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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

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: July 25, 1996
Hearing Date: August 13-16, 1996
Commission Action:



John

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-96-068
 APPLICANT: County of Orange (General Services 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; "Initial Study for Proposed 800 MHz Communications Tower, Seal Beach Police Department" prepared by LSA Associates, Inc. dated 2/14/96; De Minimis Waiver 5-85-532 (City of Seal Beach).

*STAFF NOTE:

This permit application was previously on the Consent Calendar for the Commission's July 11, 1996 hearing in Huntington Beach. The application was pulled for further discussion regarding the height of the proposed antenna and the need for it to be located at the proposed site within the coastal zone. These issues are addressed by new Special Condition No. 3, by Sections IV.B. and IV.C. of the findings, by revised Exhibit A, and by new Exhibit G added. The staff recommendation remains unchanged.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of the proposed project with special conditions regarding (1) conformance to geotechnical recommendations, (2) conformance to County of Orange Standard Condition A.4. regarding cultural resources, and (3) redesign of the proposed antenna to reduce its visual presence if future technology advances allow, or removal of the proposed antenna if advances in future technology render the antenna functionally obsolete.

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.

3. Future Redesign/Removal of Antenna

Prior to the issuance of the coastal development permit, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed antenna, the applicant agrees to make those modifications which would reduce the visual impact of the antenna. If, in the future, the antenna is no longer needed, the applicant agrees to abandon the antenna and be responsible for removal of the antenna and appurtenant permanent structures, and to restore the site to its original condition.

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 and age of the existing network results in delays in response times and routine communications. The applicant, in their letter to Chairman Calcagno dated July 22, 1996, indicates that the proposed tower would be one of 21 such towers located countywide (see Exhibit G).

B. Justification for Proposed Height and Location of Antenna

The applicant contends that proposed antenna cannot be less than 140 feet tall (see Exhibit G). This is the minimum height needed to allow the proposed antenna's microwave transmission to reach the next antenna located outside the coastal zone in the City of Buena Park. The 140 foot height would allow the transmission to clear buildings and trees located between the two towers which would interfere with the transmission.

The applicant contends that the proposed antenna needs to be located at the subject site in order to meet a variety of technical criteria. Antennas must be located near the County line to ensure emergency radio coverage for the areas along the edges of Orange County (see page 3 of Exhibit G). However, the antennas must also be sited so that the transmissions from these antennas near the County line do not penetrate more than three miles into the adjacent County, in order to minimize interference with the emergency radio network of the adjacent County.

Further, for security purposes, the County of Orange as applicant prefers to locate these emergency radio network antennas on publicly owned land. The subject site belongs to the City of Seal Beach and is the site of the city's police and public works departments. In addition, other nearby publicly owned, high security sites such as the Seal Beach Naval Weapons Station posed problems with regard to transmission interference and other technical matters. Therefore, the Commission finds that there are no other feasible alternative sites for the proposed antenna.

C. 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 previous staff report for this permit application noted that only one antenna, 60 feet in height, currently existed on-site. In fact, however, there are two on-site antennas which currently exist on-site and would continue to remain. The existing 60 foot high on-site antenna mentioned in the previous staff report is used by a cable company to receive transmissions. In addition, a 95 foot high monopole exists on-site to serve the City of Seal Beach Police Department. Tall industrial type development, such as a water tank and military towers on the Seal Beach Naval Weapons Station, the City of Los Angeles Department of Water and Power Haynes Plant along the San Gabriel River, and the Rockwell International building, exist in close proximity to the subject site.

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. In addition, the subject site is located inland (northeast) of Pacific Coast Highway ("PCH"), State Route One. The existing nearby water tower is visible from PCH. However, because of existing development along PCH in the cities of Seal Beach and Long Beach, the viewshed is limited to a brief glimpse as one crosses over the San Gabriel River between the two cities.

In addition, depending on whether driving northbound or southbound, a driver would have to turn her or his head to the left or right to see the site, since it's not in the direct line of sight. Further, the foreground of the viewshed from PCH is degraded by the presence of oil rigs along the San Gabriel River.

Also, since the proposed antenna is located almost outside the coastal zone, there are no scenic areas behind (i.e. further inland of) the subject site within the coastal zone which could be blocked by the proposed antenna. The Commission finds that the proposed development would not block views to and along the shoreline and would be in keeping with the visual character of the surrounding area.

However, Section 30251 also provides that, where feasible, visually quality should be restored. Therefore, the Commission finds it necessary to impose a special condition requiring the applicant to agree to (1) redesign the proposed antenna to reduce its visual presence, in the future, should technological advances allow for miniaturization of the antenna or otherwise make such a redesign feasible, and (2) abandon and remove the proposed antenna entirely should future technological advances render the antenna functionally or otherwise completely obsolete and unnecessary. For instance, regarding the latter situation, future technological advances might allow the proposed antenna, which would be part of a network of ground-based antennas, to be completely replaced by a network of airborne satellites. Redesigning or removing entirely the proposed antenna would help restore the visual quality of the area. The Commission also imposed this condition on permit 6-94-93 (US West) for a cellular antenna in San Diego. Thus, the Commission finds the proposed development, only as conditioned, to be consistent with Section 30251 of the Coastal Act.

D. 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 and proposed development, 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-Priolo 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, and the concrete floor slab should be 4 inches thick and be 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.

E. 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. In addition, the proposed development should not require excavation beyond 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.

F. 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 inland public recreation areas nor any public parking lots serving inland public recreation areas. Thus, the proposed development would not adversely impact public access to the coast or recreation areas. Therefore, the Commission finds that the proposed development would be consistent with Section 30252 of the Coastal Act regarding parking.

