

Mon 4a-b

San Diego Coast District

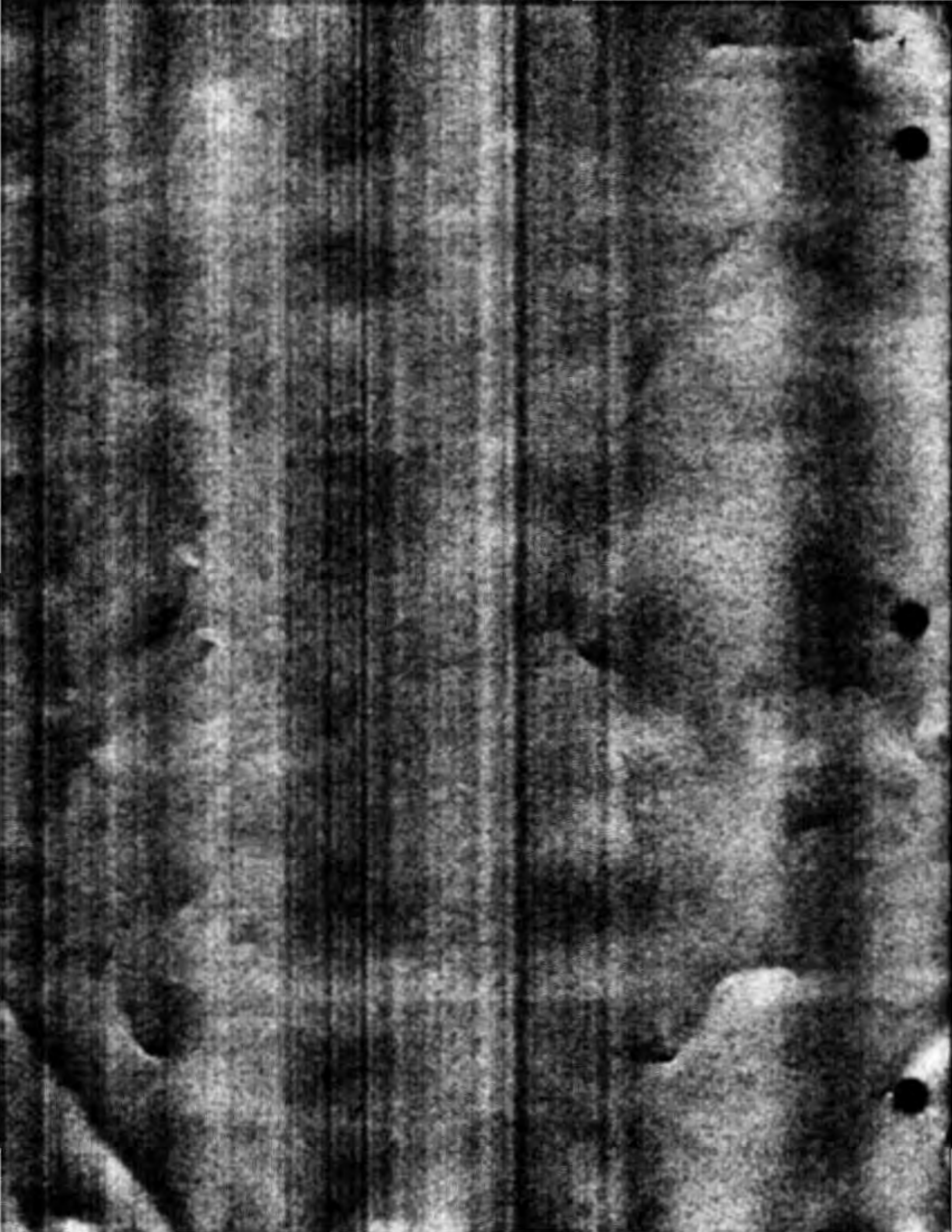
ADMINISTRATIVE CALENDAR

Monday, August 6, 2001

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6-01-086

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CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

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Permit Application No. 6-01-86/BP
Date 7/19/01

ADMINISTRATIVE PERMIT**Mon 4a**

APPLICANT: Sprint PCS

PROJECT DESCRIPTION: Installation of a base transceiver station (BTS) consisting of 4 cabinets, less than 5 feet in height, occupying approximately 100 sq.ft. of area. The BTS equipment is part of a proposed unmanned telecommunication facility.

PROJECT LOCATION: North County Transit District Stuart Mesa Maintenance Yard, Marine Corp Base Camp Pendleton (San Diego County)

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

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: Monday, August 6
2001--10:00 a.m.

