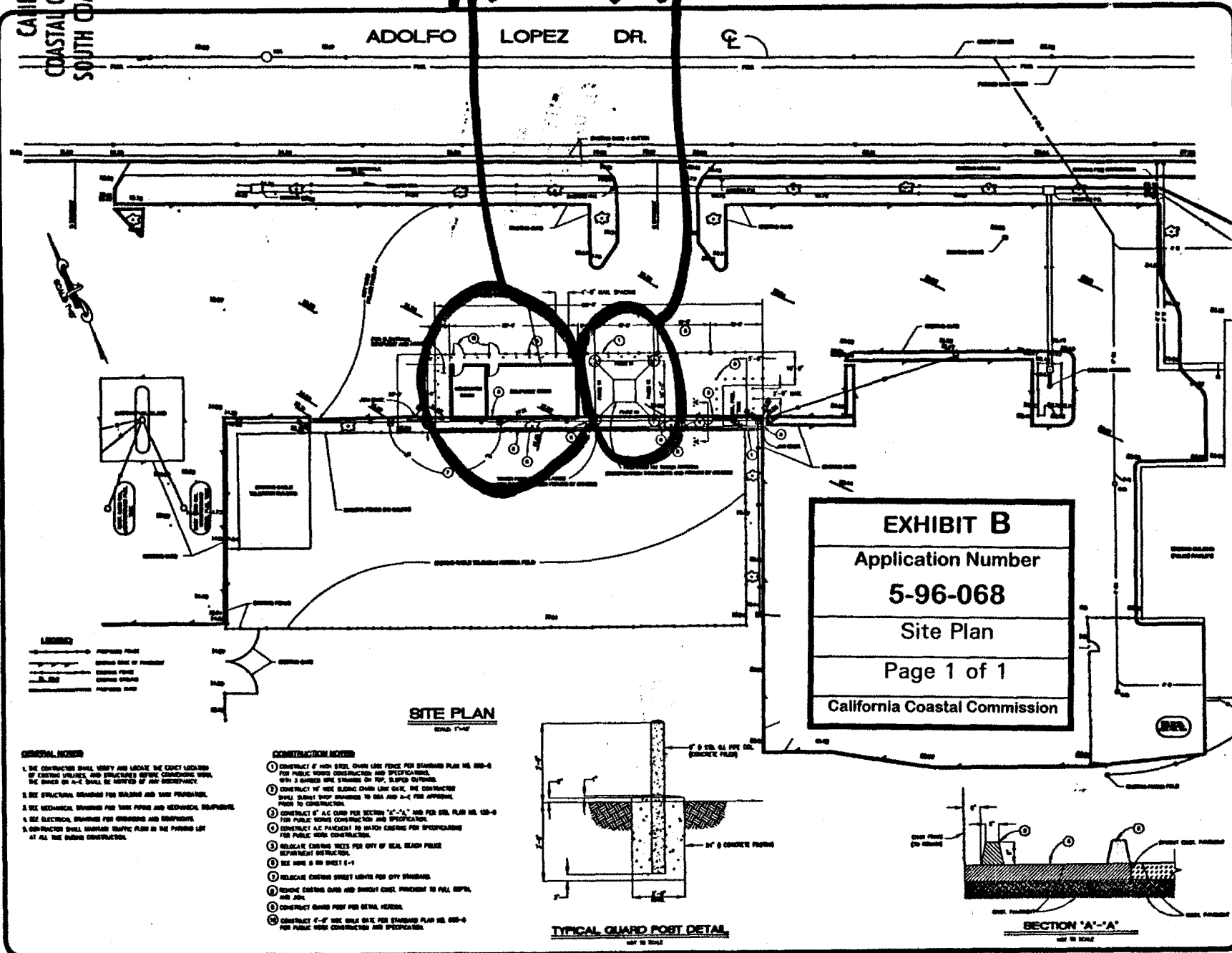
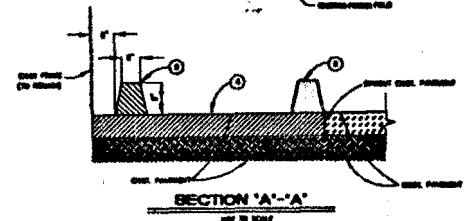
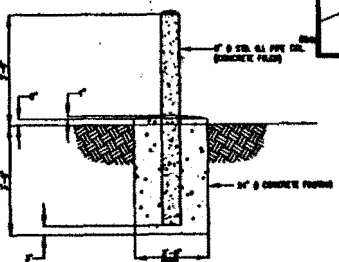


EXHIBIT B
Application Number
5-96-068
Site Plan
Page 1 of 1
California Coastal Commission



County of Orange
GSA
Architects & Engineers

Project Name	Project No.	Sheet No.
Client	Scale	Date
Designer	Checker	Approver
Drawn	Checked	Approved

FBS
Professional Seal
FBS, Inc.
Professional Seal
FBS, Inc.