G. 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 visual quality, hazards, and cultural resources policies of Chapter Three of the Coastal Act. As proposed, the development would be consistent with the public access/recreation policies of Chapter Three. 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.

H. 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. There are no other feasible sites which would meet the various technical criteria to which the proposed antenna must conform.

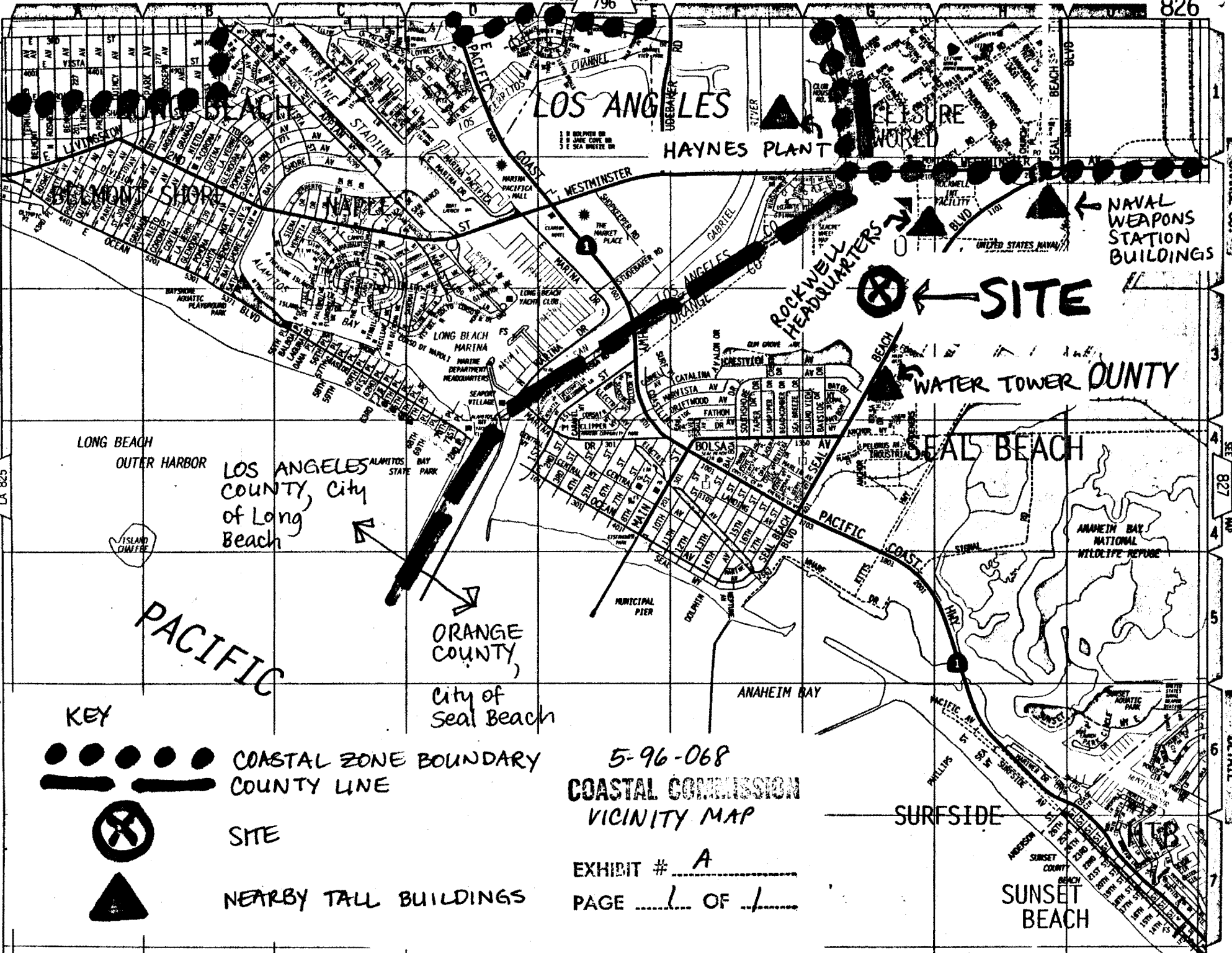
The proposed project has been conditioned in order to be found consistent with the visual quality, cultural resources, and hazards policies of Chapter Three of the Coastal Act. Mitigation measures requiring (1) the submission of plans incorporating the recommendations contained in the geotechnical investigation, (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, and (3) redesign of the proposed antenna to reduce its visual presence if future technology advances allow, or removal of the proposed antenna if advances in future technology render the antenna functionally obsolete, 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.

COPYRIGHT 1982 Thomas Bros. Maps

SEE 796 MAP

826



LOS ANGELES

HAYNES PLANT

ROCKWELL HEADQUARTERS

SITE

WATER TOWER DUNTY

SEAL BEACH

NAVAL WEAPONS STATION BUILDINGS

LOS ANGELES COUNTY, City of Long Beach

ORANGE COUNTY, City of Seal Beach

PACIFIC

KEY



COASTAL ZONE BOUNDARY



COUNTY LINE



SITE



NEARBY TALL BUILDINGS

5-96-068
COASTAL COMMISSION
VICINITY MAP

EXHIBIT # A
PAGE 1 OF 1

SEE 1A MAP

ORANGE CO.

