

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA
100 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641 - 0142



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Staff: SMB-V *ja*
Staff Report: 02/25-99
Hearing Date: March 9, 1999

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-263

APPLICANT: State of California, Department of General Services

AGENT: Boniface Udotor

PROJECT LOCATION: 928 Latigo Canyon Road, Malibu; Los Angeles County

PROJECT DESCRIPTION: Construction of a 80 foot high open lattice steel communications tower, the installation of radio equipment in an existing radio vault, and the relocation of microwave dishes to the proposed tower.

Lot area: 3,800 sq. ft.
Ht above fin grade: 80'0"

LOCAL APPROVALS RECEIVED: Category Exemption Class 2, Section 15302 from California Highway Patrol

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Report prepared by Espana Geotechnical Consulting dated March 1997; Communications Site License Agreement dated August 18, 1998; Site Plan prepared by State of California Department of General Services Real Estate Services Division; Santa Monica Mountain/ Malibu Land Use Plan; Coastal Development Permit 4-94-234 (GTE Mobilnet of S.B.); Coastal Development Permit 4-94-203-A (GTE Moilnet of S.B.); Coastal Development Permit 4-97-074 (RCSI).

SUMMARY OF STAFF RECOMMENDATION

The applicant proposes to construct a 80 foot high open lattice steel communications tower, the installation of radio equipment in an existing radio vault, and the relocation of microwave dishes to the proposed tower, for the purpose of transporting public safety communications for the Department of Transportation, the California Highway Patrol and the Department of Fish and Game. Staff recommends that the Commission approve the proposed project subject to four (4) special conditions relating to future redesign of telecommunications facilities, future improvements deed restriction, plans conforming to geological recommendations, and required sharing of tower

space. The proposed project would provide ongoing, emergency telecommunications services to the California Highway Patrol within the Los Angeles County area. As conditioned the proposed project will not cause any significant adverse environmental effects or visual effects and is found to be consistent with all applicable Chapter Three sections of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, 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 effects 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 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.

III. Special Conditions

1. Future Development Deed Restriction

- (a.) This permit is only for the development described in coastal development permit No. 4-98-263. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (b) shall not apply to the 80 foot high steel lattice communications tower structure. Accordingly, any future improvements to the permitted structure, shall require an amendment to Permit No. 4-98-263 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
- (b.) Prior to the issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the restricted area. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. Future Redesign of Telecommunications Facilities

Prior to the issuance of the coastal development permit, the applicant shall submit a written agreement stating that where future technological advances would allow for reduced visual impacts resulting from the proposed communication facility, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facilities. In addition, the applicant agrees that if in the future, the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for the removal of all permanent structures, and restoration of the site consistent with the character of the surrounding area. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

3. Plans Conforming to Geologic Recommendations

- (a) Prior to the issuance of the permit the applicant shall submit, for the review and approval of the Executive Director, evidence of the geology consultant's confirmation that the final project plans, including the proposed 80 foot high lattice steel tower and existing radio vault have incorporated all recommendations

contained in the Geotechnical Report prepared by Espana Geotechnical Consulting dated March 1997.

- (b) All final plans and the project as built must be reviewed and approved by the geotechnical consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval of all project plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs. In addition, prior to the issuance of the coastal development permit, the applicant shall submit evidence to the satisfaction of the Executive Director that the geotechnical consultant has reviewed the project as built and confirmed that the project incorporates all recommendations referenced in (a) above.
- (c) The final plans approved by the geotechnical consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the geotechnical consultant shall require an amendment to the permit or a new coastal permit. The Executive Director shall determine whether required changes are "substantial."

4. Accommodation of Additional Users

The applicant shall make any additional telecommunications capacity on the tower available for lease to licensed public or private telecommunication providers.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is proposing the construction of an 80 foot high open lattice steel communications tower, the installation of radio equipment in an existing radio vault, and the relocation of microwave dishes to the proposed tower (Exhibits 5-7). The Castro Peak Microwave Station is part of the Public Safety microwave network, which consists of a series of microwave dishes installed within the Los Angeles basin region (Exhibit 3-4). The purpose of the proposed development is to provide the transport of public safety communications between agency dispatch centers and their mountain top two-way radio transmitters.

The proposed project is part of an existing reliable communications network that provides emergency services to State Agencies located within the Los Angeles County. According to the applicant, "the Castro Peak site carries traffic for both the Los Angeles ring and also serves as a connection point for the South Coast Route public safety traffic. This South Coast Route interconnects all public safety traffic up and down the coast between San Fernando and Los Angeles." The tower will be used by Department of Transportation and California Highway Patrol as well as Department of Fish and Game dispatches (Exhibits

3-4). Some emergency type uses include dispatching from Riverside for Ranger Units along the Coast. The Department of Planning & Research and the Department of Fish and Game use the dispatch for oil spill emergencies.

The subject site is located on a 3,800 square foot lot on the Castro Peak ridgeline within the unincorporated area of Malibu (Exhibit 1-2). Access to the site is by Castro Peak Motorway, an unpaved fire road with access from Latigo Canyon Road. The site is currently developed with a 120-foot tower, three buildings, and various types of storage and fuel tanks. The subject site is surfaced with concrete and surrounded by a chain link fence. Located on the adjacent parcel to the east of the subject site (Bevan property) are two 60-80 foot steel lattice towers, a number of telephone pulls, and a trailer home. Most of the existing development on this property, including the two steel towers, were constructed without the benefit of a Coastal Development Permit and is currently undergoing investigation by the Commission's Enforcement Division. The property located directly to the north of the subject site contains a temporary wooden tower with antennas and three storage vaults which were previously approved by the Commission in past permit action.

The County of Los Angeles owns the subject site. The applicant has submitted a copy of a lease agreement between the County and the applicant dated August 8, 1998 and asserts that the Department of General Services is authorized to construct and operate an 80-foot tower on the subject site pursuant to the terms of that lease.

Currently, the microwave equipment for the existing network system is attached to the State's building located in downtown Los Angeles. Due to earthquake damage from the 1994 Northridge earthquake, the State building has been deemed as unsafe for use. The proposed project is a part of the Public Safety microwave network. The Telecommunications Division is converting the old technology analog equipment with new digital equipment. The new system including the proposed tower is design to be tolerant of earthquakes, flood, fire and other disturbances.

