

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 (619) 767-2370



Thu 3a

RECORD PACKET COPY

Filed: 10/5/04
 49th Day: 11/23/04
 180th Day: 4/3/05
 Staff: BP-SD
 Staff Report: 12/15/04
 Hearing Date: 1/12-14/05

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-66

Applicant: Cingular Wireless

Agent: PlanCom Inc.

Description: Installation of a 160 sq. ft. telecommunications equipment building next to an existing 59 ft. high monopole (monopine) and similarly sized equipment building.

Site: East end of Rockey, south of Pate Road, on the east side of Interstate 5, just south of the Orange County line, Camp Pendleton Marine Base, San Diego County.

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

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Co-Location of Future Antennae. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, 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 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 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.

3. Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans for the proposed equipment building that have been approved by the Camp Pendleton Marine Base and are in substantial conformance with the site plan prepared by Booth and Suarez Architecture, Commission date stamped received 6/23/2004 submitted with this application.

The permittee shall undertake 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 legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the installation of a 160 sq. ft. telecommunications equipment building next to an existing 59 ft. high monopole (monopine) and similarly sized equipment building that serves the existing monopole. Three antenna arrays of four antennas each would be mounted (collocated) at the 43-foot

elevation on the existing monopole. Since the antennas would be mounted to an existing structure, they are exempt from coastal development permit requirements.

The site is located atop a hillside near Pate Road at the north end of Camp Pendleton, on the east side of Interstate 5 in the unincorporated County of San Diego. The site is accessed by a dirt road which runs off an existing parking area adjacent to Pate Road. Although there is coastal sage scrub habitat nearby, no impacts to any sensitive habitat will occur from installation of the proposed telecommunications building as it will be sited within a disturbed area near the existing equipment building.

While no grading is proposed, one eucalyptus tree will be removed for site preparation. Camp Pendleton's environmental security requirements require this area to be reseeded with native seed material, raptor perches to be installed on the antennas and temporary and permanent erosion control measures to be implemented to preserve area water quality.

The equipment building will be 8-feet high and located partially behind the existing equipment building; therefore, no public view issues are anticipated.

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

B. Biological Resources. Coastal Act policy 30240 protects sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. The proposed development will not have an adverse impact on any sensitive habitat, is designed to provide raptors with perches and will not result in erosion or adverse impacts to water quality, as adequate erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The project collocates antennas on an existing monopine tower and as such will not adversely affect visual resources. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

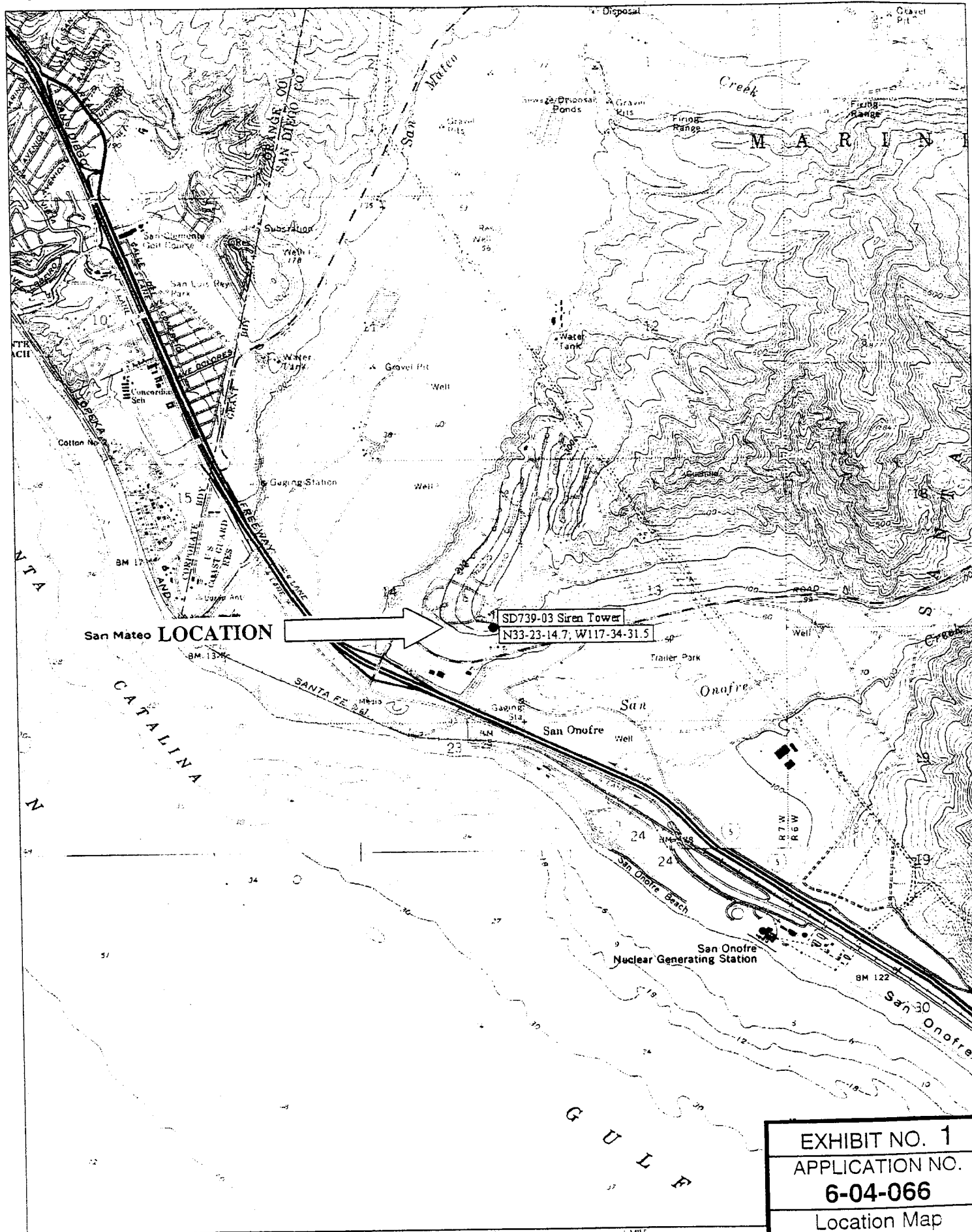
E. Local Coastal Planning. The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. 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.

F. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is 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.



San Mateo LOCATION

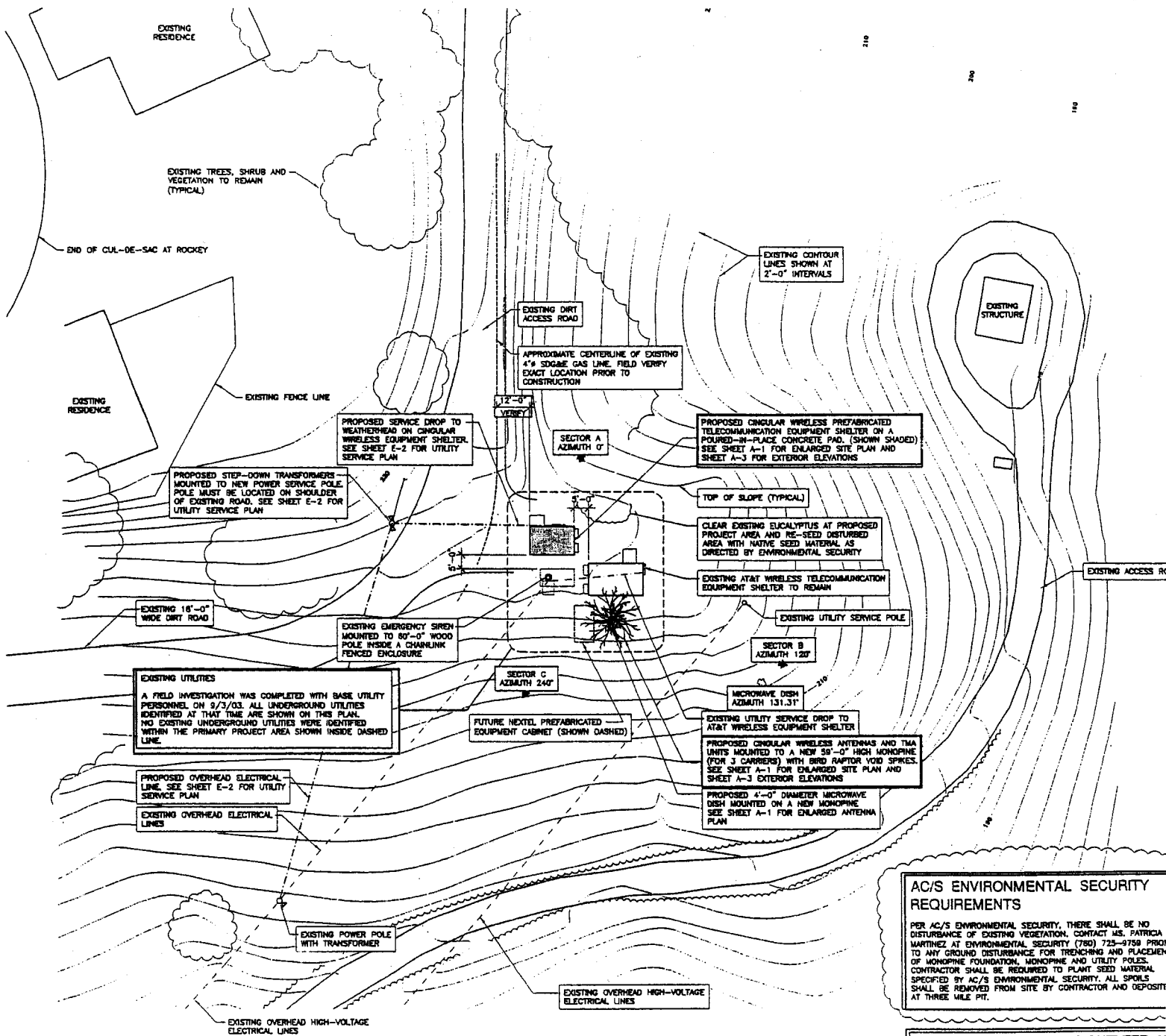
SD739-03 Siren Tower
N33-23-14.7, W117-34-31.5

EXHIBIT NO. 1
APPLICATION NO.
6-04-066
Location Map

TN/MN
134°

0 1 2 MILE
0 1 2 3000 METERS
Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

California Coastal Commission



SITE PLAN
SCALE: 1" = 20'-0"

AC/S ENVIRONMENTAL SECURITY REQUIREMENTS

PER AC/S ENVIRONMENTAL SECURITY, THERE SHALL BE NO DISTURBANCE OF EXISTING VEGETATION. CONTACT MS. PATRICIA WARTHEZ AT ENVIRONMENTAL SECURITY (750) 725-9758 PRIOR TO ANY GROUND DISTURBANCE FOR TRENCHING AND PLACEMENT OF MONOPINE FOUNDATION, MONOPINE AND UTILITY POLES. CONTRACTOR SHALL BE REQUIRED TO PLANT SEED MATERIAL SPECIFIED BY AC/S ENVIRONMENTAL SECURITY. ALL SPILLS SHALL BE REMOVED FROM SITE BY CONTRACTOR AND DEPOSITED AT THREE MILE PIT.

MODULAR EQUIPMENT SHELTER N

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:
CELLKON
5031 HAZEL JONES ROAD
BOSSIER CITY, LOUISIANA 71111
(318) 213-2900
(318) 213-2919 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.
THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSURANCE OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION

APPROVAL AGENCY:
FFS CORPORATION
LOS ANGELES, CALIFORNIA

PLAN APP. DATE APP. EXPIRATION

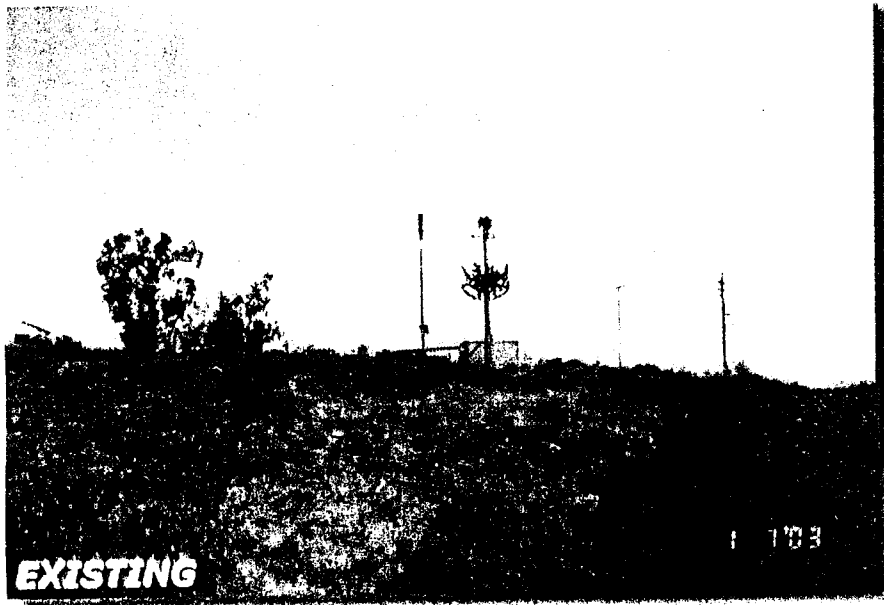
CIRCULAR WIRELESS COMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS:
1850-1950 MHz BAND WIDTH
500 WATTS ERP PER SECTOR

BENCHMARK:
CAMP PENDLETON VERTICAL CONTROL AT POINT NO. 2505.
ELEVATION: 42.64' (CAMP PENDLETON BASE DATUM)