FS/ COMMUNICATION-800 MFZ
SEAL BEACH

Project No. 00-008-P009-4200
Sheet No. 00-008-P009-4200
Sheet
C-1
1

Address: 911 Seal Beach Blvd., Seal Beach, CA

Coastal Commission Application # 5-96-068

Please Type or Print on This Form

Form Approved OMB NO. 2120-0001



Notice of Proposed Construction or Alteration
Failure To Provide All Requested Information May Delay Processing Of Your Notice

Aeronautical Study Number
95AWP2113-06

1. Nature of Proposal

A. Type: [X] New Construction, [] Alteration
B. Class: [X] Permanent, [] Temporary
C. Work Schedule Dates: Beginning n/a, End n/a

3A. Name, address, and telephone number of individual, company corporation, etc. proposing the construction or alteration.
General Service Agency, County of Orange
14 Civic Center Plaza, second floor
Santa Ana, CA. 92701-4047
(714) 834-5804
Maurine Rakhshani
Project Manager

3B. Name, address and telephone number of proponent's representative, if different than 3A. above.
Post Buckley, Schuh and Jernigan, Inc.
2501 Alton Avenue
Irvine, CA. 92714
(714) 660-8600
Amir Fallahi

2. Complete Description of Structure

EXHIBIT C
Application Number 5-96-068
FAA Clearance
Page 1 of 2
California Coastal Commission
APR 8 1996
CALIFORNIA COASTAL COMMISSION SOUTH COAST DISTRICT

4. Location Of Structure

A. Coordinates: Latitude 033° 45' 10", Longitude 0118° 05' 13"
B. Nearest City or Town and State: Seal Beach, CA.
C. Nearest public or military airport, heliport, flightpark, or seaplane base: U.S. Naval Air Station Seal Beach
A. Elevation of ground above mean sea level: 19
B. Height of structure including all appurtenances and lighting above ground or water: 140'
C. Overall height above mean sea level: 159'
4E. Description of site location with respect to highways, street, airports, prominent terrain, features, existing structures, etc.

Notice is required by Part 77 of the Federal Aviation Regulations (14 C.F.R. Part 77) pursuant to Section 1101 of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1501). Persons who knowingly and willfully violate the Notice requirements of Part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to Section 901(a) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1472(a)) as well as the fine (criminal penalty) of not more than \$500 for the first offense and not more than \$2,000 for subsequent offenses, pursuant to Section 902(a) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1472(a)).

I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to obstruction marking and lighting the structure in accordance with established marking & lighting standards as necessary.

Date: 11/28/95
Type, Printed Name, and Title of Person Filing Notice: Maurine Rakhshani, Project Manager
Signature: Maurine Rakhshani

FOR FAA USE ONLY
Supplemental Notice of Construction, FAA Form 7460-2, is required any time the project is abandoned, or
FAA will either return this form or issue a separate acknowledgement.

The Proposal:
[] Does not require a notice to FAA.
[X] Is not identified as an obstruction under any standard of FAA Part 77, Subpart C, and would not be a hazard to air navigation.
[] Is identified as an obstruction under the standards of FAR, Part 77, Subpart C, but would not be a hazard to air navigation.
[] Should be obstruction [] marked [] lighted per FAA Advisory Circular 70/7460-1, Chapters
[X] Obstruction marking and lighting are not necessary.
[] At least 48 hours before the start of construction.
[] Within five days after the construction reaches its greatest height.
This determination expires on June 28, 1996 unless:
(a) extended, revised or terminated by the issuing office;
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit is made to the FCC on or before the above expiration date. In such cases the determination expires on the date prescribed by the FCC for completion of construction, or on the date the FCC denies the application.
NOTE: Request for extension of the effective period of this determination must be postmarked or delivered to the issuing office at least 15 days prior to the expiration date.
If the structure is subject to the licensing authority of the FCC, a copy of this determination will be sent to that agency.

Remarks: See page 2 for conditions

NAD 83 Coordinates (Use these coordinates for any future correspondence with the FAA)
Latitude: 33° 45' 10.06"
Longitude: 118° 05' 16.22"

Issued in: South Coast, CA
Signature: [Signature]
Date: [Date]

FAA facilities critical to aviation safety are located near your proposed transmitter site. You may cause harmful interference to these facilities if your equipment meets only minimum FCC standards for spurious emissions. Before you begin any transmission from your facility, please contact the FAA spectrum management officer, Sarah Kurt, at (310) 725-3669 to arrange procedures to verify that no interference is caused.