The existing 120-foot Los Angeles County tower at the Castro Peak site does not have sufficient room or strength to carry the microwave dishes that are needed to support the proposed system design. In providing for the communication needs of the Los Angeles County agencies, the existing 120 foot tower has almost reached the maximum occupancy for the antennas and microwave dishes. Therefore, the tower does not have a sufficient amount of room to house the microwave dishes the applicant is proposing to relocate from the existing site located in downtown Los Angeles. As previously mentioned, there are no other existing permitted towers nearby that could accommodate the proposed system design.

B. Visual Resources and Landform Alteration

Section 30251 of the Coastal Act states that:

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.

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and protected. To assist in the determination of whether a project is consistent with Section 30251 of the Coastal Act, the Commission has, in past coastal development permit actions, looked to the Malibu/ Santa Monica Mountains LUP for guidance. The Malibu/ Santa Monica Mountains LUP has been found to be consistent with the Coastal Act and provides specific standards for development within the Santa Monica Mountains. The following LUP policies pertain to the proposed project:

Policy 125 *New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.*

Policy 129 *Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.*

Policy 130 *In highly scenic areas and along scenic highways, new development shall:*

- ◆ *Be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.*
- ◆ *Minimize the alteration of natural landforms.*
- ◆ *Be landscaped to conceal raw-cut slopes.*
- ◆ *Be visually compatible with and subordinate to the character of its setting.*
- ◆ *Be sited so as not to significantly intrude into the skyline as seen from public viewing places.*

Policy 131 *Where feasible, prohibit placement of structures that will break the ridgeline view, as seen from public places.*

The proposed project includes the construction of a 80 foot high open lattice steel communications tower, the installation of radio equipment in an existing radio vault with an emergency generator room, and the relocation of microwave dishes to the proposed tower. The construction of the tower will not increase the amount of paved surfaces and does not include any grading, however, it does have the potential to create adverse visual effects. The subject site is located on Castro Peak, which the LUP designates as a "significant ridgeline." Significant ridgelines constitute a scenic resource of the Coastal Zone due to their visibility from many vantage points including Highway 101. Castro Peak is one of the highest and most prominent peaks in the Santa Monica Mountains. The peak's high elevation and geographic location provides for an ideal radio communications site.

The site is owned by the County of Los Angeles and is currently developed with a 120-foot tall orange and white striped steel lattice communications tower, fuel tanks, and three

storage buildings. The proposed 80 foot steel communications tower will be sited beside the existing tower located on the ridgeline of the mountaintop. The applicant is proposing to install the radio equipment in an existing radio vault equipped with an emergency generator. However, the proposed tower will be 80 feet in height and will be a gray steel color as opposed to the orange color of the existing tower. The existing tower was painted white and orange as a precautionary safety measure for aviation. The new tower will be visible from Highway 101 and Highway 1, a designated scenic highway, as well as several hiking trails and scenic areas within the Santa Monica Mountains.

The two sites immediately adjacent to the subject site are also developed with communication facilities. The two adjacent sites are also developed for communication facilities. The property located to the north of the County's property is occupied by Remote Communications. The site currently has one 35 foot high temporary wooden tower approved by the Commission in Coastal Development Permit 4-97-074, that provides antenna space for several Federal agencies as well as privately owned pager companies (Exhibit 8). The property owned by Darrel Bevan located to the east of the subject site contains a cellular service site operated by Pac Tell Cellular approved by the Commission per Coastal Development Permit 4-94-016. This property also has two large towers with several antenna dishes attached, several amateur radio sites attached to the top of telephone poles, and several equipment structures. Some of the existing development on Bevan's parcel was constructed without the benefit of a coastal development permit and is currently being investigated by the Commission's Enforcement unit.

There are two other pending coastal development permit applications that have been received by the Commission one from Darrel Bevan and the other from Remote Communications Services, Inc. (R.C.S.I.). On the northern property (APN 4464-022-013), R.C.S.I. is proposing to replace the existing temporary tower and construct three new steel towers, 120-150 feet in height. Bevan, the owner of APN 4464-022-005, is proposing to relocate an existing unpermitted 60-foot tower from National Parks Service Land and increase the height to 120 feet. Therefore, the cumulative visual impact from these towers is of concern.

Given the design requirements of the tower and the essential placement of the microwave dishes, the height of the proposed tower has been minimized to 80 feet. In addition, the proposed location of the tower is situated adjacent to an existing tower. The tower location clusters development on the ridgeline in order to minimize the adverse visual effects seen from public places. To further reduce potential adverse visual effects from the project the applicant has proposed to keep the communications tower a steel gray color rather than paint it consistent with the adjacent tower. Therefore, the Commission finds that the proposed tower is consistent with the existing permitted development located on Castro Peak due to its proposed height and location.

However, to ensure that any additional microwave dishes or antennas added to the proposed tower will not significantly increase the height of the tower and create adverse visual impacts the Commission finds that proposed project can only be approved attached with Special Condition One (1). Special Condition One (1) requires that any modification to the approved coastal development permit including additions or improvements to the structures will require a coastal development permit or amendment.

Further, in the future, the communications equipment on site may become obsolete based on advanced technology. Should this occur, there would not be any need for the proposed development. Although the individual effect of this development is not significant, the cumulative effect of additional towers and structures on this ridgeline, as technology progresses, can create adverse visual impacts. Therefore, in the event that future technological advances allow for a reduced visual impact, the Commission finds it necessary to require the applicant to agree to make those modifications which would reduce the visual impact of the proposed facility. Likewise, if in the future, the facility is no longer needed, the applicant shall agree to abandon the facility and be responsible for the removal of all permanent structures, and restoration of the site as outlined in Special Condition Two (2).

In addition, the Commission finds that in order to minimize the cumulative visual effects along the ridgeline, the proposed project can only be approved attached with Special Condition Four (4). The applicant has agreed to lease any additional capacity on the tower to private and public telecommunication entities. The Commission finds that clustering the maximum number of antennas and microwave dishes onto one tower, as agreed to by the applicant, will reduce the overall number of future towers constructed on the ridgeline. The clustering of communications facilities on fewer towers will minimize the cumulative adverse impacts resulting from the construction of communication towers on Castro Peak.