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR GENERAL REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY CHRISTENSEN ENGINEERING AND SURVEYING

EXHIBIT NO. 2
APPLICATION NO.
6-04-066
Site Plan

California Coastal Commission



SD-739-03
Siren Tower

Camp Pendleton, CA 9



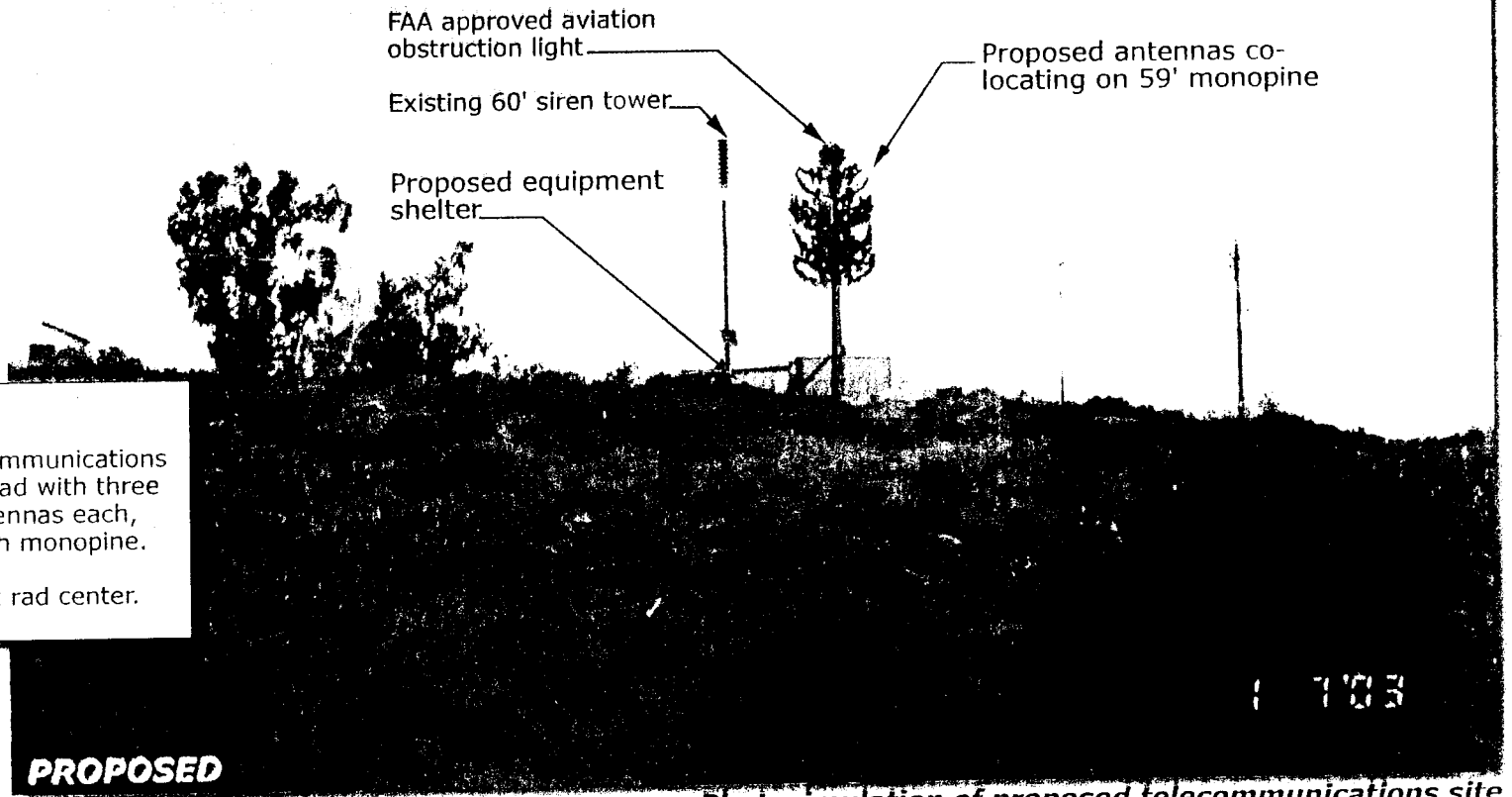
EXHIBIT NO. 3

APPLICATION NO.

6-04-066

Simulation

California Coastal Commission



Project Description:

Installation of prefabricated telecommunications equipment shelter on a concrete pad with three (3) antenna arrays of four (4) antennas each, mounted on a existing 59-foot high monopine.

Cingular antennas to be at 43-foot rad center.

Photosimulation of proposed telecommunications site