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CALIFORNIA COASTAL COMMISSION

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



Page 1 of 6
Permit Application No. 5-96-141
Date July 18, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Pacific Bell Mobile Services

PROJECT DESCRIPTION: Installation of a digital personal communications services facility consisting of two self-contained transceiver stations measuring 53" wide by 29" deep by 63" tall and a 60 foot high steel antenna with six 53" by 8' panel antennas.

PROJECT LOCATION: Laguna Beach County Water District Site
8601 N. Pacific Coast Highway
County of Orange (Irvine Coast)

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

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, 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:
Friday, August 16, 1996 at 9:00 a.m.
Crowne Plaza-Holiday Inn
5985 West Century Blvd., Los Angeles (310) 642-7500

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

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, 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 acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Robin Malmey-Barnes

Title: Staff Analyst

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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development 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. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:A. Project Description

The applicant is proposing to install a wireless communications facility consisting of two self-contained transceiver stations measuring 53" wide by 29" deep by 63" tall and a 60 foot high steel antenna with six 53" by 8' panel

antennas (see Exhibit 2). The facility is located at an existing water storage facility and requires no grading or other infrastructure improvements.

The purpose of the facility is to provide one in a network of transmission/receiving stations or cell sites to service cellular phones, pagers, and computers. This system differs from traditional cellular networks in that it utilizes digital technology, whereas traditional cellular networks utilize analog systems. However, the project is similar to other cellular sites in that it does require an unmanned station and a monopole with antennas.

The Pacific Bell facility will be located at the Laguna Beach County Water District, which is located in the inland portion of Crystal Cove State Park, a highly scenic area (see Exhibit 1). The water district site is located directly northeast of the existing El Morro Ranger Station. There are two existing cellular facilities in the El Morro area which have been approved by the Coastal Commission, a 40 foot high L.A. Cellular facility and monopole at the water district site and a 90 foot PacTel monopole located on the grounds of the El Morro School. The proposed wireless communications facility would be located adjacent to the existing L.A. Cellular monopole (see Exhibit 2).

The applicant has submitted a lease agreement with the Laguna Beach County Water District, approvals from the County of Orange and a letter from the State Department of Parks and Recreation recommending conditional approval of the project (see Exhibit 4).

The site is located within Planning Area 17 of the Irvine Coast Planned Community/Local Coastal Program and is designated "recreation". However, this site is one of several areas within Crystal Cove State Park which were not included in either the Irvine Coast LCP or the Public Works Program of Crystal Cove State Park. Therefore, a coastal development permit is required from the Coastal Commission.

The zoning for this site is A1 (agricultural). Under this designation there is a 35 foot height limit, but antennas are permitted to exceed this by 10 feet or as approved by a Use Permit by the zoning administrator. The project was approved with special conditions by the County of Orange zoning administrator.

The reservoir site is located to the north and east of the ranger station. There is a private road going to the reservoir and the facility is gated. There is no public access to the site. The proposed facility would have no impact on public recreation and access. The site is inland of Pacific Coast Highway and is not located between the sea and the first public road.

B. Scenic and Visual Resources

Section 30251 of the Coastal Act states:

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed site for the wireless communication facility is the El Moro Reservoir which is located north and east of the Crystal Cove State Park ranger station headquarters at El Moro. The headquarters is located directly above the El Morro school and north and east of the trailer park. The road to the reservoir runs parallel to and 10 feet north of the access road to the ranger station. The reservoir itself is located several hundred feet north of the ranger station.

The parking lot at the ranger station is a point of departure for hikers and bicyclists using the interior park trails. The trail into the interior begins at the ranger station and continues southeast and then east, wrapping around a hill before heading directly east. There is a hill behind the reservoir. The reservoir is visible when arriving at the ranger station and again when coming back to the ranger station from the interior. However, the reservoir is not in the line of sight of visitors to either the mountains or the ocean and is blocked from view from the interior of the park by intervening topography.

There is an existing grove of trees at the western boundary of the reservoir, as well as several existing telephone poles. The telephone poles are barely visible from the Pacific Coast Highway, which is approximately one-quarter of a mile away. The site is visible for a stretch of several hundred feet travelling south along the Pacific Coast Highway (PCH). Visibility of the site heading north along PCH is blocked by intervening topography at the El Moro School site. West of PCH is the coastal portion of Crystal Cove State Park. Inland and north of the reservoir site is the Irvine Coast development. The existing L.A. Cellular monopole is visible from the ranger station but is not identifiable from PCH. The PacTel monopole is visible from both the ranger station and PCH.

