

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



Mon 9e

Filed: October 2, 2000
49th Day: November 20, 2000
180th Day: March 31, 2001
Staff: BP-SD
Staff Report: October 24, 2000
Hearing Date: November 13-17, 2000

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-00-59

Applicant: AT&T Wireless Services/
Wireless Facilities Inc.

Agent: Doug Munson

Description: Installation of a three-sector directional antenna and 3 microwave dishes on an existing 125-ft-tall lattice tower. Also proposed is associated radio & power cabinets at the base of the tower.

Site: East side of Boat Basin Rd., just south of Harbor Rd., Camp Pendleton, San Diego County

Substantive File Documents: Certified San Diego County Local Coastal Program (LCP); Coastal Development Permit Nos. 6-97-160, 6-98-74, 6-00-57, 6-00-58, 6-00-60

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff is recommending approval of the proposed communications facility. Adverse impacts to visual resources is the primary issue associated with this type of project. In this case staff believes potential impacts to the public viewshed along Interstate 5 (I-5) in the Camp Pendleton area has been addressed as designed by the applicant and as required in the attached special conditions. The project will be located on the west side of I-5; however, no significant public view blockage issues arise with respect to protection of ocean views as the existing 125-foot high tower currently contains similar equipment (three 5-foot diameter microwave dishes currently exist on the tower) and the site is well-removed from I-5. Special Conditions require the applicant to agree to co-locate any future antennae at the project site if technologically feasible, and to submit a written agreement to remove the proposed facilities and restore the site to its former condition should technology changes render the facility no longer viable or necessary in the future. With these conditions all potential visual impacts associated with the proposed development will be reduced to the maximum extent feasible.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-00-059 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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 antennas and associated equipment, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facility. In addition, if in the future the antennas and associated equipment are no longer needed, the applicant agrees to be responsible for removal of them. 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. Proposed is the installation of a three-sector directional antenna and 3 microwave dishes on an existing 125-ft-tall lattice tower. There will be 3 antenna arrays with 4 antennas per array as well as 3, 3-foot diameter microwave dishes. Also proposed is associated radio & power cabinets at the base of the tower. Three 5-foot diameter microwave dishes exist on the tower which is used by the United States Marine Corps for communication purposes. Two of the microwave dishes are to be decommissioned and removed. The proposed installation consists of a 287 sq.ft. equipment enclosure constructed of masonry block 8-feet high matching the block wall construction of the existing building adjacent to the installation.

The site is located near the Camp Pendleton boat marina known as Del Mar Marina, west of I-5 near the southwest corner of the base. The site is accessed by existing paved roads that connect to the South Gate access to Camp Pendleton.

Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act.

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 project site is visible from I-5 which is a major public access route and is designated in the previously certified San Diego County land use plan as a Scenic Corridor. The proposed facility is located on the west side of I-5; therefore, preservation of ocean views from I-5 is an issue associated with the Commission's review of this project. However, because the lattice tower is existing and the equipment compound is well removed and not visible from I-5, there appears to be no significant adverse impact of ocean views from the I-5 view corridor. In response to staff concerns regarding visual impacts of the project, the applicant has submitted an alternatives analysis of other potential locations for the subject facilities. According to the applicant, the project site was chosen as the preferred location to fill a gap in their communication network for the I-5 corridor in the Camp Pendleton area.

The Commission prefers that companies co-locate to reduce the proliferation of such facilities. According to the applicant, however, there are no existing co-locatable installations with other carriers within the needed area to be serviced other than the marine base. When not feasible to relocate, the Commission requires that the visual impact of the proposed improvements be reduced to the maximum extent feasible. In this case, the applicant is proposing to install new antennas and dishes onto an existing communications tower used by the marine corp. The

existing lattice tower is 125-feet high and currently contains 5 microwave dishes. While the existing tower itself is a visual impact, the installation of additional equipment will not represent a significant additional visual impact. In addition, because of the tower's distance from I-5 (over ½ mile) and the fact that the equipment compound is not visible from I-5, there appears to be no adverse impact of ocean views from the I-5 view corridor. Further, the equipment area has been designed to match the aesthetics of the existing building and would be viewed as an accessory use to the general public.

While the proposed facility 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 wireless communication facilities increases, it is likely that other service providers will be interested in placing additional structures, antennae and equipment in the project area, and the Commission is concerned that cumulatively, installation of additional similar projects in the area could have adverse impacts on visual resources. As such, Special Condition #1 has been attached. Special Condition #1 requires the applicant to submit a written statement agreeing to remove the structures in the future should technological advances make this facility obsolete. In this way, it can be assured that the proliferation of these types of facilities can be limited to appropriate locations, and that the area will not be littered with outdated and obsolete facilities in the future.