FCC requirements in:

- 47 C.F.R. 73.44 (c) (in the case of AM broadcast stations)
- 47 C.F.R. 22.907(i) (in the case of fixed cellular transmitters)
- 47 C.F.R. 21.106(b) (in the case of common carrier fixed microwave transmitters)
- 47 C.F.R. 74.23(a) (in the case of broadcast auxiliary transmitters)
- 47 C.F.R. 94.71(d) (in the case of operational fixed microwave transmitters)

indicate that licensees may need to employ extra filtering or take other measures if their transmissions disrupt other services. The FCC requires its licensees to cooperate fully with other Federal agencies (users in other services), in this case the FAA, to eliminate any harmful interference covered by the above requirements.

EXHIBIT C
Application Number 5-96-068
FAA Clearance
Page 2 of 2
California Coastal Commission

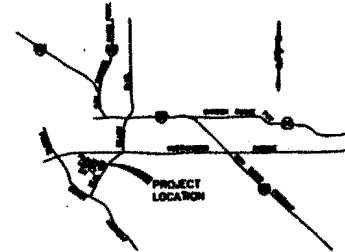
Seal Beach-800 MHZ GSA / Communication Building and Radio Antenna Tower

ROBERT GRIFFITH, DIRECTOR, GENERAL SERVICES AGENCY

BOARD OF SUPERVISORS



VICINITY MAP



PROJECT DATA

PROJECT NAME	Seal Beach-800 MHZ GSA / Communication Building and Radio Antenna Tower
PROJECT NUMBER	5-96-068
PROJECT LOCATION	Seal Beach, California
PROJECT OWNER	General Services Agency
PROJECT ARCHITECT	GSA/Architecture & Engineering
PROJECT ENGINEER	GSA/Architecture & Engineering
PROJECT CONTRACTOR	
PROJECT BUDGET	
PROJECT STATUS	

PROJECT DIRECTORY

PROJECT NAME	Seal Beach-800 MHZ GSA / Communication Building and Radio Antenna Tower
PROJECT NUMBER	5-96-068
PROJECT LOCATION	Seal Beach, California
PROJECT OWNER	General Services Agency
PROJECT ARCHITECT	GSA/Architecture & Engineering
PROJECT ENGINEER	GSA/Architecture & Engineering
PROJECT CONTRACTOR	
PROJECT BUDGET	
PROJECT STATUS	