The Commission finds the proposed 80-foot tower in the proposed location as specifically designed here is consistent with Section 30251 of the Coastal Act. The Commission notes that other towers in alternative locations, with different designs and in different heights might not be consistent with the Coastal Act policies. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

C. Geological and Natural Hazards

Section 30253 of the Coastal Act states in part that 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, 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.*

The proposed development is located in the Santa Monica Mountains, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property. Section 30253 of the Coastal Act requires that new development minimizes risk to life and property in areas of high geologic, flood and fire hazard, and assures stability and structural integrity.

Section 30253 of the Coastal Act requires that new development minimizes risk to life and property in areas of high geologic, flood and fire hazard, and assures stability and structural integrity. The applicant is proposing the construction of an 80 foot high open lattice steel communications tower, the installation of radio equipment in an existing radio vault with an emergency generator room, and the relocation of microwave dishes to the proposed tower.

The applicant has submitted a Geotechnical Report performed by Espana Geotechnical Consulting dated March 1997. The consultant has conducted a geotechnical study to evaluate the subsurface conditions and provide recommendations for design and construction. The study has indicated that:

"In general, the soil/ rock conditions at the Castro Peak site were found to be suitable for drilled cast-in-hole pile type foundations."

Based on the recommendations of the consulting geologists, the Commission finds that the development will minimize risks to life and property from geologic hazards and assure stability and structural integrity, as required by Section 30253 of the Coastal Act, so long as these recommendations are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting geologists as conforming to their recommendations as further described in Special Condition Three (3).

Based on the findings and recommendations of the consulting geologist and the local governing agency, the Commission finds that the proposed development as conditioned, is consistent with Section 30253 of the Coastal Act.

D. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

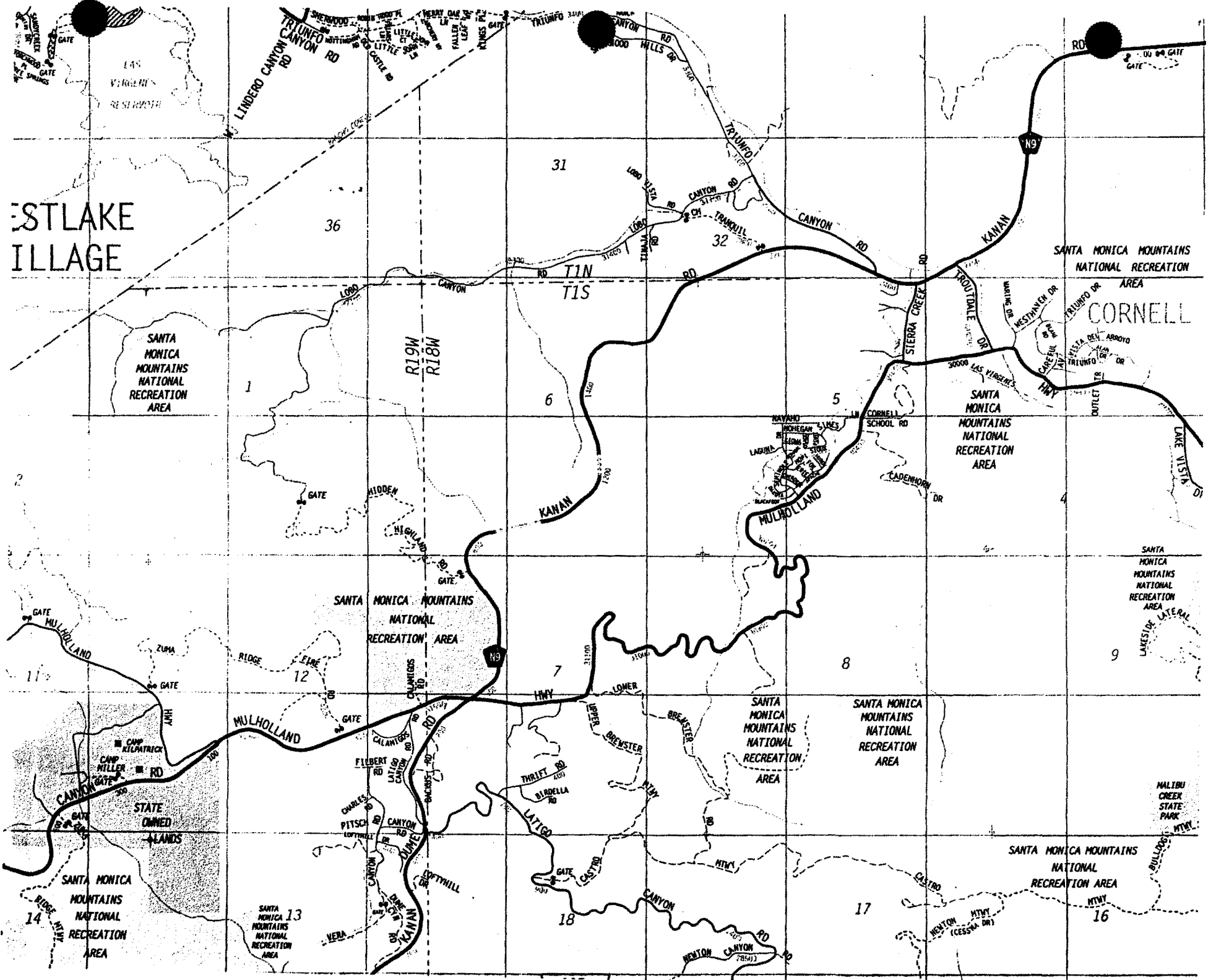
Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

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. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effects which the activity would have on the environment.

The proposed project, as conditioned, will not have any significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is consistent with CEQA and the policies of the Coastal Act.