In summary, while the proposed antennas and microwave dishes are proposed on a 125-foot high tower, the project will not result in public view blockage and will only be partially visible from I-5. With these conditions, impacts on scenic coastal resources have been reduced to the maximum extent feasible, 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 the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. In addition, although the project is subject to the Commission's Federal Consistency Review Process, the Commission's act of granting a coastal development permit to the applicant functions under the California Coastal Management Program as the equivalent of a concurrence under the Coastal Zone Management Act. 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 that the proposed development, as conditioned, is 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)(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 effect 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.

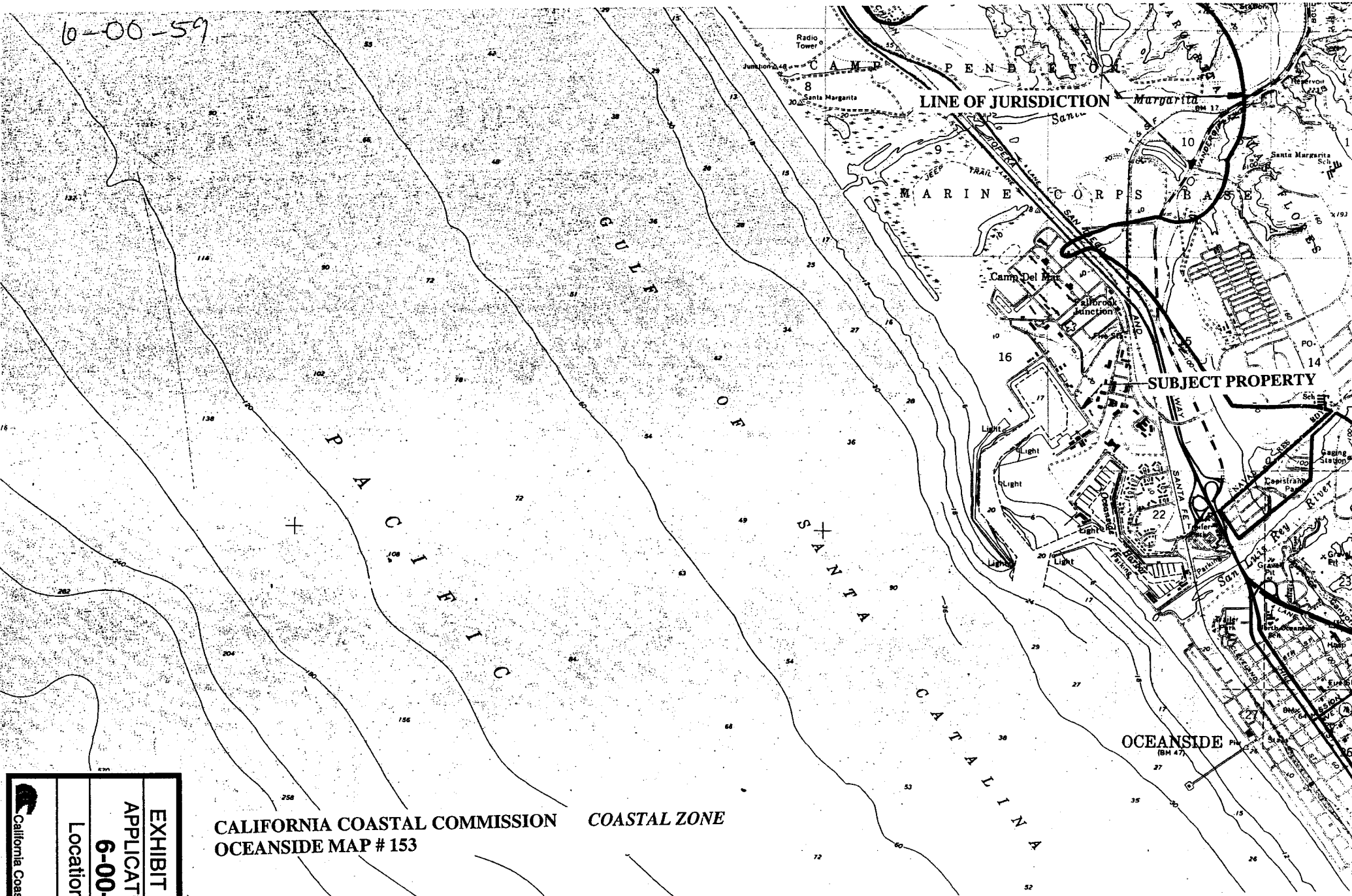
STANDARD CONDITIONS:


1. Notice of Receipt and 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.

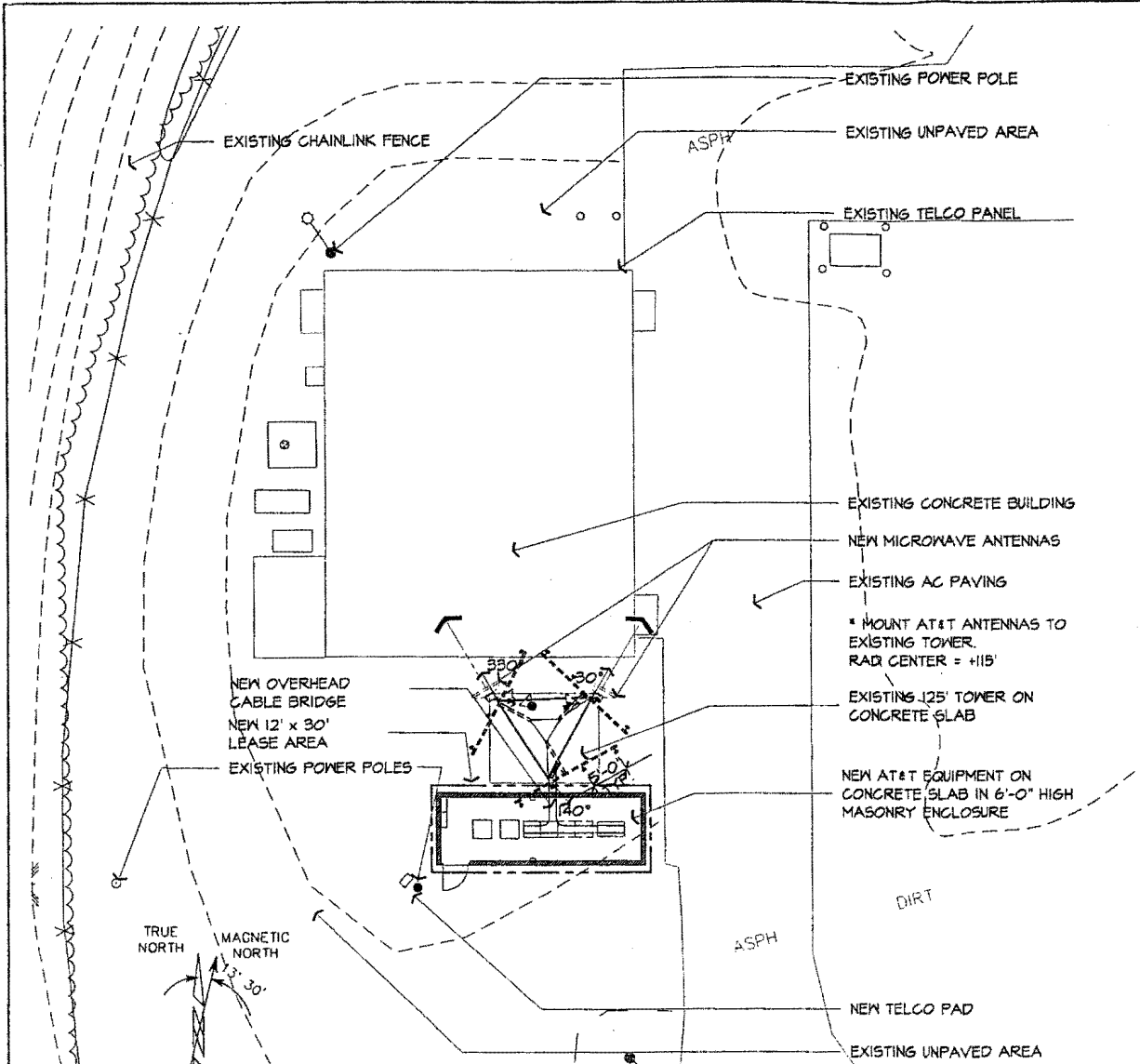
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CALIFORNIA COASTAL COMMISSION
OCEANSIDE MAP # 153

