

## 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: 3/9/05  
49th Day: 4/27/05  
180th Day: 9/5/05  
Staff: BP-SD  
Staff Report: 4/18/05  
Hearing Date: 5/11-13/05

**STAFF REPORT: CONSENT CALENDAR**

Application No.: 6-04-139

Applicant: Nextel Communications

Description: Installation of a 160 sq. ft. equipment shelter within an existing telecommunications compound.

Site: On a hillside east of the Interstate 5 U.S. Border Check Point Station, US Marine Corps Base Camp Pendleton, San Diego County. APN 101-520-11

---

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, 6-04-66**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 11/2/2004 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 within an existing telecommunications compound. Several antenna arrays would be mounted (collocated) on an existing monopole at lower elevations than existing facilities. 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 the border checkpoint on Camp Pendleton Marine Base, on the east side of Interstate 5 in the unincorporated County of San Diego. The site is accessed by an existing 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 the existing compound.

The equipment building will be 8-feet high and located in and around other similar structures; 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 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.** As indicated, the project 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.

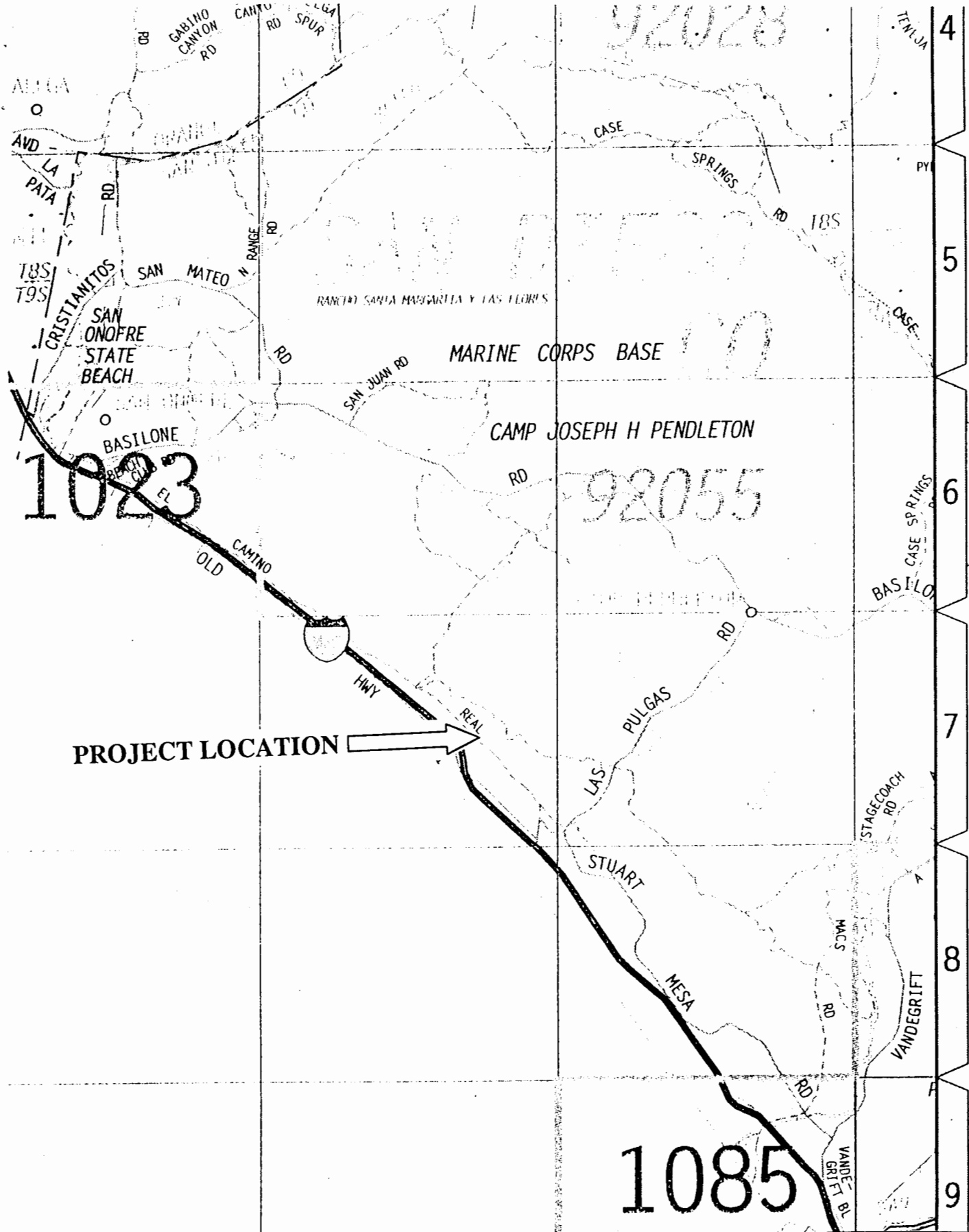
**E. Local Coastal Planning.** The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County.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



