

## CALIFORNIA COASTAL COMMISSION

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# Th5a

Filed: April 4, 2008  
 49th Day: May 23, 2008  
 180th Day: October 1, 2008  
 Staff: D. Lilly-SD  
 Staff Report: May 21, 2008  
 Hearing Date: June 11-13, 2008

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-08-34

**Applicant:** San Diego County Regional Airport Authority      **Agent:** Theodore Anasis

**Description:** Construction of a new, approximately 1,777 sq.ft., 20-foot high electrical switching station required to facilitate the conversion of the electrical system at the airport from 440 volts to 12kV.

**Site:** San Diego International Airport Terminal 2 Parking Lot, San Diego, San Diego County. APN 760-062-01; 760-039-61, -58, -67.

**Substantive File Documents:** City of San Diego Certified LCP.

### **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. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project consists of construction of a new, approximately 1,777 sq.ft., 20-foot high electrical switching station required to facilitate the conversion of the electrical system at the airport from 440 volts to 12kV. The building will contain switchgear and other electrical components only.

The building will be located next to the existing central utilities physical plant building in the parking lot at airport Terminal 2, and would eliminate up to 26 existing parking spaces. No replacement parking is proposed. The applicant has indicated that the purpose of the proposed building is cost savings, as the Airport will own the infrastructure instead of San Diego Gas & Electric (SDG&E), and the increased system-wide redundancy resulting from the project will reduce the potential for service interruptions. In addition, the applicant has stated that the existing service capacity will not accommodate projected load increases, and the proposed switching station will.

The applicant has stated that the proposed site was chosen because of its proximity to the existing physical plant building, which is where the heating/cooling facilities for Terminal 2 are located, and there are service benefits to co-locating the switchgear building and the physical plant building.

The proposed 20-foot high building will be visible from Harbor Drive, but no scenic views will be blocked or impacted. The structure will be near one of the airport flyovers, which will partially block views of the structure from Harbor Drive. The new building will be consistent with the surrounding airport/industrial uses and visual environment, consisting of the parking lot, the adjacent 28-foot high industrial plant, and the nearby airport terminal.

An on-going, cumulative reduction in airport parking could eventually impact public access and circulation, if airport users were forced to circulate around the airport and Harbor Drive area looking for available on- and off-site parking. However, at this point, the removal of the relatively small number of parking spaces associated with this project is unlikely to seriously impact public access. Airport visitors are unlikely to attempt to use surrounding public parking (such as the lots at Spanish Landing Park) as these spaces are not in close proximity and are limited to four hours stay. Therefore, the project is not expected to have any impacts on coastal resources.