SEE LA 825 MAP

DETAIL

7

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5-96-068

N: 150424\SITEPLAN

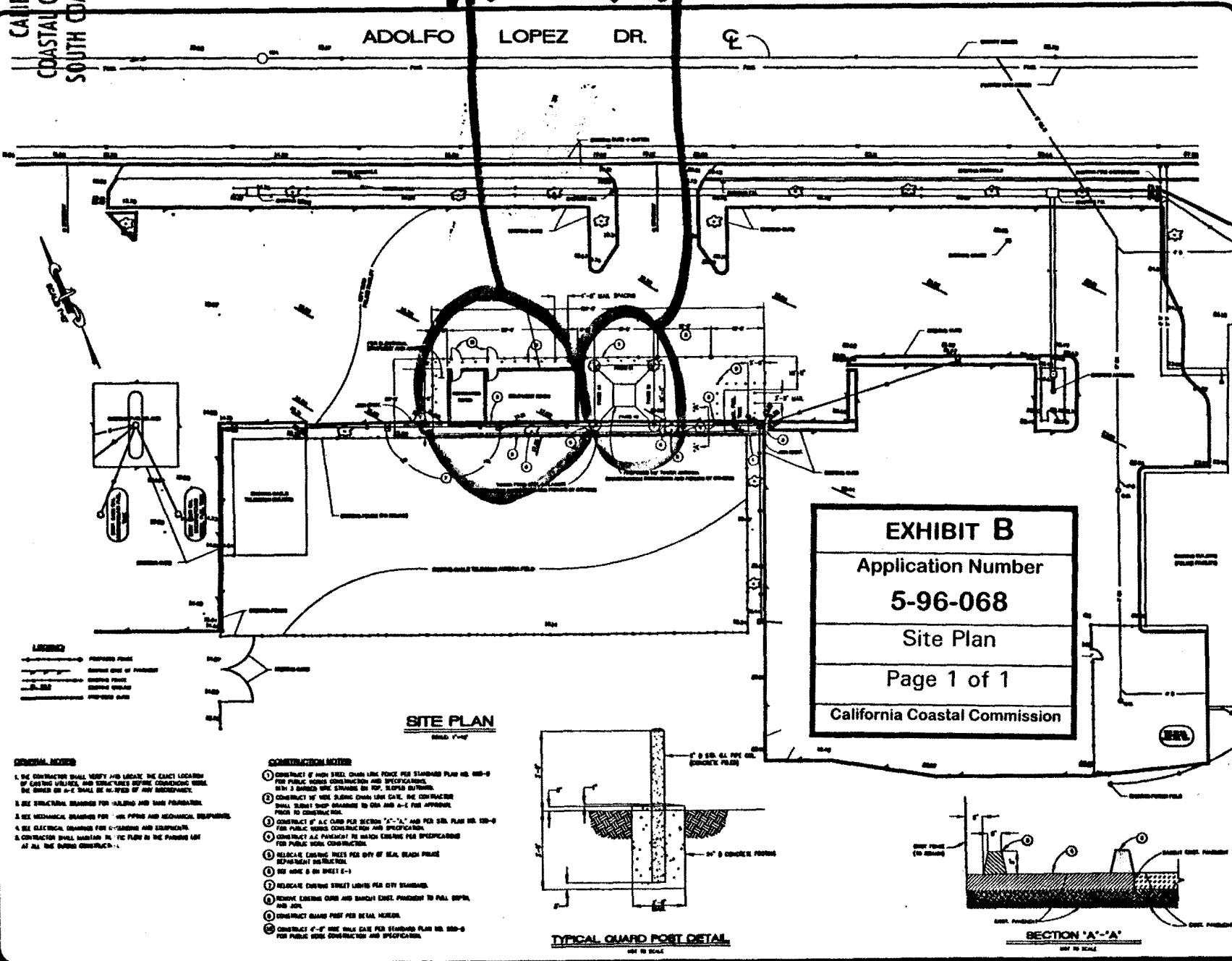
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

site of proposed
accessory
structures

site of proposed
antenna

to Seal
Beach
Blvd. →

ADOLFO LOPEZ DR.



LEGEND

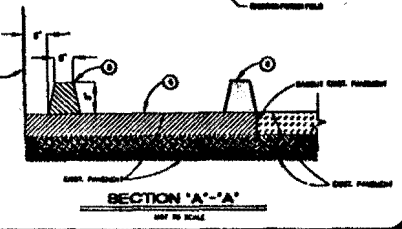
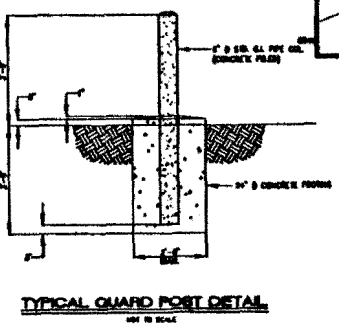
- Proposed Wall
- Existing Wall
- Proposed Window
- Existing Window
- Proposed Door
- Existing Door

ORIGINAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND LOCATE THE EXACT LOCATION OF EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE OWNER OR A-E SHALL BE ADVISED BY ANY DISCREPANCY.
2. SEE STRUCTURAL DRAWINGS FOR FLOORING AND BASE FOUNDATION.
3. SEE MECHANICAL DRAWINGS FOR HVAC PIPING AND MECHANICAL EQUIPMENT.
4. SEE ELECTRICAL DRAWINGS FOR WIRING AND EQUIPMENT.
5. CONTRACTOR SHALL MAINTAIN THE FLOOR IN THE FINISHED STATE AT ALL THE DURING CONSTRUCTION.