GSA/ARCHITECTURE & ENGINEERING
10 CIVIC CENTER PLAZA, SECOND FLOOR, SANTA ANA, CA 92701

existing antenna

Proposed antenna

Proposed equipment building

FACILITY RELATIONSHIP TO SITE

SHEET INDEX

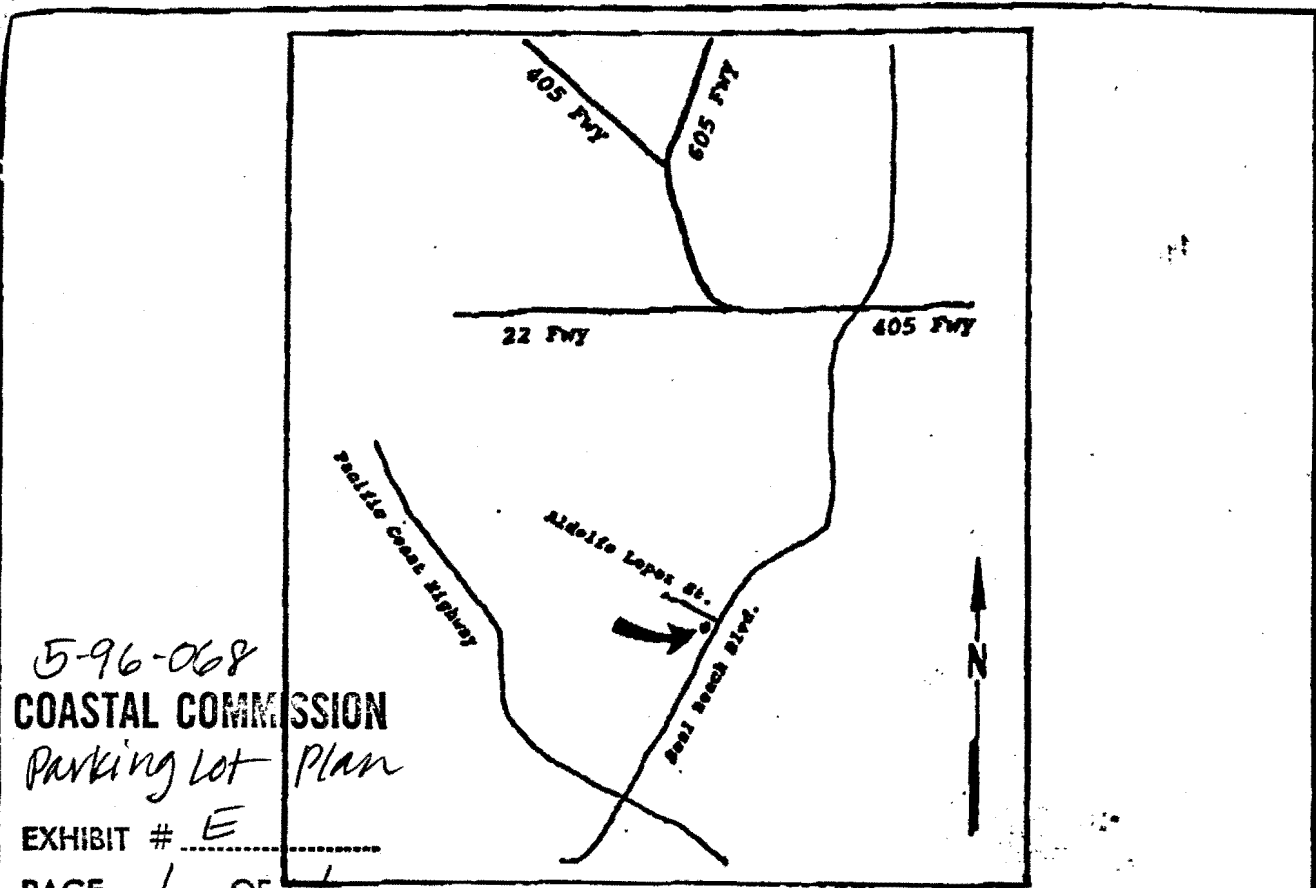
SHEET NO.	DESCRIPTION
001	COVER SHEET, PROJECT INFORMATION, FACILITY RELATIONSHIP TO SITE
002	CIVIL, SITE PLAN, ACCESS AND SERVICES
003	LAND, DETAILS AND SECTION
004	LAND, DETAILS AND SECTION
005	PLAN
006	LAND, DETAILS AND SECTION
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EXHIBIT D
Application Number 5-96-068
Proposed Antenna Page 1 of 1
California Coastal Commission

PROJECT NAME	Seal Beach-800 MHZ GSA / Communication Building and Radio Antenna Tower
PROJECT NUMBER	5-96-068
PROJECT LOCATION	Seal Beach, California
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PROJECT CONTRACTOR	
PROJECT BUDGET	
PROJECT STATUS	

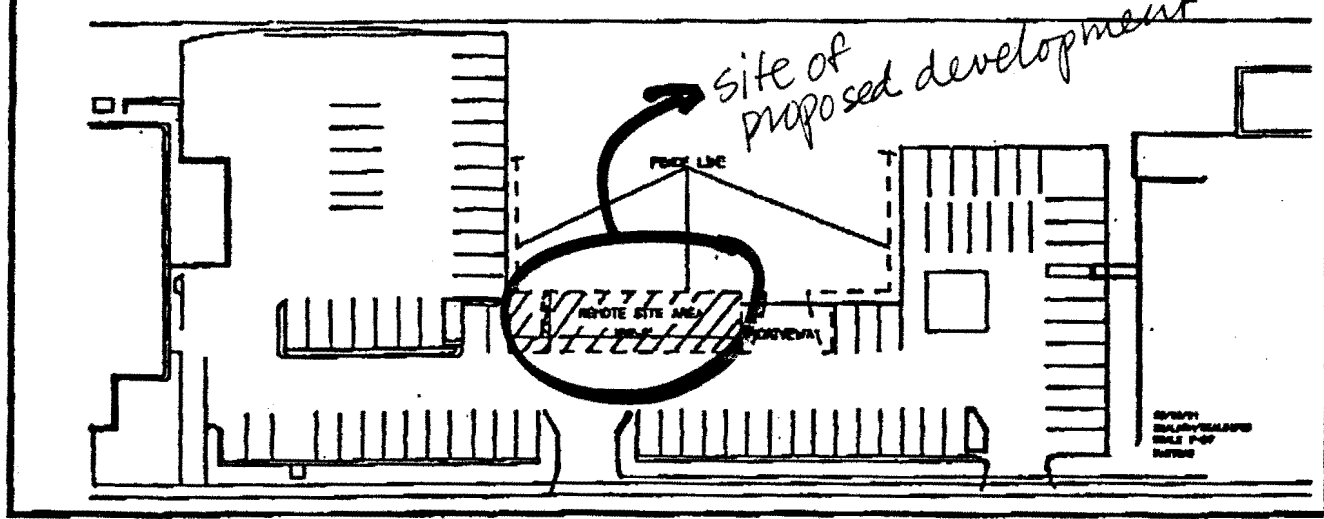
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JUN 11 1996
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