SEE  
409  
MAP

EXHIBIT NO. 1
APPLICATION NO.
6-04-139
Location Map
 California Coastal Commission

# SITE PLAN



SCALE 1" = 10'-0"

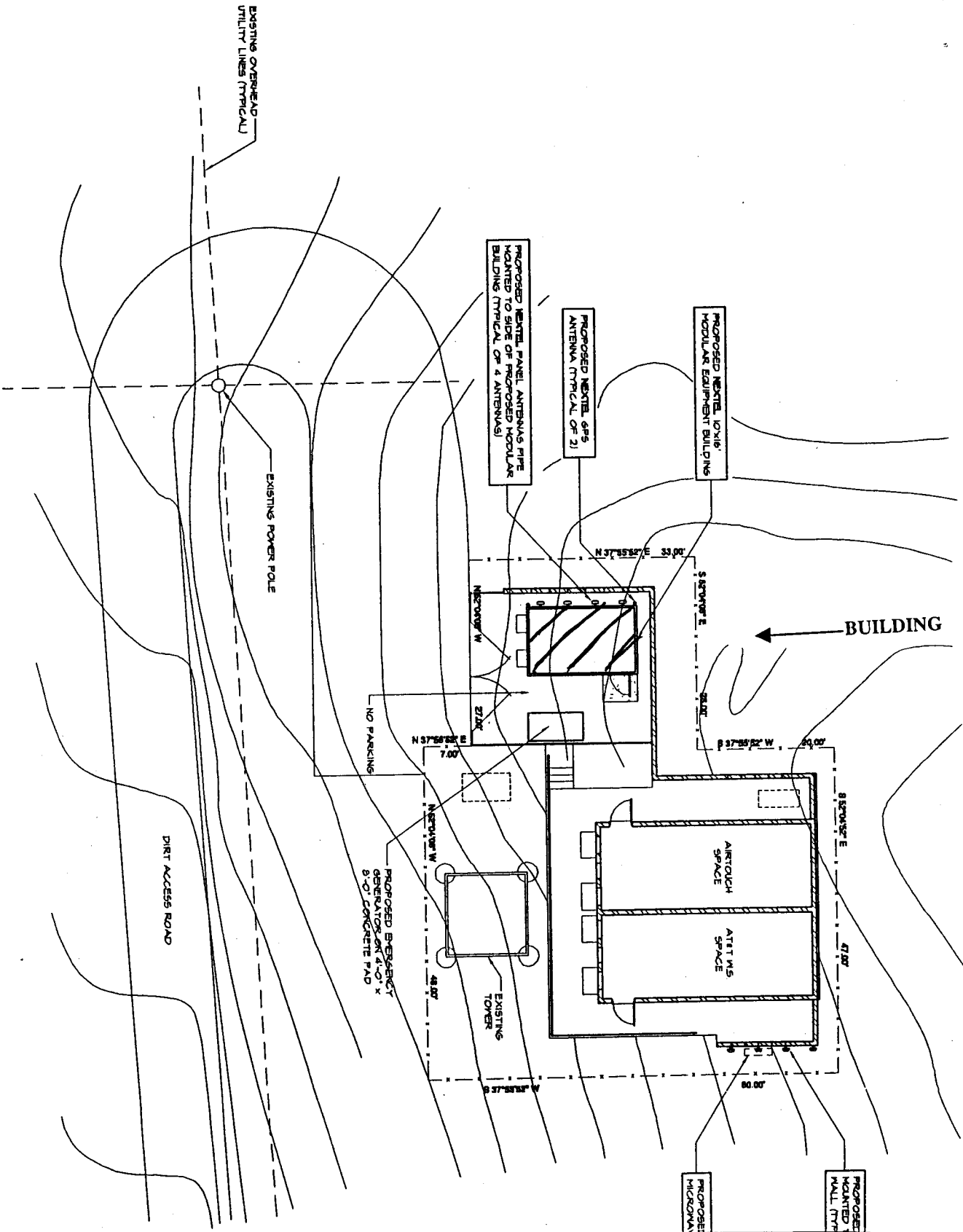



EXHIBIT NO. 2	
APPLICATION NO.	
6-04-139	
Site Plan	
California Coastal Commission	



**NORTH ELEVATION**  
SCALE: 1"=1'-0"

EXHIBIT NO. 3
APPLICATION NO.
<b>6-04-139</b>
Elevation
 California Coastal Commission