The proposed wireless communication facility and 60 foot high pole are proposed to be located at the western boundary of the reservoir property just south of the existing 45 foot L.A. Cellular monopole. The support structure will not be visible at all.

Coastal Development Permit 5-92-415 (L.A. Cellular) was conditioned, at the request of the State Department of Parks and Recreation, to be painted brown so that it would resemble nearby energy or telephone poles. This permit was approved on the Administrative Calendar with a special color condition. The State Department of Parks and Recreation submitted a letter dated July 16, 1996 requesting that the proposed wireless communication pole also be colored to resemble a telephone pole in order to mitigate any visual impacts it may have. The existing L.A. Cellular monopole does in fact resemble a telephone pole and cannot be identified as a monopole until one is relatively close. Even so, it is located to the side of the primary viewshed.

The proposed monopole would be located adjacent to the existing L.A. Cellular monopole. The applicant has submitted photographs showing what the proposed monopole would look like (see Exhibit 3). Although the proposed pole would be more visibly identifiable as a cellular pole, its impact would be minimized by its location and the fact that Pacific Bell is being conditioned by the Executive Director to color the pole brown to mimic an energy or telephone pole. The monopole is less visible at this location than it would be at a location closer to the existing PacTel Cellular pole and PCH. The applicant has emphasized that one factor for choosing the proposed site is because there is an existing monopole. Therefore, the applicant hopes to minimize the impacts of the monopole by locating it with another monopole. The Executive Director agrees that these facilities should be grouped together in order to confine their visual impacts, however it is

difficult to assess at what point the profusion of cellular monopoles at one location triggers the need for assessment of cumulative visual impacts.

Therefore, in order to mitigate the visual impacts of the monopole, the Executive Director determines that the pole be of a color similar to that of the existing L.A. Cellular monopole and nearby telephone poles. In addition, the Executive Director determines that in the event that future technology makes the proposed monopole obsolete or the site is abandoned, the applicant shall modify or remove the facility in accordance with special condition number two of this staff report. Only as conditioned does the Executive Director find that the proposed project does not pose adverse visual impacts and conforms with Section 30251 of the Coastal Act.

C. Parks and Recreation

Section 30240(b) of the Coastal Act states in part:

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed monopole and antennas would be located at the Laguna Beach County Water District reservoir, an inholding in Crystal Cove State Park, a highly scenic area which is frequented by hikers and bicyclists. Located at the site are a reservoir and related facilities and a cellular monopole. There are no environmentally sensitive resources at this site. Installation of the monopole would not displace any native vegetation.

Although the proposed development is not a recreational use as is the surrounding park area, it will have minimal impacts on visual resources, as is discussed in the previous section. Existing trails in the state park extend south and east of the ranger station parking lot. The site is peripheral to any points of interest and is not in the viewshed of visitors looking towards the ocean or back towards the San Joaquin Hills. View of the site from most of the trail system is blocked by the hill located behind the reservoir site. In addition, implementation of installation of the monopole would have no impact whatsoever on the continuance of the park area.

Section 30240(b) pertains specifically to areas adjacent to parks and mandates the protection of habitat. The existing water reservoir site has been extensively graded and does not contain native vegetation. The monopole would be sited in an already disturbed area and would not result in the reduction of native habitat. Finally, the State Department of Parks and Recreation has submitted a letter recommending approval of the proposed development if it is conditioned to be painted brown to resemble the existing L.A. Cellular monopole (see Exhibit 4). Therefore, the Executive Director finds that the proposed development is consistent with the resource protection policies of Section 30240(b) of the Coastal Act.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal 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 Chapter 3 policies of the Coastal Act. At this time the County of Orange is

preparing an amendment to the Irvine Coast Local Coastal Program which would incorporate the water reservoir and El Moro School sites into the LCP.

The water reservoir site is located in a park inholding which is not covered by either the Crystal Cove State Park Public Works Plan or the Irvine Coast Local Coastal Program. Therefore, the Coastal Commission has jurisdiction over issuance of coastal development permits at this site. The Executive Director finds that the proposed development, as conditioned, is consistent with the resource protection policies of the Coastal Act and will not prejudice the ability of the County of Orange to prepare a Local Coastal Program that is consistent with the policies of Chapter 3 of the Coastal Act.