CONSTRUCTION NOTES

1. CONSTRUCT 4" HIGH STEEL CHAIN LINK FENCE PER STANDARD PLAN NO. 500-0 FOR PUBLIC WORKS CONSTRUCTION AND SPECIFICATIONS. SET IN 4" SQUARE WIRE STRAPS BY TOP SURFACE TO FINISH.
2. CONSTRUCT 1/2" VENEER SLAB ON GROUND. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO O&A AND A-E FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONSTRUCT 4" A.C. CURB PER SECTION "A"-A' AND PER DET. PLAN NO. 100-0 FOR PUBLIC WORKS CONSTRUCTION AND SPECIFICATIONS.
4. CONSTRUCT A.C. PARAPET TO MATCH EXISTING PER SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. RELOCATE EXISTING TREES PER CITY OF SEAL BEACH PRINCE DEPARTMENT INSTRUCTION.
6. SEE NOTE 6 ON SHEET 0-1.
7. RELOCATE EXISTING STREET LIGHTS PER CITY STANDARDS.
8. REMOVE EXISTING CURB AND SANDY EXIST. PREPARED TO FALL SURFACE AND 20%.
9. CONSTRUCT GUARD POST PER DETAIL HEREIN.
10. CONSTRUCT 4"-6" HIGH SLAB ON GROUND PER STANDARD PLAN NO. 500-0 FOR PUBLIC WORKS CONSTRUCTION AND SPECIFICATIONS.



County of Orange
GSA
ARCHITECTURE & ENGINEERING

Project: COMMUNICATION-800 MHz SEAL BEACH
Drawn: J.M. / Checked: M.D. / Date: FEB. 1996 / A-E Seal

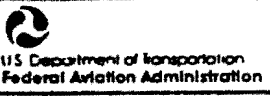
Project Manager: [Signature]
Professional Engineer: [Signature]
Project No. 800-008-000-000
Sheet C-1 of 1

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
95-AWP-273-0E

1. Nature of Proposal

A. Type	B. Class	C. Work Schedule Dates
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration *	<input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary (Duration _____ months)	Beginning <u>n/a</u> End <u>n/a</u>

* If Alteration, provide previous FAA Aeronautical Study Number, if available :

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

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
 Area Code Telephone Number

2. Complete Description of Structure

Please describe the proposed construction or alteration.

A. For effect not later than _____	<div style="border: 2px solid black; padding: 5px; text-align: center;"> EXHIBIT C Application Number 5-96-068 FAA Clearance Page 1 of 2 California Coastal Commission </div>
B. For effect not later than _____	
C. For effect not later than _____	
D. Operation to start on _____	

APR 8 1996

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT

4. Location Of Structure

A. Coordinates (to hundredths of seconds, if known)	B. Nearest City or Town and State	C. Nearest public or military airport, heliport, flightpark, or seaplane base	A. Elevation of ground above mean sea level.
Latitude 0 33 45 10	Seal Beach, CA.	U.S. Naval Air Station Seal Beach	19
Longitude 0 118 05 13	(1). Distance to 4B In the city	(1). Distance from structure to nearest point of nearest runway n/a	B. Height of structure including all appurtenances and lighting above ground or water. 140'
4D. Source for item 4A data. <input checked="" type="checkbox"/> USGS 7.5' Quad Chart <input type="checkbox"/> Survey <input type="checkbox"/> Other Specify _____	(2). Direction to 4B n/a	(2). Direction from structure to airport East/Southeast	C. Overall height above mean sea level: 159'
Indicate the reference datum. <input checked="" type="checkbox"/> NAD 27 <input type="checkbox"/> NAD 83 <input type="checkbox"/> Other Specify _____	4E. Description of site location with respect to highways, street, airports, prominent terrain, features, existing structures, etc. Please attach a U.S. Geological Survey Map (or equivalent) showing the construction site. If available, attach a copy of a documented site survey with the surveyor's certification.		

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 of the structure in accordance with established marking & lighting standards as necessary.

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

FOR FAA USE ONLY FAA will either return this form or issue a separate acknowledgement.

The Proposal:

Does not require a notice to FAA.

Is not identified as an obstruction under any standard of FAR, 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 _____

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: Anaheim, CA
 Signature: Steven A. Donald
 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

N: 150424VTTLESHT

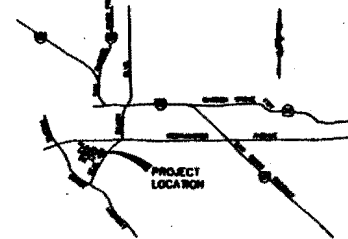
Seal Beach-800 MHZ GSA / Communication Building and Radio Antenna Tower