ESTLAKE
ILLAGE

SANTA MONICA MOUNTAINS
NATIONAL RECREATION
AREA
CORNELL

SANTA MONICA MOUNTAINS
NATIONAL
RECREATION AREA

SANTA MONICA MOUNTAINS
NATIONAL
RECREATION
AREA

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STATE
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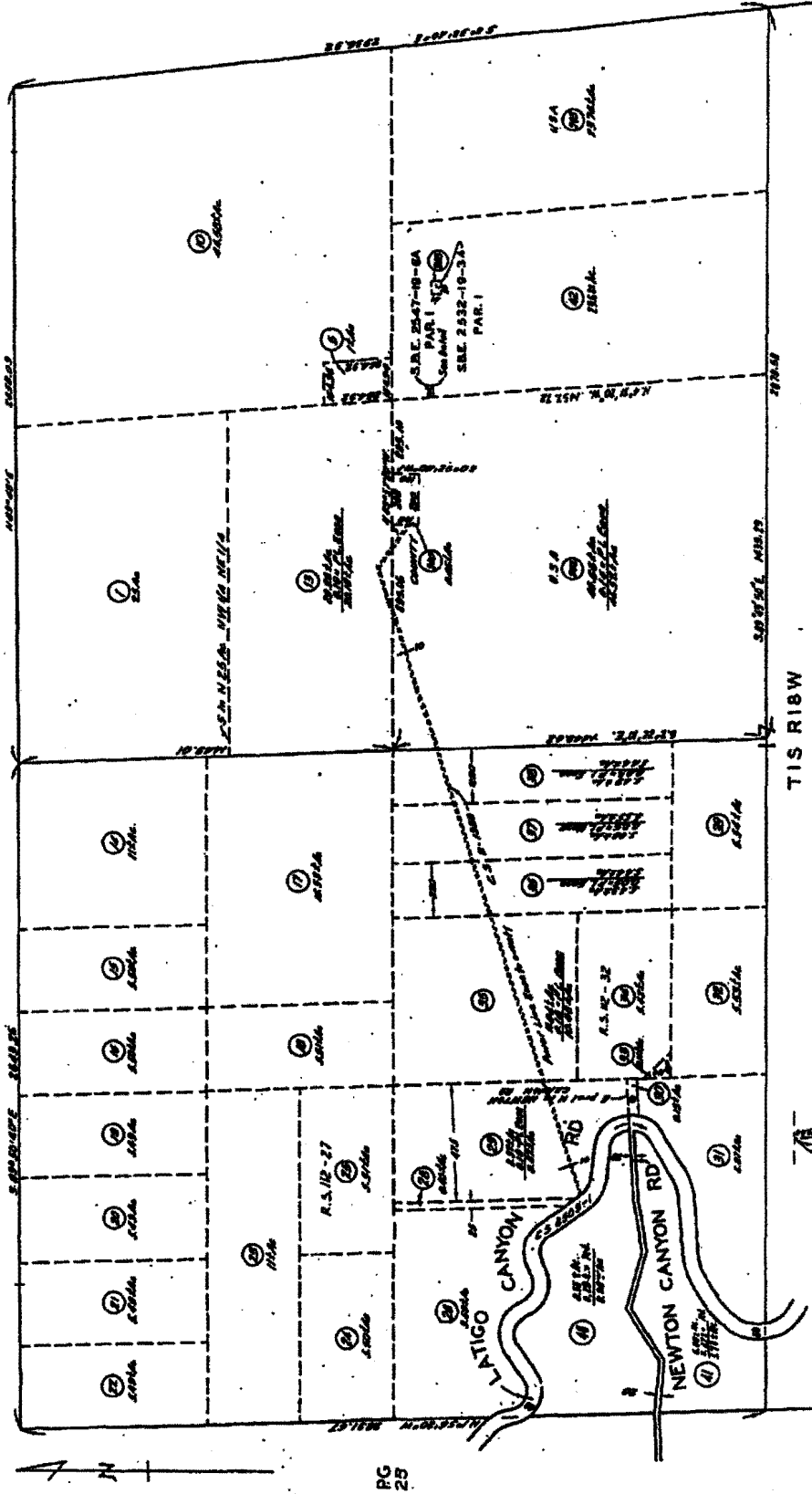
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464 22 SCALE 1" = 400' TRA 4955 OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

1992

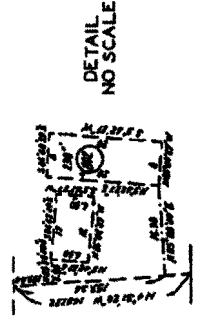
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SECTION LINES PER CS B-733

TIS R18W

PG 24



DETAIL NO SCALE

PG 25

Exhibit 2
 CDP 4-98-263 (State of California, Department of General Services)
 Parcel Map

ROLE OF THE STATE OF CALIFORNIA CASTRO PEAK MICROWAVE STATION

The Castro Peak Microwave Station is part of the Public Safety microwave network. The Public Safety Microwave Network provides the transport of public safety communications between agency dispatch centers and their mountain top two-way radio transmitters. The network has the design goal to be tolerant of earthquakes, flood, fires and other disturbances. Much of the system is a legacy system with old technology analog equipment. The Telecommunications Division is converting the system to new digital technology. This new technology facilitates alternate routing of the transport path allowing the network to be able to reach its goal. The Castro Peak system is critical to this conversion.

Currently, the existing system uses the State's building in downtown Los Angeles as a hub. After the Northridge earthquake that building was considered no longer safe to house State employees during future earthquakes, let alone the microwave network hub.

The cost to relocate the microwave equipment comes from the earthquake bond fund. This bond funds the replacement or relocation to other State facilities of any State facility impaired by earthquakes. The funds for the proposed project expire June 30, 1999. The CEQA document for the Castro Peak site was approved and filed with the State Clearinghouse over two years ago. The Castro Peak site is part of the chain of sites that form a ring around the area where the downtown LA State building is located.

The Castro Peak site carries traffic for both the Los Angeles ring and also serves as a connection point for the South Coast Route public safety traffic. This South Coast route interconnects all public safety traffic up and down the coast between San Fernando and Los Angeles. It also provides an alternate route for traffic originating in the Central Valley. Figure one shows how the South Coast Route from South Mountain is routed to go to Castro Peak and Torrey Peak. The diverse routing allows the traffic to flow even if one of the sites were damaged by an earthquake, fire, flood or vandalism. Some of the traffic carried by the South Coast route through Castro is CDF dispatching from Riverside for CDF Ranger Units along the Coast.

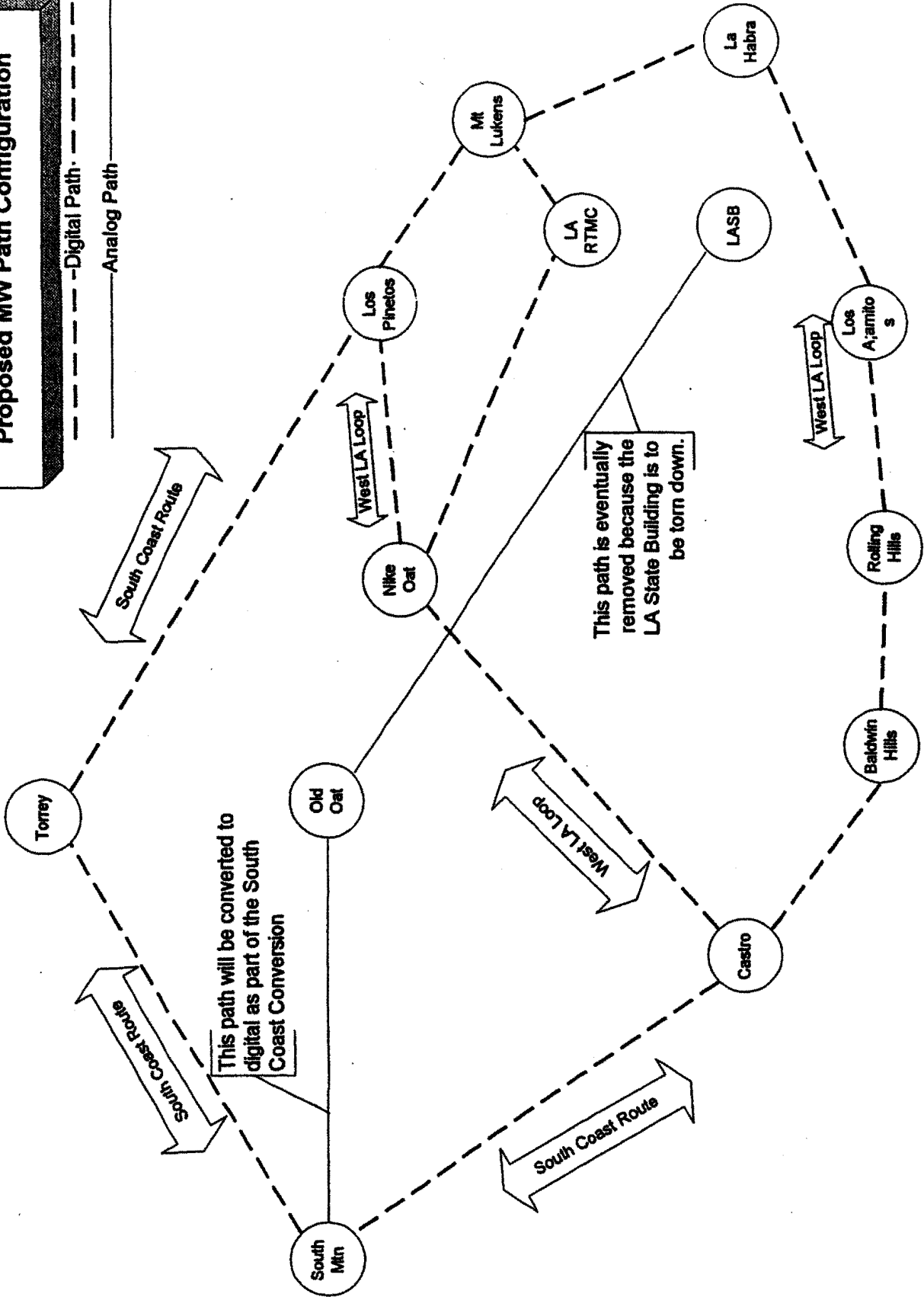
P & R dispatches from Perris and F & G dispatches from Perris to the Pacific Coast for oil spills and other environmental and enforcement needs. This is in addition to DOT and CHP communications needs.

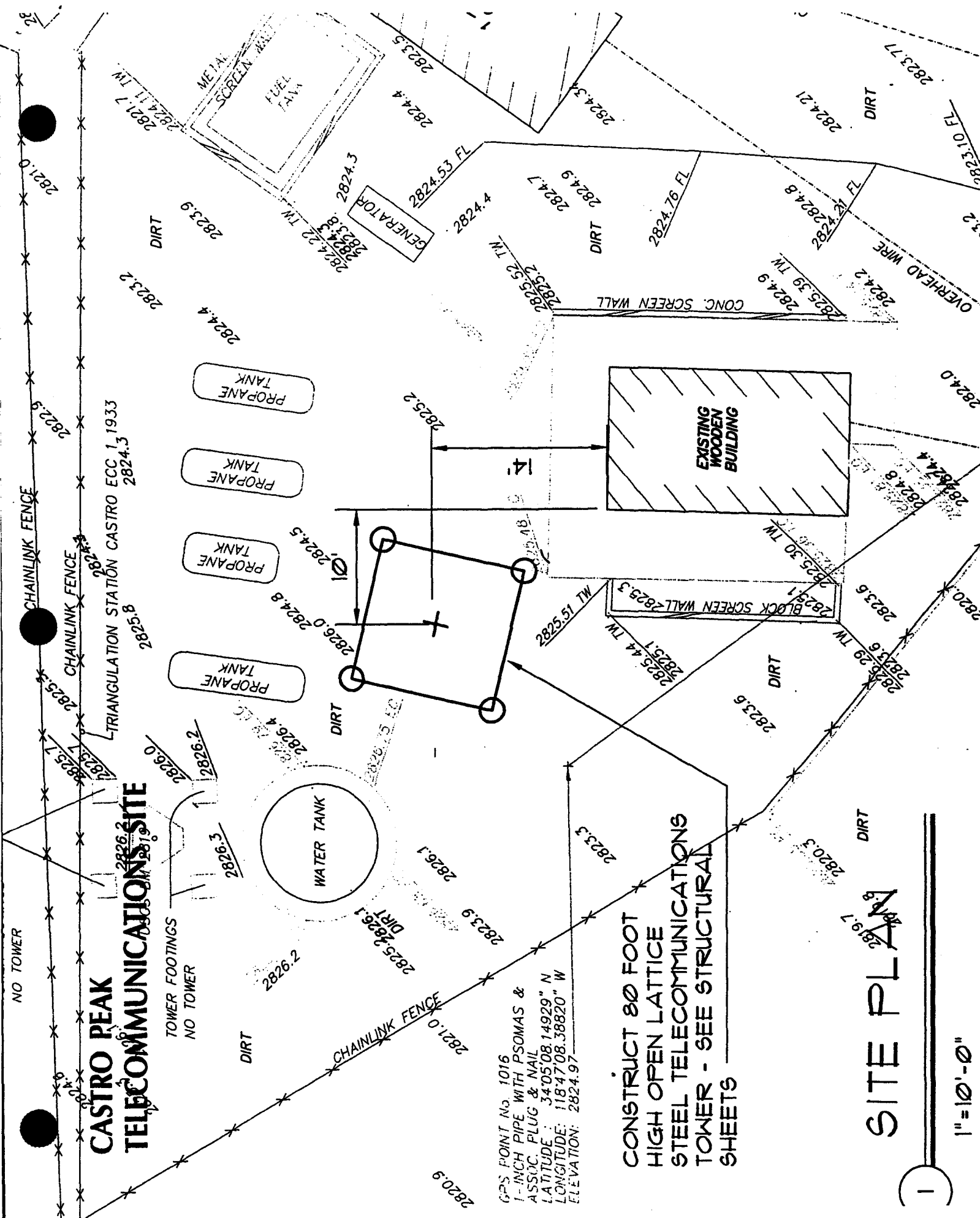
The Los Angeles ring provides the connector point for both CHP and DOT dispatch in the Public Safety Microwave Network. Both agency dispatch centers dispatch for the entire Los Angeles basin. Castro Peak provides one of the microwave sites that form the ring. When the new Los Angeles Regional Transportation Management Center (LA RTMC) is completed in two years, the Castro Peak site will ensure there is no single point of failure and allow the alternate routing