E. CEQA

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, 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 project has been conditioned in order to be found consistent with Sections 30251 and 30240 of the Coastal Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Executive Director finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. Color Condition

Prior to authorization to proceed with development, the applicant shall submit for the review and approval of the Executive Director a color scheme for painting the proposed monopole. The proposed color shall be as close as possible to the L.A. Cellular monopole. The applicant shall submit for the review and approval of the Executive Director a letter agreeing that the installed monopole will be painted the color approved by the Executive Director.

2. Future Redesign

Prior to 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.

ACKNOWLEDGMENT 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

7367F

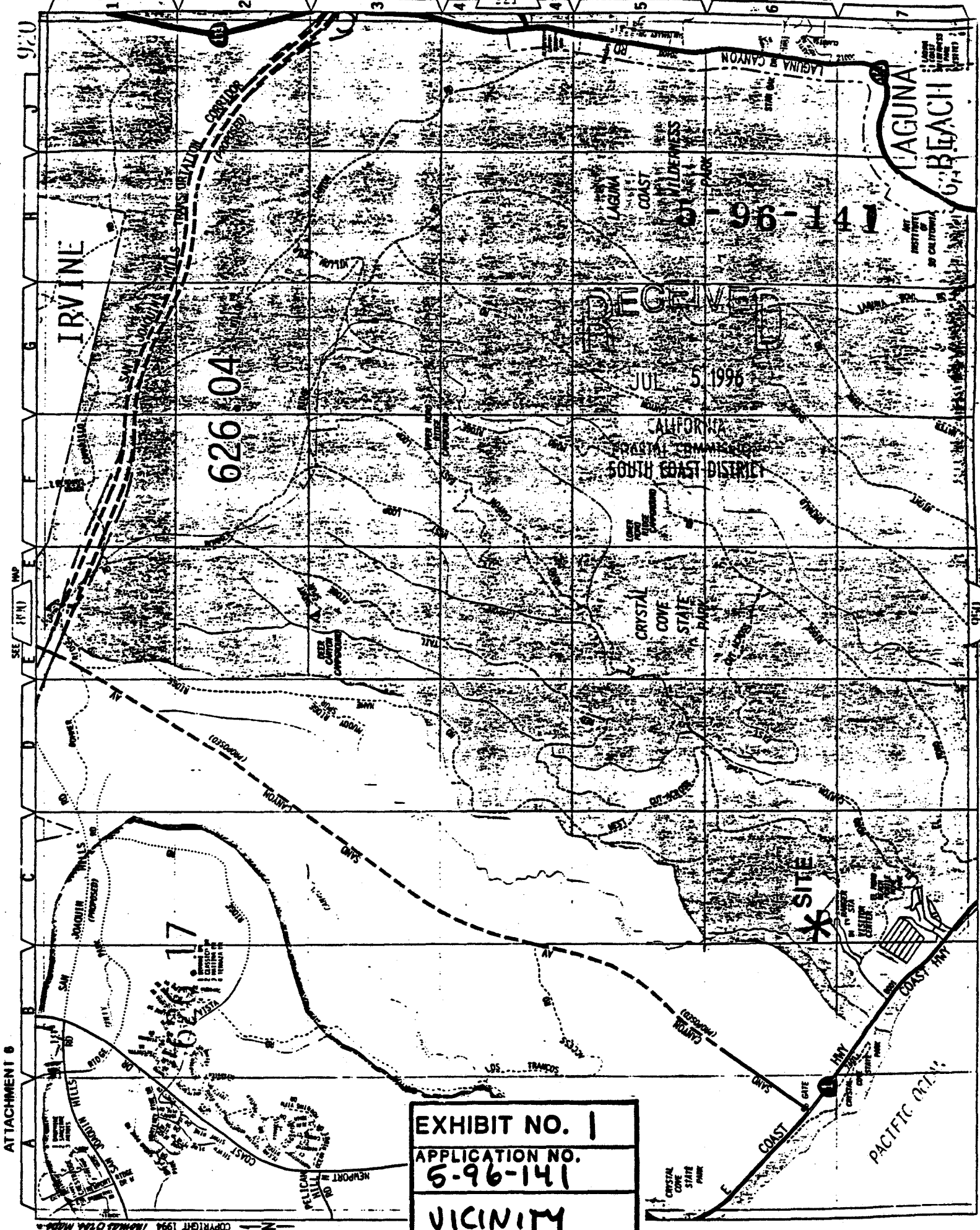


EXHIBIT NO. 1
 APPLICATION NO.
 5-96-141
 VICINITY



ATTACHMENT 6

Copyright 1994 Thomas Bros Maps

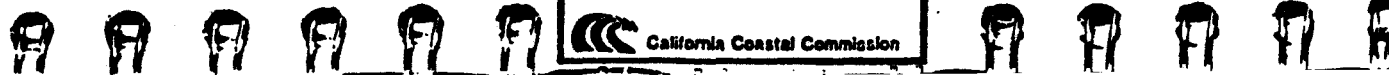
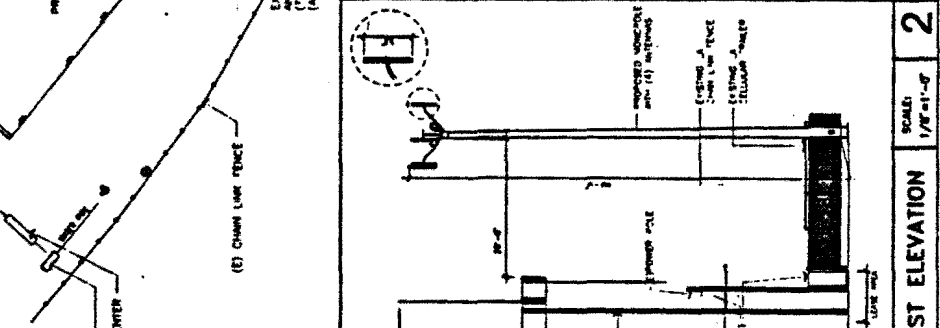
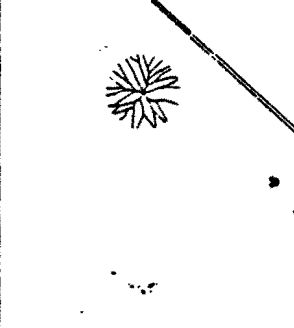
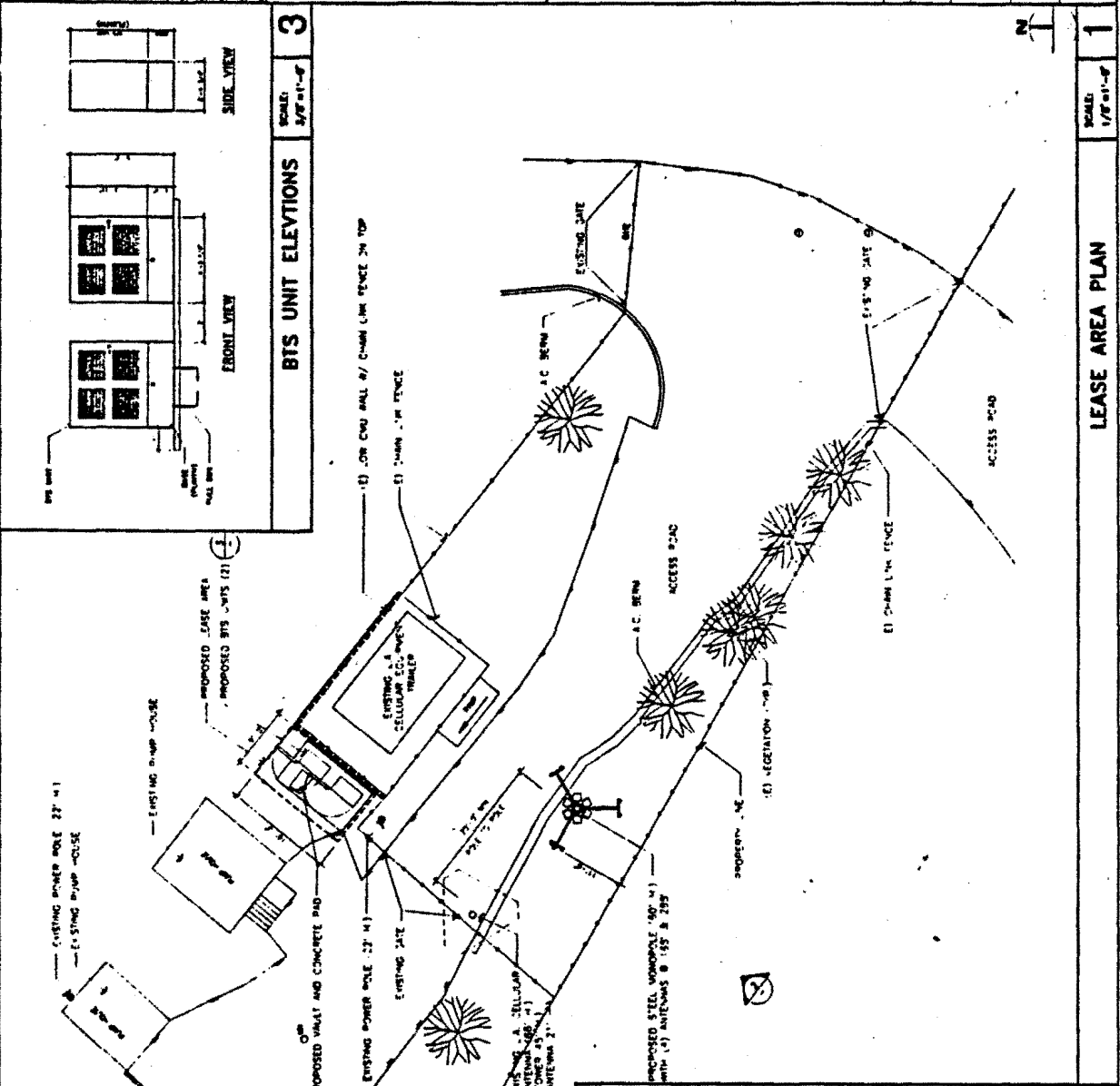