ROBERT GRIFFITH, DIRECTOR, GENERAL SERVICES AGENCY

BOARD OF SUPERVISORS



VICINITY MAP



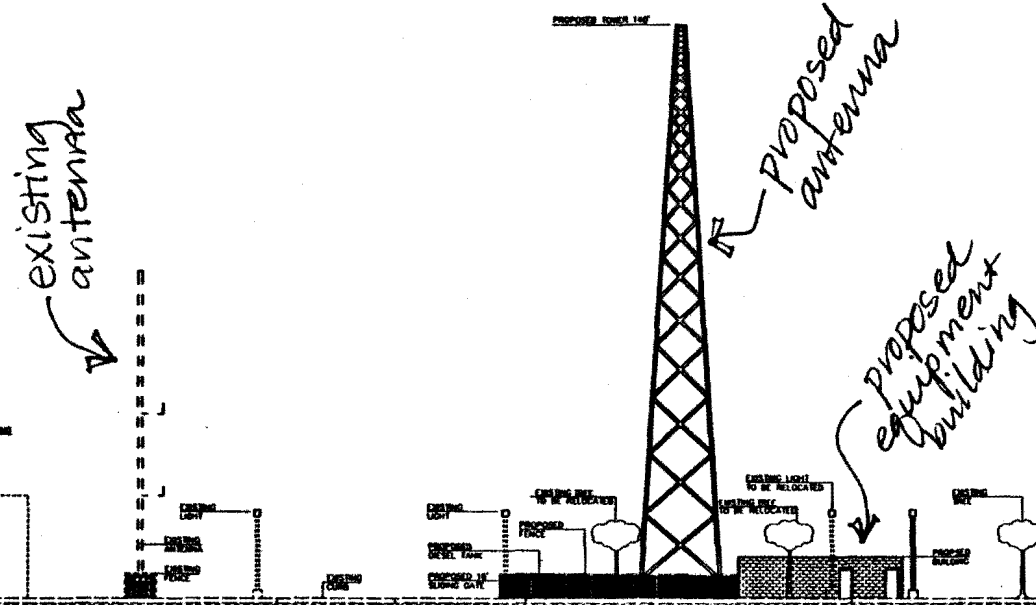
PROJECT DATA

PROJECT NUMBER: 02-000-000-000-000
PROJECT NAME: GSA / COMMUNICATION-800 MHZ BUILDING AND RADIO ANTENNA TOWER, SEAL BEACH
PROJECT PLAN NO.: 02-000-000-000-000
PROJECT PLAN DATE: 08/19/96
PROJECT PLAN SCALE: AS SHOWN
PROJECT PLAN SHEET NO.: T-1
PROJECT PLAN SHEET TOTAL: 1

PROJECT DIRECTORY

PROJECT NUMBER: 02-000-000-000-000
PROJECT NAME: GSA / COMMUNICATION-800 MHZ BUILDING AND RADIO ANTENNA TOWER, SEAL BEACH
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PROJECT PLAN SHEET TOTAL: 1

OBA/ARCHITECTURE & ENGINEERING
14000 CENTER PLAZA, SECOND FLOOR, SANTA ANA, CA 92701



FACILITY RELATIONSHIP TO SITE

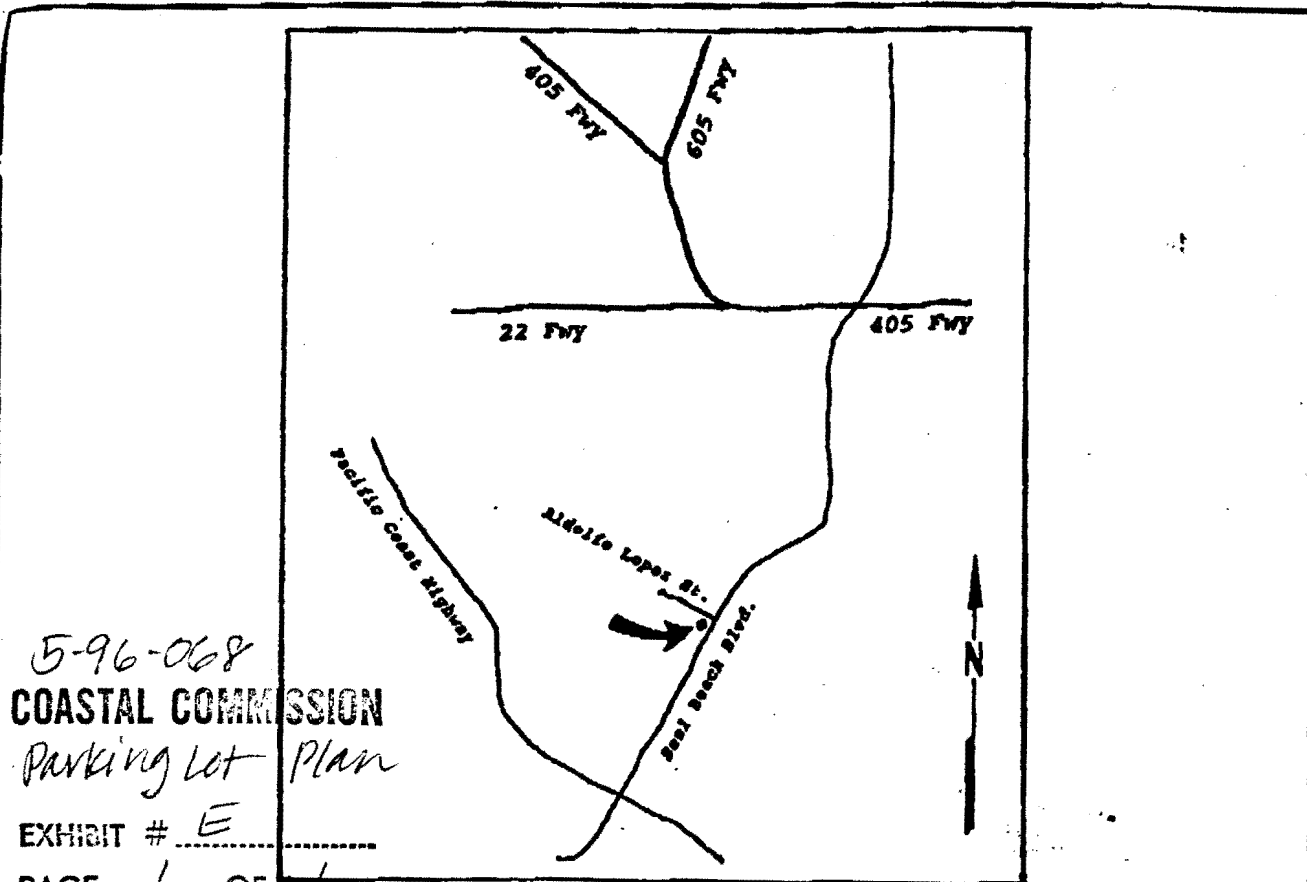
SHEET INDEX

SHEET NO.	DESCRIPTION
S-1	COVER SHEET, PROJECT APPROVALS, FACILITY RELATIONSHIP TO SITE
S-2	GENERAL SITE PLAN, NOTES AND SECTION
S-3	ANTENNA TOWER AND SECTION
S-4	ANTENNA TOWER AND SECTION
S-5	PLAN
S-6	ANTENNA TOWER AND SECTION
S-7	ANTENNA TOWER AND SECTION
P-1	THE PLAN
P-2	EXHAUST FLOOR PLAN
P-3	GENERAL NOTES AND DETAILS
P-4	THE PLAN
P-5	LOADING, POWER AND SIGNALING, AND FLOOR PLAN
P-6	GENERAL NOTES, DETAILS, SECTION