The proposed 80-foot tower and its location are dictated by both band conditions and State's mission. The existing 120-foot Los Angeles County tower at the Castro site does not have sufficient room or strength to carry the missing dishes that are needed to support the system design. There are no other towers in the area close enough to be used.

Proposed MW Path Configuration

--- Digital Path
 _____ Analog Path





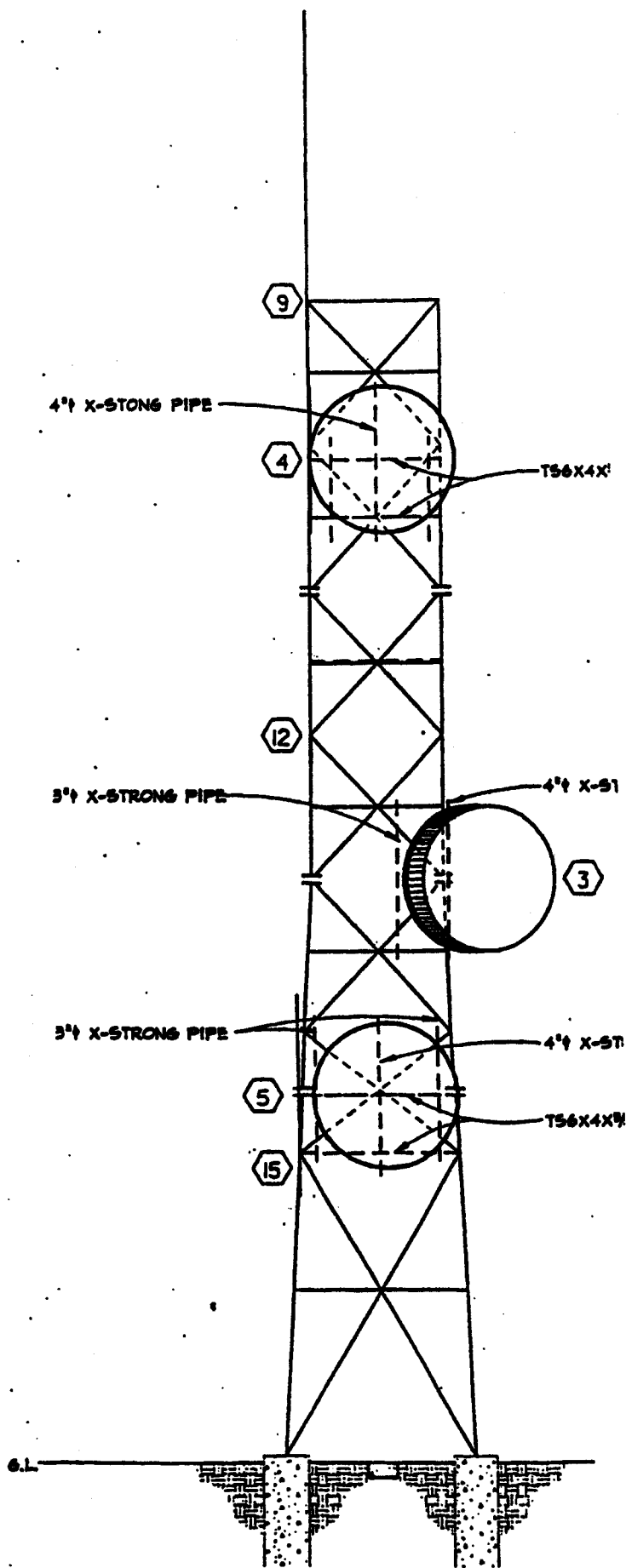
CASTRO PEAK TELECOMMUNICATIONS SITE

