

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
11 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
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Staff: LJM-SD  
Staff Report: 3/20/97  
Hearing Date: 4/8-11/97



REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Wed 9d

Application No.: 6-97-9

Applicant: Pacific Bell Mobile Services

Agent: Susan Gregg

Description: Construction of a wireless communication facility consisting of four panel antennas (4 ft., 7 inches long, 6.3 inches wide and 2.9 inches deep) mounted on top of a 32 ft. high, 10 to 13 inch diameter steel pole (total height of 40 ft.) and an equipment cabinet (6 ft. tall, 4 ft., 5 inches wide and 2 ft., 5 inches deep) at the base of the pole.

Site: Within railroad right-of-way on the south side of Las Pulgas Road, just east of Interstate 5, Camp Pendleton, San Diego County.  
APN 101-540-11

Substantive File Documents: CDP #6-94-93/U.S. West Cellular

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed development subject to a special condition which requires the applicant to agree to remove the facility and restore the site should the facility no longer be needed at some point in the future. With this condition, the proposed development can be found consistent with all applicable Chapter 3 policies of the Coastal Act. Any changes to the staff report necessary to address the Commission's concern regarding electromagnetic radiation will be addressed in an addendum to this staff report.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, 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.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Future Redesign. 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 wireless communication facility, the applicant agrees to make those modifications. In addition, 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 area.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. The subject proposal involves the construction of an antenna system for a wireless communication facility (called Personal Communication Services or PCS). The proposed system includes four (4) panel antennas (each approximately 4 ft., 7 inches long, 6.3 inches wide and 2.9 inches deep) mounted on top of a 32 ft. high, 10 to 13 inch diameter steel pole (total height of 40 ft.) and one metal equipment cabinet (6 ft. tall, 4 ft., 5 inches wide and 2 ft., 5 inches deep) located on the ground at the base of the pole. To prepare the site for development, grading consisting of approximately 8 cubic yards of balanced cut and fill and an approximately 2 ft., 8 inch high retaining wall is proposed. In addition, to provide electrical service to the facility, a 45 ft. high power pole (with transformer and riser) is proposed to be installed directly adjacent to an existing telephone pole (to the north and west of the proposed wireless facility) with overhead power lines extending to the pole from an existing power pole offsite.

The project site is located on the south side of Las Pulgas Road, just east of Interstate 5 on the Camp Pendleton Marine Base in north San Diego County. The site is within a 16.76 acre segment of North County Transit District Right-of-Way, adjacent to the existing north/south railroad tracks. When completed, the facility will provide communication service to Interstate 5 and the railway corridor. The pole and equipment will be installed on a previously disturbed area at the base of a small fill slope, by creating a small pad area with a total footprint of approximately 165 sq. ft.

2. Visual Resources. Section 30251 of the Coastal Act is applicable and states, in 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...

The subject development is proposed to be located just east of Interstate 5, which is a major north/south coastal access route and scenic corridor. As such, installation of the proposed wireless communication facility could have adverse impacts on this scenic corridor.

To address visual concerns, the Commission has previously required landscape improvements (specimen size trees) to help screen such structures in other areas of San Diego County (ref. CDP #6-94-93/U.S. West Cellular). However, in this particular case, the area surrounding the development consists of low lying brush and scrub and is devoid of trees. As such, the installation of trees to screen the structure would be out of character and could actually draw attention to the facility. In addition, while the pole and attached antennas will be approximately 40 feet high, the pole is only 10 to 13 inches in diameter and will be painted to blend with the adjacent natural surroundings. In addition, the equipment cabinet and retaining wall will be installed at the base of an existing slope (which supports the North County Transit District railroad tracks) and as such, will not be prominently visible from Interstate 5. Additionally, the proposed electrical pole is similar to other power and telephone poles located in the surrounding area and will not adversely affect public views.

While the facility, as proposed, will not have significant adverse impacts on the visual quality of the area, the Commission is concerned that cumulatively, installation of additional similar projects in the area could have adverse impacts on visual resources. As demand for these facilities increase, it is likely that other service providers will be interested in placing additional structures, antennas and equipment in this and other scenic areas. As such, Special Condition #1 has been attached. This condition requires the applicant to submit a written statement agreeing to remove the structures and restore this site in the future should technological advances make this facility obsolete. In this way, it can be assured that this and other scenic coastal corridors will not be littered with outdated and obsolete facilities in the future. With this condition, the Commission finds that potential visual impacts associated with the proposed development have been reduced to the maximum extent possible, consistent with Section 30251 of the Coastal Act.

3. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The subject site is located on Camp Pendleton, a federally-owned and operated military facility used by the United States Marine Corps. In this particular case, the project, while located on the Camp Pendleton Marine Base within the unincorporated County of San Diego, is not subject to local permit review by the County. In addition, the project is not subject to the Commission's Federal Consistency Review process. This is because the development occurs within a North County Transit District (NCTD) Right-of-Way Easement and is not proposed by a federal agency (NCTD is a non-federal agency). Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act. Based on the above discussion, the Commission finds the proposed development, as conditioned, consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated.

4. California Environmental Quality Act (CEQA). Section 13096 of the California Code of Regulations requires Commission approval of a coastal development permit to be supported by a finding showing the permit 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.

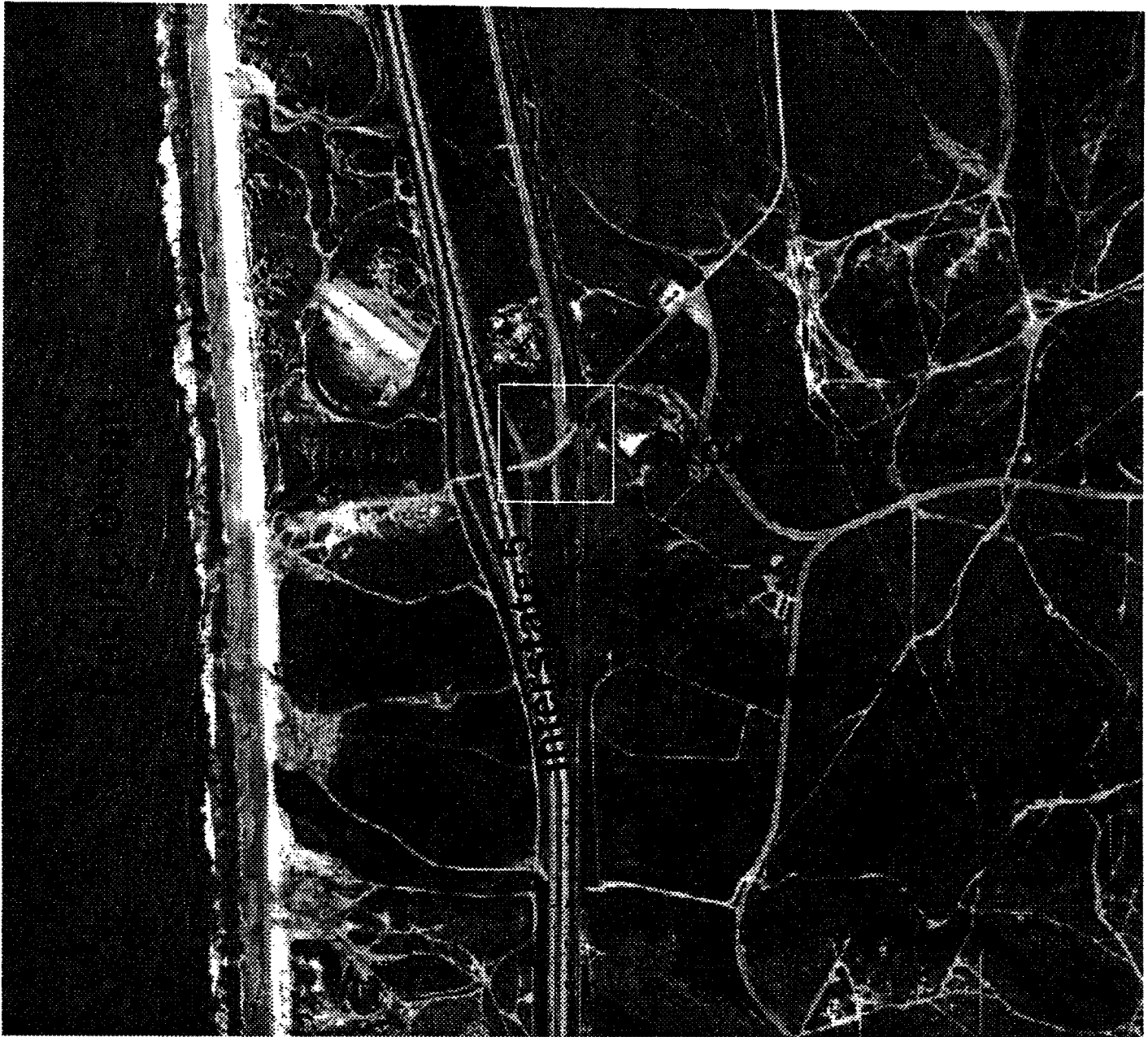
As discussed herein, the proposed project, as conditioned, will not cause significant adverse impacts to the environment. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the proposed activity may have on the environment. Therefore, the Commission finds the proposed project, as conditioned, is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

(7009R)



Coastal Development Permit # 6-97-9

Applicant: Pacific Bell Mobile Services

Project Description: Construct Wireless Communication Facility

Photo Source: 1994 NGS Aerial Photograph, Frame 145  
February 1994, Original Scale of Photography 1:24000

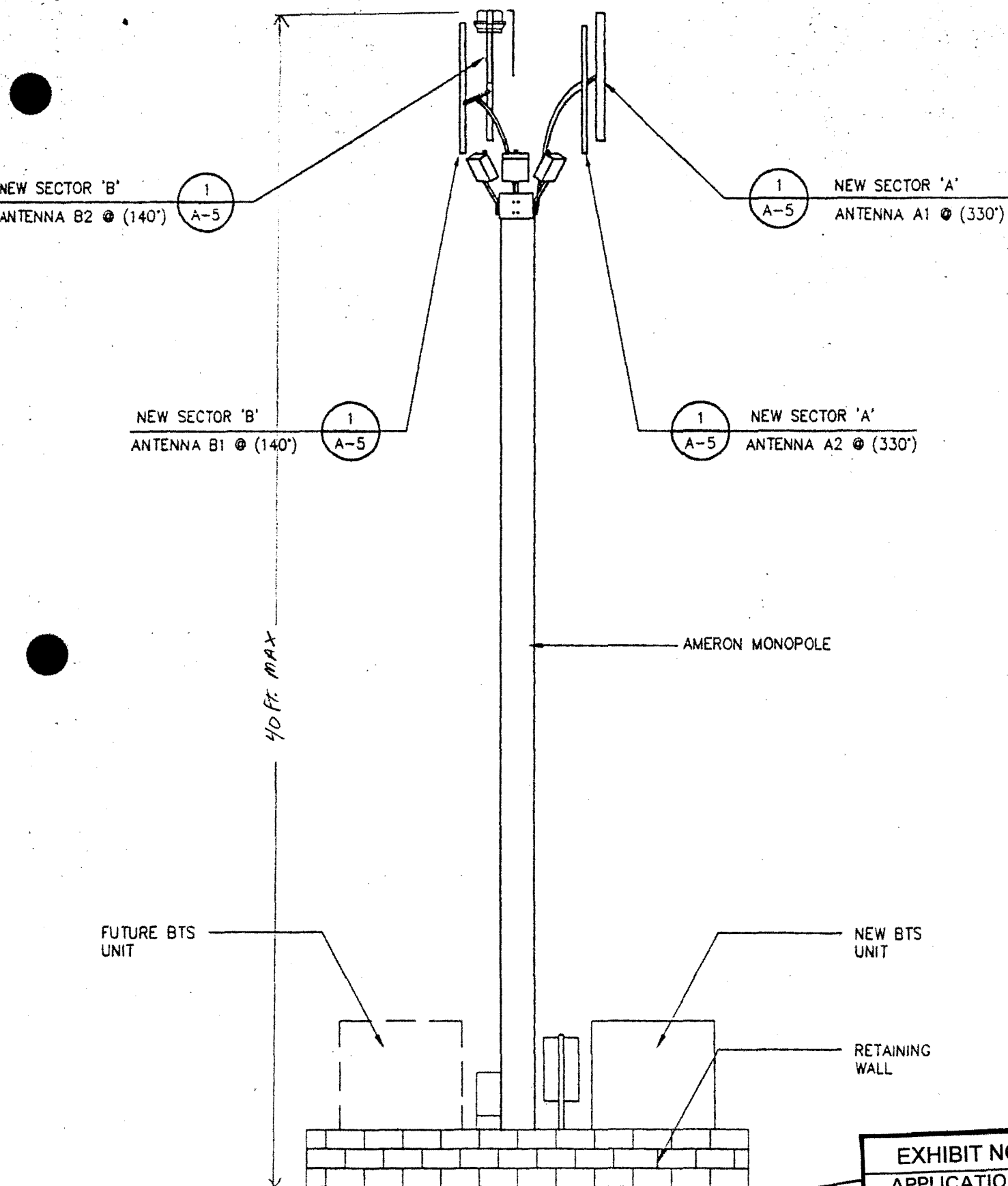


No Scale



California Coastal Commission  
San Diego Coast Area Office

Exhibit 1



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

EXHIBIT NO. 2  
APPLICATION NO.  
6-97-9  
Typical Elevation  
California Coastal Commission