**B. Community Character /Visual Quality.** The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

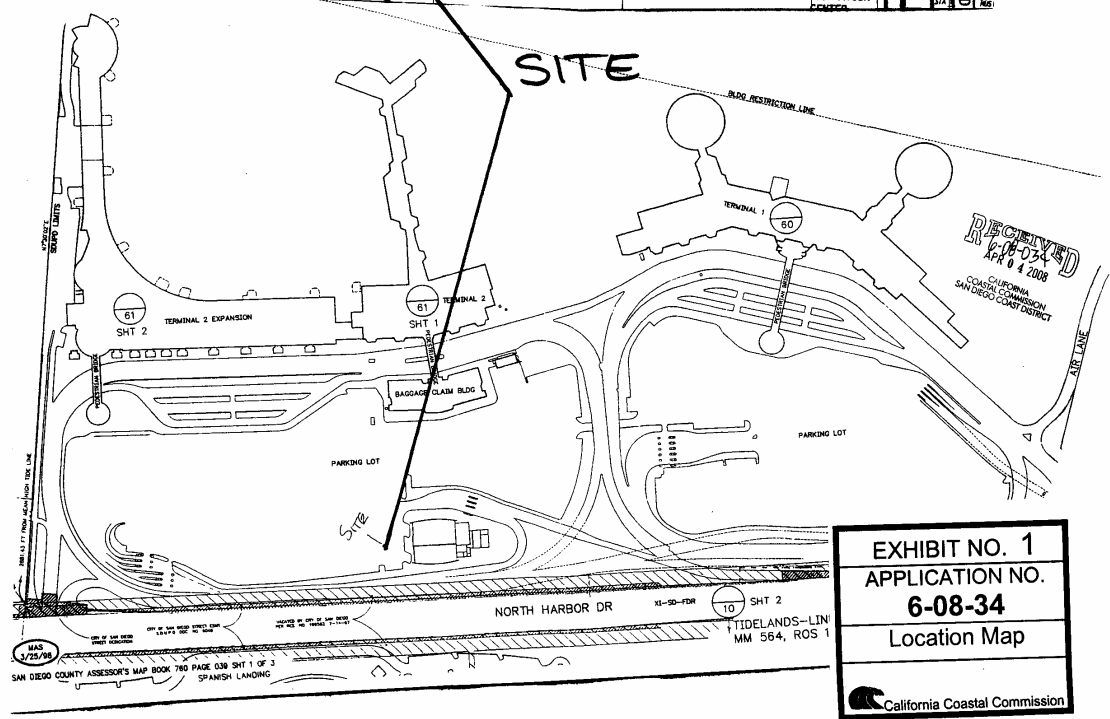
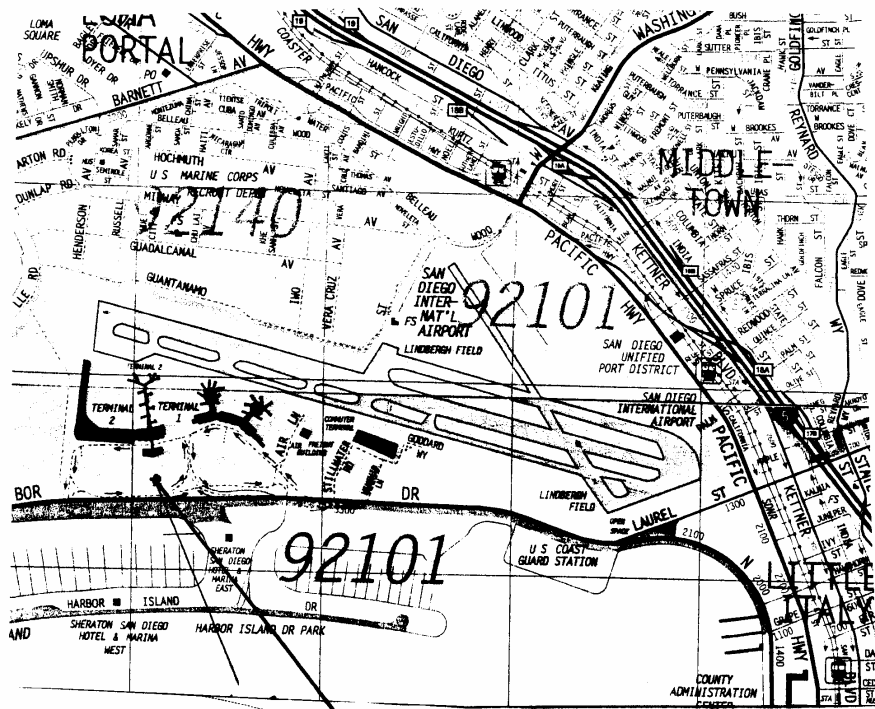
**C. Public Access/Parking.** The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal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

**D. Local Coastal Planning.** The San Diego International Airport was previously under the coastal permit jurisdiction of the Port of San Diego and the standard of review for coastal development permits was the certified Port Master Plan. However, legislation that took effect in January 2003 transferred authority over airport property to the newly created Airport Authority. Thus, the airport is now within the Commission's permit jurisdiction. Although the Airport is not anticipated to be subject to a LCP, approval of this project would not prejudice the preparation of an LCP consistent with the requirements of Chapter 3. As discussed above, the proposed project is consistent with Chapter 3, including the visual protection policies of the Coastal Act.