CONSTRUCT 80 FOOT HIGH OPEN LATTICE STEEL TELECOMMUNICATIONS TOWER - SEE STRUCTURAL SHEETS

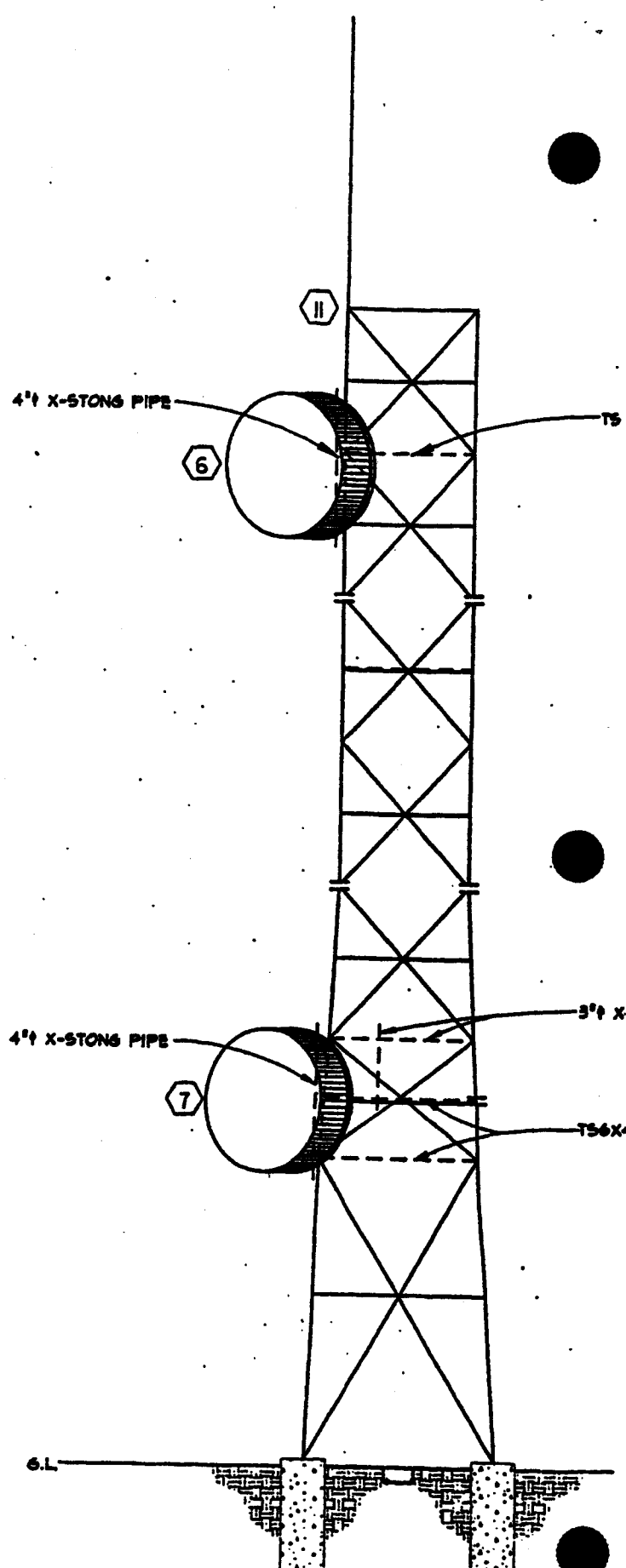
SITE PLAN

1" = 10' - 0"

GPS POINT No. 1016
 1-INCH PIPE WITH PSOMAS & ASSOC. PLUG & NAIL
 LATITUDE : 34°05'08.14929" N
 LONGITUDE : 118°47'08.38820" W
 ELEVATION: 2824.97



EAST ELEVATION



WEST ELEVATION

Exhibit 6
CDP 4-98-263 (State of California, Department of General Services)
Elevation Plan (East/ West)

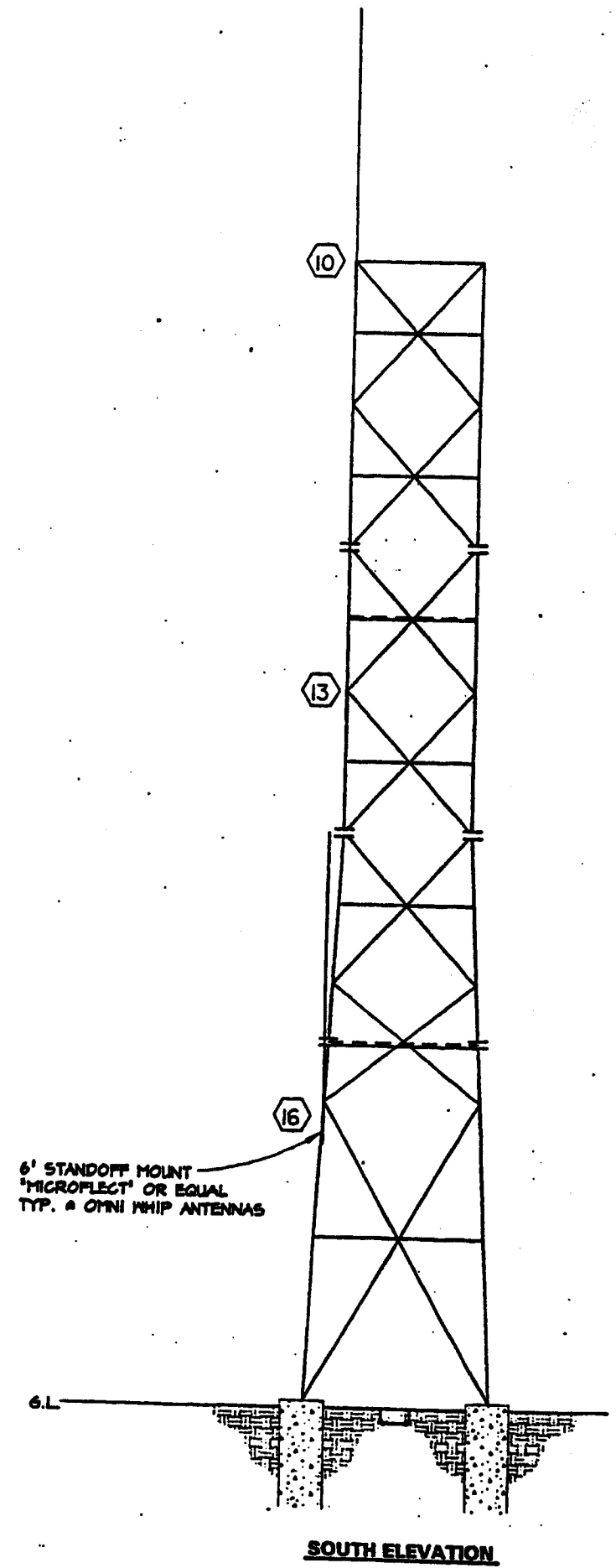
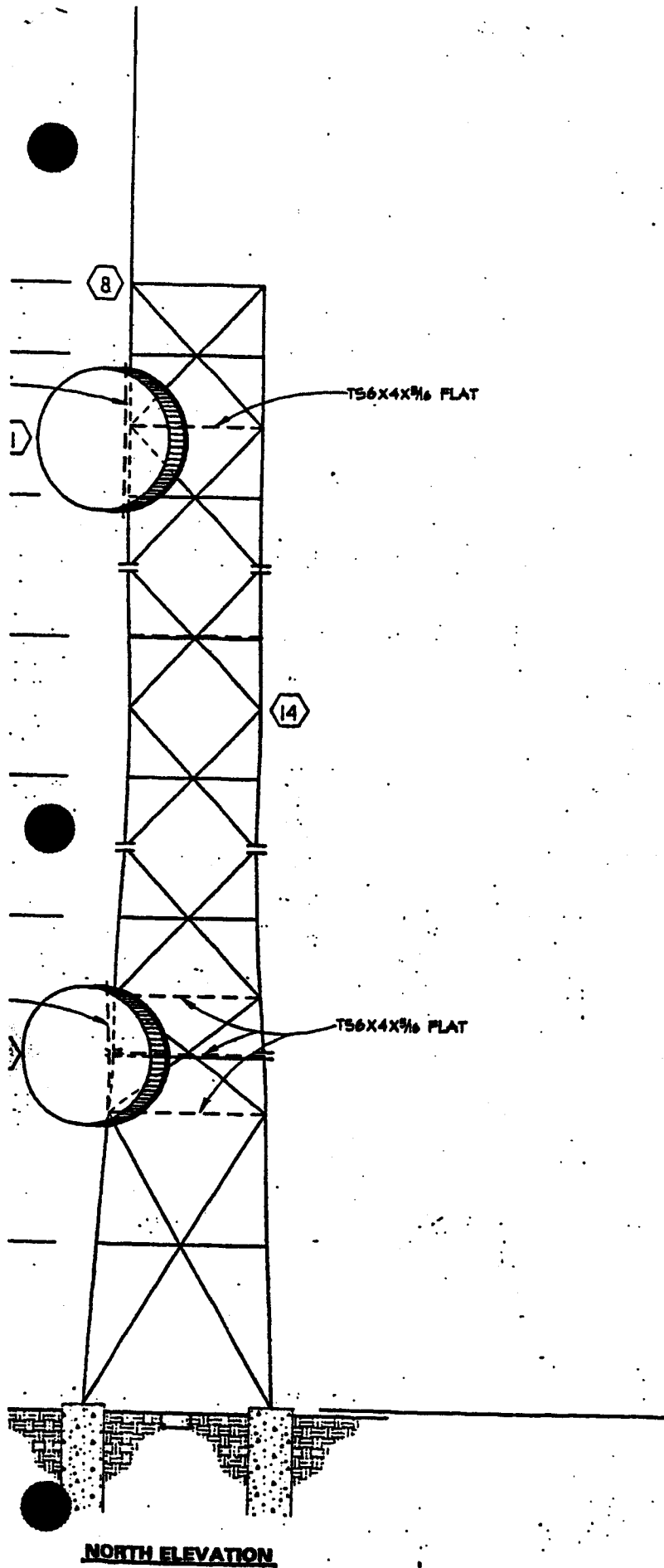


