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San Diego Coast District

ADMINISTRATIVE CALENDAR

Tuesday, September 11, 2001

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6-01-106

CALIFORNIA COASTAL COMMISSION

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



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Permit Application No. 6-01-106/BP
Date 8/22/01

ADMINISTRATIVE PERMIT

Tue 3a

APPLICANT: Sprint PCS

PROJECT DESCRIPTION: Installation of a base transceiver station (BTS) consisting of six (6) cabinets placed within a new 29' x 10' chain-link fence enclosure (approximately 290 s.f.). The BTS equipment is part of a proposed unmanned telecommunication facility.

PROJECT LOCATION: San Onofre Commissary (North Gate), 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: Tuesday, September 11
2001--10:00am

LOCATION: Eureka Inn
518 Seventh Street
Eureka, 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: Bill Ponder

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.

Sprint PCS is proposing to install a telecommunications base station consisting of nine (9) panel antennas mounted on the existing San Onofre Commissary building. Three (3) sectors of three (3) panel antennas each will be façade mounted on the north, south, and west elevations of the existing commissary building. The proposed antennas are exempt under Section 13253(a) of the Commission's regulations because they would be attached to the existing building. However, because the BTS equipment is freestanding structures, they are not considered improvements which would be exempt from coastal development permit requirements.

The installation of the telecommunications base station consists of six (6) cabinets placed within a new 290 sq.ft. chain-link fence enclosure (approximately 6-feet high). A proposed 12' wide x 4' deep cable tray will extend from the BTS equipment to the antenna

sectors, to provide the necessary power and telco; the cable tray will also be painted to match the existing scheme. The BTS equipment is part of a proposed unmanned telecommunication facility.

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 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 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 and will include six (6) cabinets placed within a new 29' x 10' x 6' area sited adjacent to the north side of the existing commissary 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