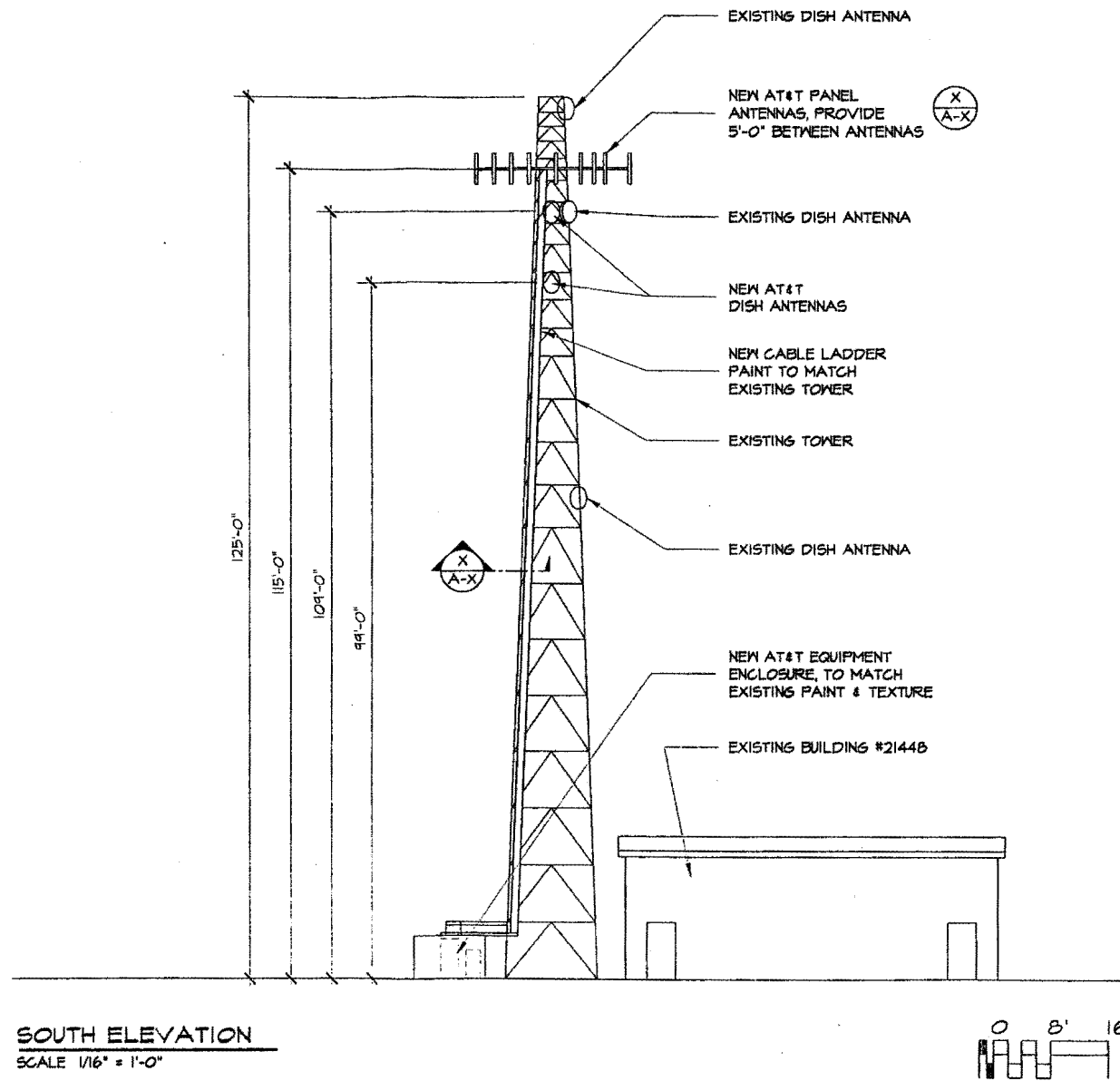
COASTAL ZONE







	EXHIBIT NO. 1
	APPLICATION NO.
	6-00-59
Location Map	
California Coastal Commission	



SITE PLAN
SCALE 1/16" = 1'-0"



ZD's	
03/17/00	
DRAWN BY: PSN	
CCN#: 041	
REVISIONS	
DATE	DESCRIPTION
	
	
	
CAMP PENDLETON BUILDING 21448 DEL MAR TOWER (DEL MAR MARINA) JOB# SD-129	
ELEVATION	
A-3	

 California Coastal Commission	EXHIBIT NO. 3
	APPLICATION NO.
	6-00-59
	Elevation