**E. California Environmental Quality Act.** 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 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.



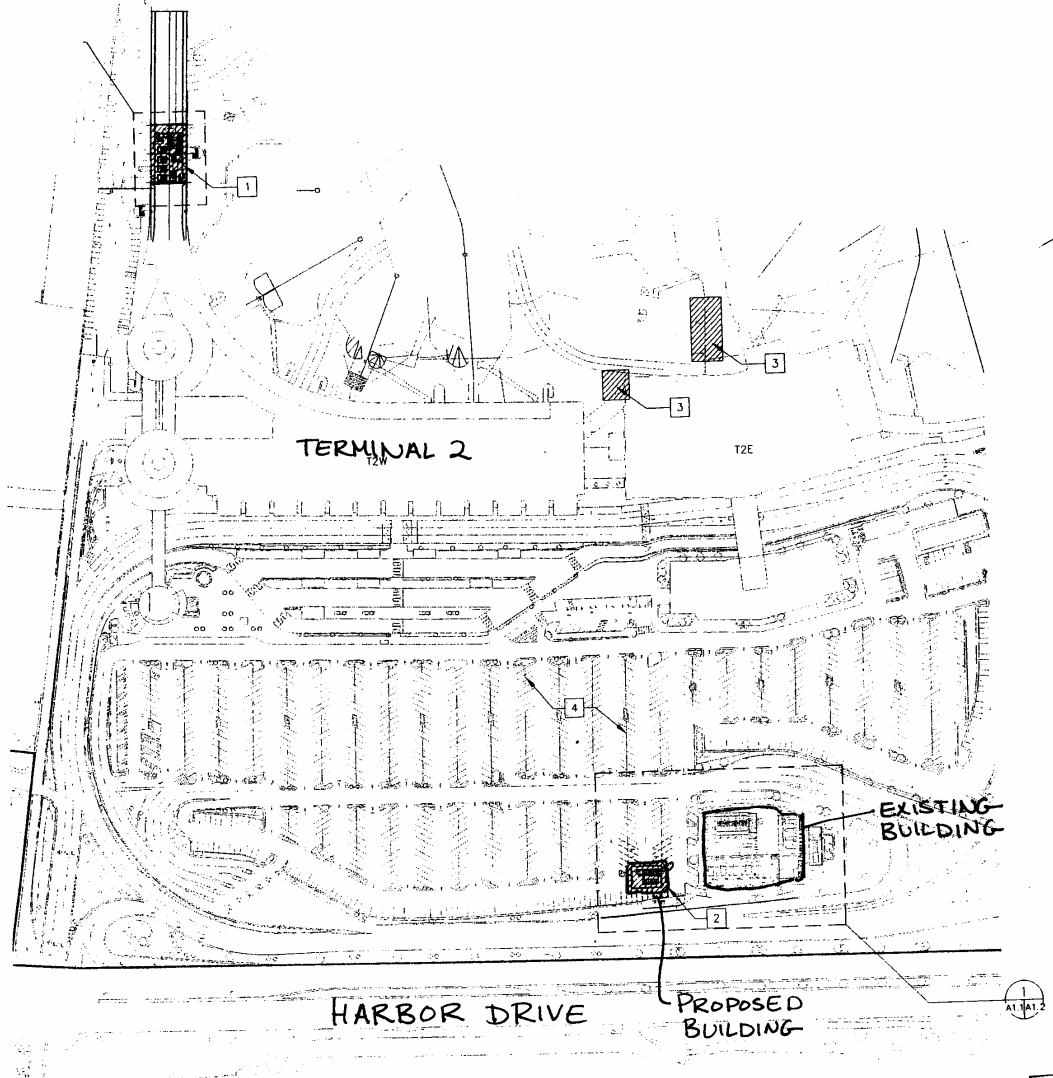
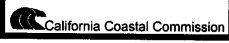


EXHIBIT NO. 2
APPLICATION NO.
<b>6-08-34</b>
Site Plan
 California Coastal Commission