EXHIBIT D
Application Number
5-96-068
Proposed Antenna
Page 1 of 1
California Coastal Commission

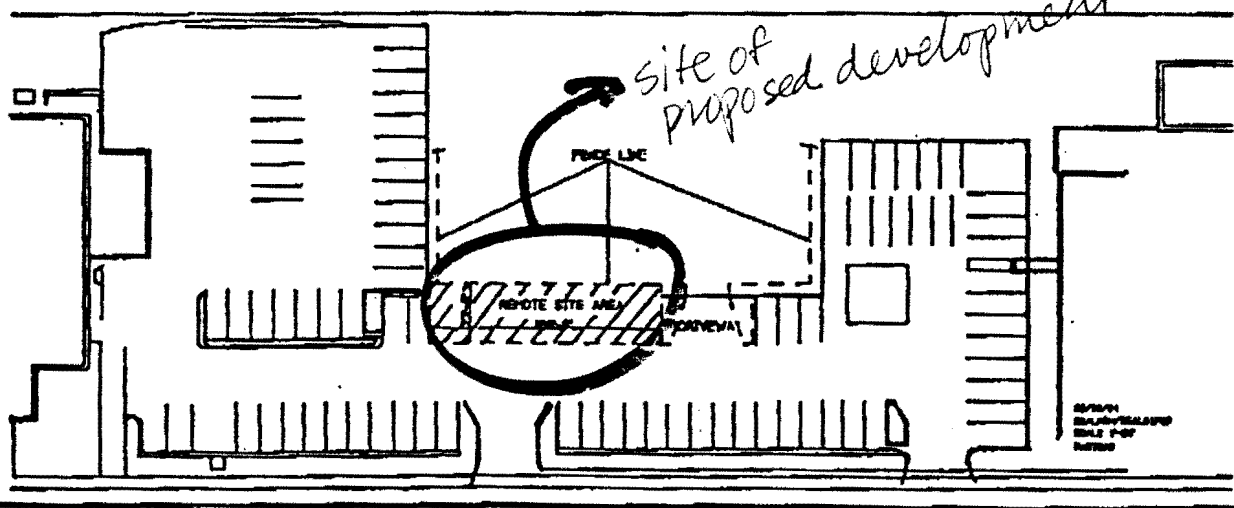
02-000-000-000-000
GSA / COMMUNICATION-800 MHZ BUILDING AND RADIO ANTENNA TOWER, SEAL BEACH
02-000-000-000-000
T-1
5

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SOUTH COAST DISTRICT



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: Ray Woods Checked: Date: 6/24/95	COUNTY OF ORANGE GSA/REAL ESTATE
EXHIBIT B		

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June 10, 1996

JUN 11 1996

JN. 50424

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

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

COASTAL COMMISSION

5-96-068

EXHIBIT # F

PAGE 1 OF 2

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 Count 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

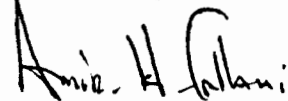
At this time, there are no plans to restrip the existing parking spaces on Adolfo Lopez Drive. It is our opinion that the loss of parking space in the existing police department parking lot will not create any parking problems for the neighborhood. Based on the comments received from the City of Seal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

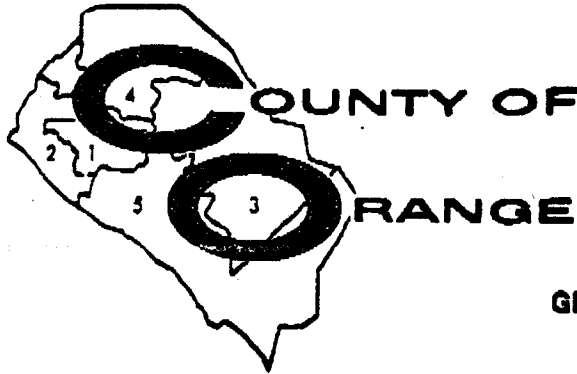


Amir Fallahi
Project Manager

Enclosure

5-96-068
COASTAL COMMISSION

EXHIBIT # F
PAGE 2 OF 2



5-96-068
COASTAL COMMISSION
*Letter regarding height
 & antenna location*

ROBERT A. GRIFFITH, Director
 General Services Agency

ROBERT G. LOVE, Deputy Director
 General Services Agency

BOB WILSON, Director
 GSA/Information Systems

JOSEPH W. ROBBEN, Division Manager
 GSA/Communications Division

EXHIBIT # 9
 PAGE 1 OF 5

GENERAL SERVICES AGENCY
 Communications Division
 840 N. Eckhoff Street
 Orange, California 92668-1021
 (714) 704-7900

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JUL 23 1996

**CALIFORNIA
 COASTAL COMMISSION
 SOUTH COAST DISTRICT**

July 22, 1996

Commissioner Louis Calcagno, Chairman
 California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219

Subject: Coastal Development Permit Application 5-96-068

This letter is being written to you regarding consent agenda item # Th-11A from the recent meeting of the Coastal Commission July 11, 1996. The agenda item is a request to build a 140 foot public safety communications tower and building in the Seal Beach Police Department parking area. The item was continued to the August Coastal Commission meeting due to two questions: tower height and tower placement.