EXHIBIT NO. 2
APPLICATION NO.
5-96-141
SITE PLAN



PROPRIETARY INFORMATION THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SBP & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SBP & ASSOCIATES, INC.	DATE: FEBRUARY 20, 1998
	ARCHITECT: SBP & ASSOCIATES, INC. DRAWN BY: [Name] CHECKED BY: [Name]
PACIFIC * BELL Mobile Services 4-20 ROSEWOOD DR. BLDG. 2, 4TH FLOOR PLEASANTON, CALIFORNIA 94588	SBP & ASSOCIATES, INC. 1100 S. GARDEN AVENUE, SUITE 200 ANAHEIM, CALIFORNIA 92805 (714) 771-1111
7100 S. GARDEN AVENUE, SUITE 200 ANAHEIM, CALIFORNIA 92805 (714) 771-1111	PROJECT NO.: CA-971-01 B-2-800 SHEET NO.: 1
REEF POINT 8801 N. COAST HWY. LAGUNA BEACH, CA 92653	LEASE AREA DETAIL



SCALE: 1/8"=1'-0"

LEASE AREA PLAN

1

A-2

5-96-141

RECEIVED


JUL 5 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

PBMS PROPOSED POLE

EXISTING POLE
(OTHER CARRIER)

VIEW B - VIEW FROM SERVICE ROAD

EXHIBIT NO. 3
APPLICATION NO. 5-96-141
PHOTO
 California Coastal Commission

STATE OF CALIFORNIA — RESOURCES AGENCY

PETE WILSON, Governor

DEPARTMENT OF PARKS AND RECREATION

Orange Coast District
 3030 Avenida Del Presidente
 San Clemente, California 92672
 (714) 492-0802, FAX (714) 492-8412



July 16, 1996

Mr. Steve Rynas
 California Coastal Commission
 South Coast Area
 245 W. Broadway, Ste. 380
 P.O. Box 1450
 Long Beach, California 90802-4416

RE: Proposed Monopole Installation - 8601 N. Pacific Coast Hwy.

Dear Steve:

The letter is in regards to the proposed telecommunication facility by PBMS on the Laguna Beach Water District property, an inholding within Crystal Cove State Park. As you know, the proposed facility is surrounded by state park property, and my concern for any type facility like this is the potential negative visual impacts. I have reviewed the site plans (dated as conditionally approved by the County of Orange 6/13/96) provided to me by Mr. Terry Klein of PlanCom, Inc. and have the following comments:

While we prefer no such device exist within the view shed of the Park, we recognize the need for such facilities with today's technology. As such, our concerns are over view shed impacts. The existing L.A. Cellular monopole was conditioned to be painted brown, and from the highway tends to look like another telephone pole. I would ask PBMS to paint the color of the monopole a tan/brown color to blend in with the surroundings as viewed from the highway.

Given the above comments, I recommend the approval of the proposed plans as submitted to you with the condition the pole be painted in similar fashion to L. A. Cellular's pole. If you have any questions, please give me a call at 714 366-8529.

Sincerely,

Jack B. Roggenbuck
 District Superintendent

CC: Mr. T. A. Klein, PlanCom, Inc.

REPT-10000 0194ANTENNAS

EXHIBIT NO. 4
APPLICATION NO. 5-96-141
LETTER
California Coastal Commission