N. 150424\1\TLESHT



5-96-068
COASTAL COMMISSION
 Parking Lot Plan
 EXHIBIT # E
 PAGE 1 OF 1

SEAL BEACH
 REMOTE SITE  = Premises



Plot Plan GA 1239-40 GSA/Communications - 800 MHz 911 Seal Beach Blvd Seal Beach	Prepared: <u>Ray Weems</u> Checked: Date: <u>8/24/95</u>	COUNTY OF ORANGE GSA/REAL ESTATE
EXHIBIT B		



RECEIVED

June 10, 1996

JUN 11 1996

JN. 50424

COASTAL COMMISSION

5-96-068

EXHIBIT # F

PAGE 1 OF 2

California Coastal Commission
South Coast Area
P.O. Box 1450
Long Beach, Ca. 90802

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

**SUBJECT: RESPONSE TO CALIFORNIA COASTAL COMMISSION LETTER OF APRIL 30, 1996
RE: CDP 5-96-068 COUNTY OF ORANGE PROPOSED ANTENNA AND
ACCESSORY STRUCTURES AT 911 SEAL BEACH BLVD., SEAL BEACH, CA.**

Dear Mr. Auyong:

This letter is in response to your request for additional information regarding California Coastal Commission file number 5-96-068. The following responses are in the order requested in your letter (attached).

1. CEQA Documentation

The City of Seal Beach has prepared a Notice of Exemption for the referenced project. The City will submit a copy of this Notice directly to your attention.

2. Archaeology

The referenced archaeological site is south of the subject property and is located within the boundaries of Heilman Ranch, which is outside the proposed communications antenna project area. Attached is a 1976 report that describes archaeological investigations that took place within the subject property. In summary, this report states that the project area contains no intact archaeological deposits, although midden soils are present. The County of Orange (County) has included in the project measures that a County certified archaeologist must be present to monitor for archaeological remains during grading and excavation. As stated in the attached revised project description, the monitor will have the authority to halt or redirect activity that could be harmful to any archaeological resource that may be discovered during grading and excavation. Pursuant to Section 7050.5 of the California Health and Safety Code, if any human remains are discovered, the County coroner must be notified within 24 hours of the find. The coroner will determine whether the burial is recent. There are no laws requiring notification of the Native American Heritage Commission (NAHC); however, as a courtesy, the NAHC is notified following the discovery of a Native American burial. The NAHC determines the most likely descendent, and this representative may choose to become involved with the disposition of the burial remains following scientific analysis. Monitoring will occur consistent with County of Orange standard condition of approval No., A4, as follows:

County of Orange Standard Condition of Approval No. A4

Prior to issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section that a County-certified archaeologist has been retained, shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project developer and to the Manager, Parks and Recreation/Program Planning Division. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project developer, for exploration and/or salvage. Excavated finds shall be offered to County of Orange, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to County, or designee. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, Parks and Recreation/Program Planning Division.

3. Geology

Structural and foundation plans for the proposed antenna will be designed and constructed by tower manufacturer in a later time and these plans can be submitted to the Coastal Commission for review, if requested. Based on previous similar projects, the tower foundation would not penetrate more than 5' feet below the surface ground.

4. Parking

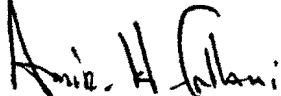
At this time, there are no plans to restrip the existing parking spaces on Adolfo Lopez Drive. It is our opinion that the loss of parking space in the existing police department parking lot will not create any parking problems for the neighborhood. Based on the comments received from the City of Seal Beach, the police department has no objection to the loss of parking space due to this project.

5. Reduced Plans

(See Attached)

Sincerely,

Post, Buckley, Schuh & Jernigan, Inc.



Amir Fallahi
Project Manager

Enclosure

5-96-068
COASTAL COMMISSION

EXHIBIT # F
PAGE 2 OF 2