The tower is needed to implement the 800 MHz radio communication system being implemented for use by law, fire and public works agencies in 31 cities and the County of Orange itself. This \$82-million system is a joint effort of the County and its cities to replace the current aging and overloaded public safety radio communications systems as described in the first attachment. The Seal Beach tower is one of the 21 towers and radio vaults that must be built to implement the system. The attached chart shows the location of the various facilities.

The towers support antennas and microwave dishes that interconnect each of the towers. The tower heights are dictated by the radio coverage needed or the microwave path needed. In the case of Seal Beach, in order to link the microwave path to Buena Park, the dish must be 140 feet high to clear buildings and trees between those locations.

The location of the towers is primarily dictated by the level of coverage required. In public safety systems, high quality sound and complete coverage are required including in-building coverage. Under FCC rules, the radio frequencies provided for public safety must not penetrate into another county further than three miles because those counties are using the same frequencies and could create interference for both users. In order to achieve maximum coverage in Orange County and in Seal Beach and not violate the three-mile rule, sites must be built close to the L.A. and other County borders with directional antennas that send radio signals into Orange County and minimize the radio signals into L.A. County. Thus, the sites at Seal Beach, Buena Park, Coyote Hills and Olinda and other sites were selected on Orange County borders to satisfy FCC requirements.

Commissioner Louis Calcagno, Chairman
California Coastal Commission
July 22, 1996
Page 2

We generally prefer to build these sites on public property, in this case Seal Beach Police Department, for security reasons. We considered other nearby sites, such as the Rockwell Plant and the Naval Weapons facility, but because of technical and local radio interference problems they were determined not to be feasible.

We have obtained a 50-year lease from the City of Seal Beach for the Police Department site.

One current communications tower at this site is owned by a private cable TV company and is approximately 60 feet in height. This tower would be insufficient for the 800 MHz system. The police department monopole is 95 feet tall and is not structurally able to accommodate new dishes nor is it tall enough for the needs of the 800 MHz system.

Staff and myself will be available to answer questions at the next Coastal Commission meeting.

Jim Murray
Jim Murray
800 MHz Project Manager

JM:skb

Attachments

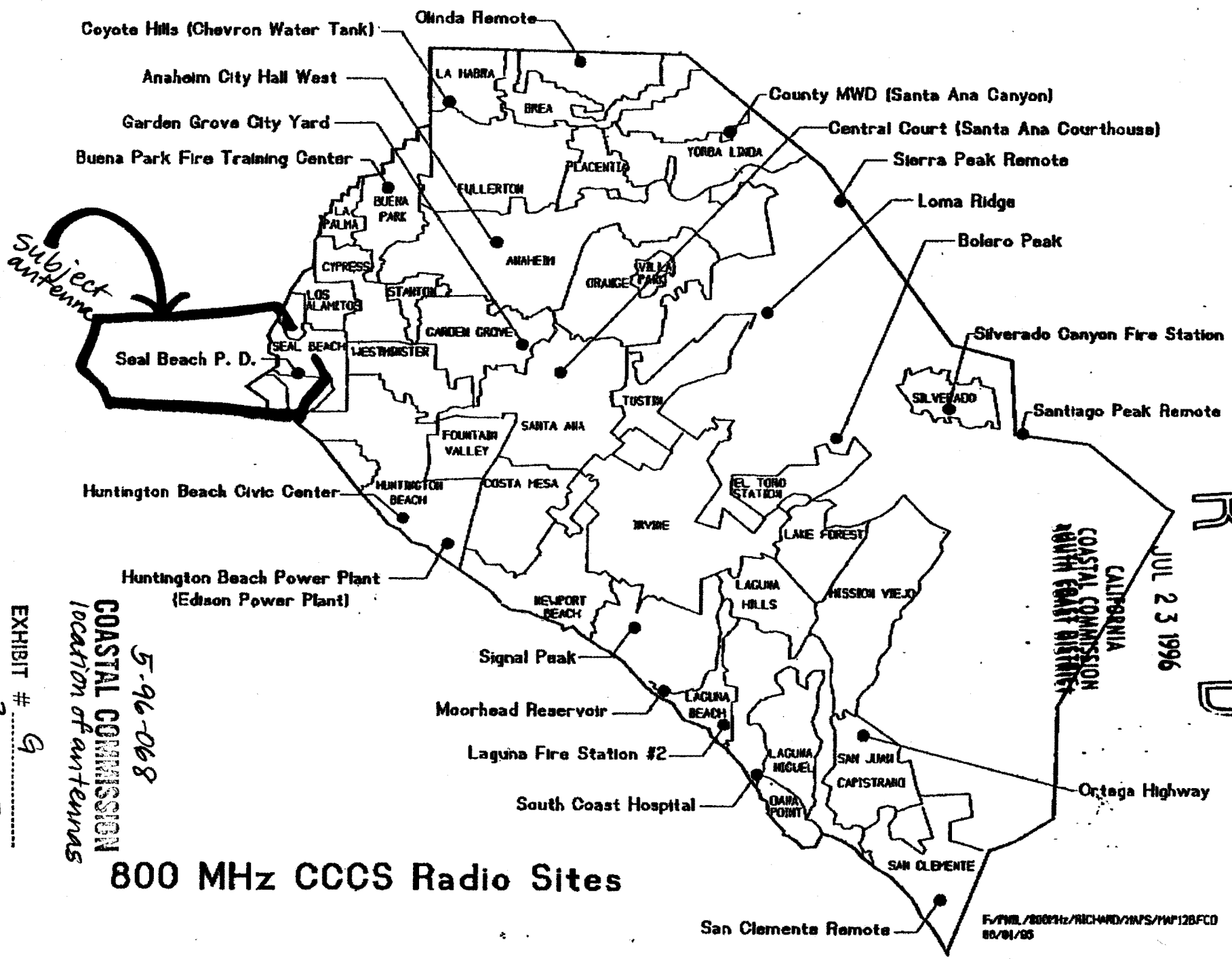
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COASTAL COMMISSION
Letter regarding height
and antenna location

EXHIBIT # 9
PAGE 2 OF 5

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NORTH COAST DISTRICT

800 MHz CCCS Radio Sites

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10/01/95

EXHIBIT # 9
PAGE 3 OF 5

5-96-068
COASTAL COMMISSION
location of antennas

800 MHz Countywide Coordinated Communications System

1 800 MHz System: Description

The 800 MHz Countywide Coordinated Communications System is an 81-channel radio communications system enabling mutual cross-communications among 100 City and County Law, Public Works, and Fire operations. Once it is installed and implemented, it will be the largest multi-user, multi-owned radio system in the world.

The 800 MHz System, consisting of 81 channels, will replace the existing 18-channel 460 MHz Law system and various Public Works systems in Orange County. Twenty additional channels from an existing Orange County Fire Authority/City Fire Trunked System are being integrated into the 800 MHz system. The 800 MHz system components include a backbone system of 22 transmitting/receiving sites, dispatch consoles, and field equipment (portable and mobile radios). This increase from 10 to 22 sites will significantly increase the radio coverage in all areas of Orange County.

The County of Orange GSA/Communications Division has experience in the operation of 800 MHz trunked systems, having operated the four-site, 800 MHz Fire Trunked System since it was purchased and installed in 1988. In addition, the City of San Diego and the County of San Bernardino purchased and operate 800 MHz trunked systems from Motorola. The County of San Diego recently contracted with Motorola in the amount of \$41.5 million to put in the infrastructure for a coordinated 800 MHz system that will allow cross-communications with the City of San Diego.

The State of Florida purchased a newer digital 800 MHz Motorola system as a pilot project in the Miami area and is now expanding this digital system to other areas in Florida. The State of Michigan signed a \$187-million contract with Motorola for the purchase of an 800 MHz Digital Trunked System for the Michigan State Patrol. This contract includes site development.

The new Orange County 800 MHz Trunked System will support the mature analog technology and the newer digital technology.

Motorola estimates the useful life of the system as 20 years for the infrastructure (including the dispatch consoles), 12 to 15 years for the mobile radios that are installed in the vehicles, and 6 years for the portable radios. The current Motorola-provided law enforcement communications system infrastructure in the County of Orange has been in service for 24 years, with many of the original mobiles and portables still in daily service.

5-96-068

COASTAL COMMISSION
Letter regarding antenna
(attachment)

EXHIBIT # 9

PAGE 4 OF 5

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SOUTH COAST DISTRICT

As noted earlier, Motorola Communications and Electronics, Inc., is the company that is building Orange County's Countywide Coordinated Communications System. The detailed design of the system, to meet Orange County's specific needs, is currently being developed as part of the Detailed Design Phase of the County's contract with Motorola. Manufacture of the backbone system will begin once the County and Cities have approved the detailed design document.

The estimated completion date for the law enforcement portion of the system is July 1999, including manufacture, installation and system acceptance of the infrastructure backbone and field radios. Public Works radios will be installed within six months to twelve months of that date. At this time, we do not anticipate any technological obstacles that would delay completion and installation of the system. The driving factor in installing and implementing a system of this magnitude on schedule is having all radio sites constructed and ready for backbone installation. The County is aggressively coordinating the design and construction of these sites. These activities are being supported by the cities as partners in this system, through their planning and leasing departments.

2. Operation and Maintenance of the 800 MHz System

The County of Orange GSA/Communications Division is currently responsible for working with Motorola Communications and Electronics, Inc., to implement this system. During the implementation phase, this responsibility involves 14 GSA/Communications Division project management, engineering, technical, and drafting positions at an approximate cost of \$1.5 million annually. These positions are budgeted as part of the annual County budget process.

As of January 1, 2000, once the system is operational, the Cities and Orange County Fire Authority have agreed to share in the cost of the 800 MHz backbone system expenses. Prior to January 1, 1999, the Governance Committee, which includes City and County representatives, will specify the appropriate costs to be included in this cost sharing arrangement and the formula on how these costs shall be distributed to the parties to the Joint Agreement.

3. Cash Contributions to the Acquisition of the 800 MHz System

As addressed in Section 13.2 of the 800 MHz CCCS Joint Agreement, the County and each City must deposit its total fiscal year payment in the third-party trust account within 30 days of the first day of the fiscal year (July 30 at the latest each fiscal year). The County and the Cities have committed themselves to this obligation through their City Council approvals of the Joint Agreement. Section 13.3 does address the County's recourse should a party to the Joint Agreement fail to pay. However, it should be noted that failure to pay by any entity would be referred to the Governance Committee for discussion and hopefully an appropriate resolution, as the County and Cities are partners in this system.

JUL 23 1996

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SOUTH COAST DISTRICT

Exhibit G p. 5 of 5 letter re: antenna (attachment)
98/800MHz.083 SM.skb 3/20/98 5-96-068