LOCATION: Redondo Beach Historic Library
at Veterans Park
Redondo Beach, CA

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

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. **BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.**

PETER DOUGLAS
Executive Director

By: Biel Ponde

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. **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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The project proposes the installation of a telecommunications base station consisting of twelve panel antennas in four sectors of antennas to be mounted on the façade of the existing NCTD Stuart Mesa Maintenance Facility within the Camp Pendleton Marine Base. One sector of antennas is proposed on each side of the building (north, south, east, and west). According to the applicant, the proposed antennas would be sited adjacent to existing PacBell wireless antennas. The proposed antennas are exempt under Section 13253(a) of the Commission's regulations because they would be attached to the existing building. However, the base transceiver station (BTS) is proposed to be located on the ground adjacent to the north building elevation. The BTS equipment will include 4 cabinets, less than 5 feet in height, and will occupy approximately 100 sq.ft. of area. Because the BTS equipment is freestanding structures, they are not considered improvements which would be exempt from coastal development permit requirements.

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. The maintenance building was approved by the Commission in CDP #6-94-86 subject to conditions requiring restoration of an on-site riparian area. The proposed BTS equipment would be sited in an existing developed area and would not impact sensitive vegetation. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act.

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas shall be 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 and to be visually compatible with the character of surrounding areas. The project site is highly 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. As indicated above, only the BTS equipment requires a coastal development permit. The BTS equipment will include 4 cabinets, less than 5 feet in height, sited immediately adjacent to the north side of the existing maintenance building. As such, although the cabinetry may be visible, because of its location adjacent to a much larger structure, it will not result in an adverse scenic impact. Additionally, while the antennas are exempt, it should be noted that each will be painted to match the existing scheme of the building and should not result in adverse visual impacts.

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. Based on this concern the Executive Director determines that two special conditions are required to be consistent with past Commission direction on similar projects. Special Condition #1 requires the to applicant submit a written statement agreeing to cooperate with other communication facilities in co-locating additional antenna on the proposed development, unless the applicant can demonstrate a substantial technical conflict to doing so. Special Condition #2 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 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. As conditioned above, the Executive

Director determines that impacts to scenic coastal resources have been reduced to the maximum extent feasible, consistent with Section 30251 of the Coastal Act.

SPECIAL CONDITIONS:

1. Co-Location of Future Antennae. PRIOR TO AUTHORIZATION TO PROCEED, the applicant shall agree in writing to cooperate with other communication companies in co-locating additional antennae and/or equipment on the project site in the future, providing such shared use does not impair the operation of the approved facility. Upon the Commission's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility.

2. Future Redesign. PRIOR TO AUTHORIZATION TO PROCEED, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facility. 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 vegetation. 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.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

CALIFORNIA COASTAL COMMISSION

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



Page 1 of 5
Permit Application No. 6-01-094/gdc
Date July 19, 2001

ADMINISTRATIVE PERMIT**Mon 4b**

APPLICANT: Darrell and Janice Gary

PROJECT DESCRIPTION: Construction of a detached approximately 1,060 sq. ft. pool/guest house, entry gates, perimeter fencing and installation of an approximately 1,600 sq. ft. decomposed granite guest parking area on an approximately 2.9 acre site containing an approximately 6,052 sq. ft. one-story single-family residence.

PROJECT LOCATION: 4123 Stonebridge Lane, Rancho Santa Fe, San Diego County.
APN No. 262-190-02

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

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: August 6, 2001 LOCATION: Redondo Beach Historic Library
10:00 a.m., Monday (at Veterans Park)
309 Esplanade
Redondo Beach, CA 90277

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

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Gary D Cannon

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. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The subject development includes several improvements to an existing single-family residence located on an approximately 2.9 acre site in the Stonebridge subdivision of Rancho Santa Fe in San Diego County. Some of the improvements are exempt from coastal development requirements and some require a coastal development permit due to the site's location between the first coastal roadway and the lagoon. The development requiring a coastal development permit includes the construction of an approximately 1,060 sq. ft. detached pool/guest house, the installation of an approximately 1,600 sq. ft. decomposed granite (d.g.) guest parking area, two approximately 7 ft.-high entry gates, and an approximately 5 ft.-high bronze colored wrought iron fence to surround the perimeter of the site and a dog run enclosure. No grading is proposed. The proposed developments require a coastal development permit because they are significant detached

structures located between the sea and the first coastal roadway and/or are structures not normally associated with a single-family residence.

Other improvements associated with the proposed development include an approximately 483 sq. ft. one-story addition to the existing approximately 6,052 sq. ft. one-story single-family residence, replacement of small sections of the existing driveways and construction of three trellises. These latter items are exempt from the requirement of a coastal development pursuant to Section 13250 of the Commission's Code of Regulations and Section 30610(a) of the Coastal Act since the addition represents less than a 10% addition to the existing residence, the trellises are landscaping features and the driveway improvements are repair or maintenance of an existing residential driveway.

The subject development is located west of El Camino Real, on the east side of Stonebridge Lane in the Rancho Santa Fe community of the County of San Diego, just east of San Elijo Lagoon and southeast of the Escondido Creek floodplain. The subject lot is separated from the lagoon and floodplain by Stonebridge Lane and two large estates sized lots containing single-family residences. The site is currently developed and does not contain any naturally vegetated steep slopes in excess of 25% gradient or environmentally sensitive habitat.

The County of San Diego Local Coastal Program (LCP) was previously certified by the Commission with suggested modifications; however, the County has never formally accepted the suggested modifications. Therefore, the County LCP is not effectively certified, and Chapter 3 policies of the Coastal Act is the standard of review.