Exhibit 7
 CDP 4-98-263 (State of California, Department of General Services)
 Elevation Plan (North/ South)

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 641-0142

Page 1 of 3
 Date: August 6, 1997
 Permit No. 4-97-074

**COASTAL DEVELOPMENT PERMIT**

On July 9, 1997, the California Coastal Commission granted to Remote Communications Systems, Inc. permit 4-97-074, this permit subject to the attached Standard and Special conditions, for development consisting of:

Removal of concrete and trash on site; recompaction of site; reconstruction of fence. Placement of self standing 50 foot high antenna with eight 20 ft. high monopole antennas; placement of a six foot high chain-link fence with eight 20-foot high light poles for emergency lighting, placement of three 120 sq. ft. pre-fabricated structures on a new concrete pad, a fourth 260 sq. ft. pre-fabricated structure on a separate concrete pad, utilities and appurtenant equipment (i.e. generators and fuel tanks) and is more specifically described in the application on file in the Commission offices.

The development is within the coastal zone in Los Angeles County at A parcel on Castro Peak, East of Latigo Canyon Road, Malibu.

Issued on behalf of the California Coastal Commission by

PETER DOUGLAS
 Executive Director


 By: Susan P. Friend
 Title: Coastal Program Analyst

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance. . . of any permit. . ." applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date _____

Signature of Permittee _____

Exhibit 8

CDP 4-98-263 (State of California, Department of General Services)

CDP 4-97-074 (R.C.S.I.)

COASTAL DEVELOPMENT PERMIT

Page 2 of 3
Permit No. 4-97-074

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 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 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.

SPECIAL CONDITIONS:

1. Future Redesign of Telecommunications Facilities

Prior to the issuance of the coastal development permit, the applicant shall secure from the landowner an agreement in writing, and shall himself submit a separate agreement in writing, in a form and content acceptable to the Executive Director, providing that where future technological advances would allow for reduced visual impacts resulting from the proposed communication facility, the landowner/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 landowner/applicant agrees to abandon the facility and be responsible for the removal of all permanent structures, and restoration of the site consistent with the character of the surrounding area. Before performing any work in response to the requirements of this condition, the landowner/applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

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2. Revegetation Plan

Prior to the issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, two sets of a revegetation plan, prepared by a qualified biologist, resource specialist, or landscape architect, for the areas disturbed outside the fenced communication facility. The plan shall detail the areas cleared of vegetation and indicate any regrowth of native and/or non-native vegetation. The plan shall show the removal of invasive plants on site; native vegetation shall not be removed. The plan shall incorporate the use of native plants and seed consistent with the vegetation in the immediate surrounding area.

The revegetation plan shall be implemented no later than October 1, 1997. Should there be no rain by that time the applicant may request an extension of time. In no event, should the planting occur later than February 1, 1998. Such planting shall be adequate to provide 90 percent coverage of the site within two years and shall be repeated, if necessary, to provide such coverage.

3. Condition Compliance

The requirements specified in the foregoing special condition that the applicant is required to satisfy as a prerequisite to the issuance of this permit must be fulfilled within 45 days of Commission action. Failure to comply with such additional time as may be granted by the Executive Director for good cause will terminate this permit approval.

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