The subject parcel was created as part of a 26-lot subdivision approved by the Commission in 1983 (Ref. CDP #6-83-314/Manchester Estates). The subdivision was approved with a variety of special conditions regarding open space, drainage, grading, etc., designed to address future development on the residential estate sites so as to minimize adverse impacts to the adjacent floodplain, San Elijo Lagoon, and its viewshed. In 1987, the Commission approved the construction of the existing residence on the subject lot with conditions which prohibited grading during the rainy season, erosion control measures, drainage and runoff controls, coloring of the structure's exterior consistent with the native environment and Commission review of future development on the lot (Ref CDP #6-87-370/Kern-Atkinson). In 1988, the Executive Director approved an amendment to the previously approved permit for the construction of a swimming pool and tennis court (Ref. CDP No. 6-87-370-A1). The tennis court was not subsequently constructed. In 1989, the Executive Director approved an amendment for the construction of a tennis court, pool, driveway extension and a detached two-car garage. Neither the tennis court nor the garage were subsequently constructed and the existing site contains one pool.

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters shall be maintained and restored through minimizing runoff and maintaining natural vegetated buffer areas. Although the subject site does not contain environmentally sensitive habitat, all run-off from the site will eventually flow into the

floodplain of Escondido Creek and, thereby, San Elijo Lagoon. Run-off from the existing development flows through landscaping prior to exiting the site. However, the proposed pool/guest house represents an increase of impervious surfaces over that which is existing. In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition #1 has been attached. Special Condition #1 requires that runoff from the roof of the pool/guest house and other impervious surfaces be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being conveyed off-site. Directing on-site runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from small developments such as the subject proposed development. As conditioned, the proposed landscaping will serve to reduce any impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30231 of the Coastal Act.

Section 30251 of the Coastal Act requires that new development be designed to protect the scenic and visual quality of the coastal zone. The proposed development site is located approximately ¼ mile from the floodplain of Escondido Creek and San Elijo Lagoon. As such, portions of the proposed development will be visible from San Elijo Lagoon, Manchester Avenue and Interstate 5 to the west. In approving the original subdivision and the existing residence, the Commission required that the height of any structure be limited to no more than 25 ft. and that the structures be colored consistent with the surrounding environment. The proposed fencing and the approximately 21 ft.-high, 1,060 sq. ft. pool/guesthouse will be visible from these public viewing areas. However, the applicant is proposing to color the outside elements of the pool/guest house using the same colors as the residence which is consistent with the surrounding environment. In order to assure that natural colors are used in perpetuity on the proposed pool/guest house, Special Condition #2 has been attached to the permit. This condition requires that natural colors be utilized in the exterior surface, including roof, of the pool/guesthouse and the fence. Therefore, as conditioned, potential adverse impacts on scenic resources in area have been minimized, consistent with Section 30251 of the Coastal Act.

The project site lies between coastal waters (San Elijo Lagoon) and the first coastal roadway in the area (El Camino Real). However, the subject parcel is separated from the lagoon by Stonebridge Lane and two large estate lots containing residential structures. Adequate public access around the lagoon already exists at various locations around the lagoon's perimeter. Additionally, due to the sensitive nature of the wetlands adjacent to the subdivision lots on the west side of Stonebridge Lane, encouragement of public access to the lagoon at these locations was not recommended or required by the Commission in its earlier action in approving the underlying subdivision. The Commission therefore finds that the current project is consistent with the public access policies of the Coastal Act.

The proposed development is consistent with the Estate land use designation (1 du/2 and 4 acres) contained in the certified County of San Diego LCP Land Use Plan. The subject

site is located within the Coastal Resource Protection Area (CRP) and Scenic Area overlays identified in the previously certified LUP. The CRP and Scenic Area regulations were utilized in the original review of the subdivision to determine the appropriate lot development restrictions to be imposed. The proposed project will not result in any encroachment into steep slopes or environmentally sensitive habitat and, as conditioned, will not adversely affect scenic resources or downstream environmentally sensitive habitat. As such, the proposed project, as conditioned, is in conformance with the CRP regulations of the County LCP and is also consistent with the Chapter 3 policies of the Coastal Act. Therefore approval, as conditioned, will not prejudice the ability of the County of San Diego to prepare a certifiable Local Coastal Program.

SPECIAL CONDITIONS:

1. Drainage Plan. PRIOR TO AUTHORIZATION TO PROCEED WITH THE DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan documenting that the runoff from the roofs of all proposed structures and impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner, prior to being conveyed off-site.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Exterior Treatment/Deed Restriction. PRIOR TO AUTHORIZATION TO PROCEED WITH THE DEVELOPMENT, the applicant shall submit for the review and approval in writing of the Executive Director, a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed pool/guesthouse and fencing. The color of the structure, roof and fencing permitted hereby shall be restricted to colors compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents consistent with the CC & R's for the Stonebridge subdivision.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing