

## CALIFORNIA COASTAL COMMISSION

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

## RECORD PACKET COPY



# Fri 3b

Filed: March 29, 2004  
49th Day: May 17, 2004  
180th Day: September 25, 2004  
Staff: DL-SD  
Staff Report: April 21, 2004  
Hearing Date: May 12-14, 2004

## STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-23

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

**Description:** Installation of two 25-foot high poles containing airplane noise monitoring devices.

**Site:** South Mission Beach Jetty Parking Lot, Mission Beach (APN 423-750-01) and vacant area at the corner of I-8, Nimitz Blvd and West Point Loma Boulevard, Ocean Beach, (APN 449-090-43), San Diego, San Diego County.

**Substantive File Documents:** City of San Diego Certified LCP; Certified Mission Beach Precise Plan; Certified Ocean Beach Precise Plan.

### **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. Building Materials.** **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for review and written approval of the executive director, a color board or other indication of the color scheme to be utilized in the construction of the proposed noise monitoring pole. Pole shall be compatible with the surrounding natural environment (blues, whites, grays, greens, earth tones) with no bright, distinct colors such as red, yellow, purple, etc., except as minor accent features.

The permittee shall undertake the development in accordance with the approved colors and materials. Any proposed changes shall be reported to the Executive Director and such changes shall not occur without a 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.** The proposed project is installation of two airport noise monitoring poles. Each device consists of a utility pole, microphone and associated electronic equipment. The microphone is installed on top of the approximately 25-foot high utility pole, so the height of the entire structure is several feet above 25 feet. A typical utility pole diameter ranges from about 8-inches at the top up to 24-inches at the bottom. The pole will be installed approximately 5 feet below grade. The devices are part of the comprehensive noise monitoring system for San Diego International Airport. The monitoring of aircraft noise is a requirement under State Law.

One pole will be installed on the south side of the entry driveway into the South Mission Beach public parking lot. The pole will be located in a landscaped area upland of the riprap lining the Mission Bay channel. The second pole will be located in a vacant, sparsely landscaped area south of+ the Barnes Tennis Center. Neither site contains any sensitive vegetation. Both sites have existing utility poles in the vicinity that are as high or higher than the proposed pole, and the proposed noise monitoring device will not appear substantially difference than nearby utility poles.

**B. Biological Resources.** Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. Section 30233 limits development in open coastal waters, wetlands, estuaries, and lakes to specific permitted uses where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

The project will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. Community Character /Visual Quality.** The development is located within an existing developed area and, as conditioned, 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, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. Local Coastal Planning.** Both subject sites are located in areas of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of San Diego to implement its certified LCP for the Mission Beach or Ocean Beach communities.

**E. 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.

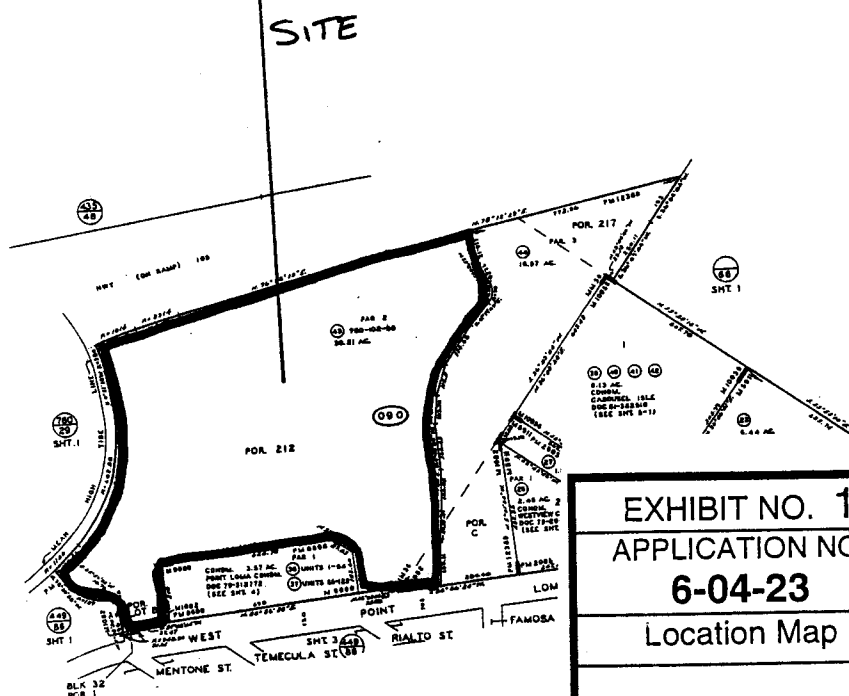
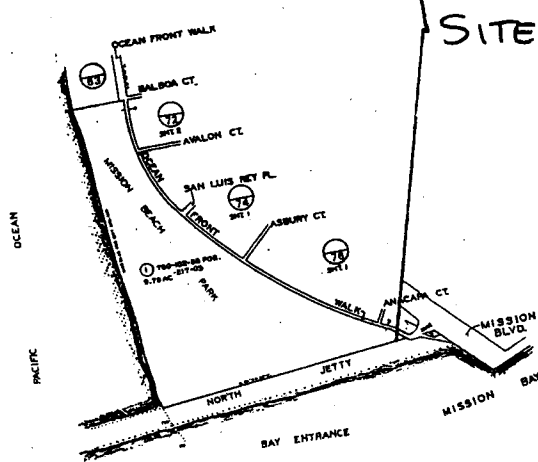
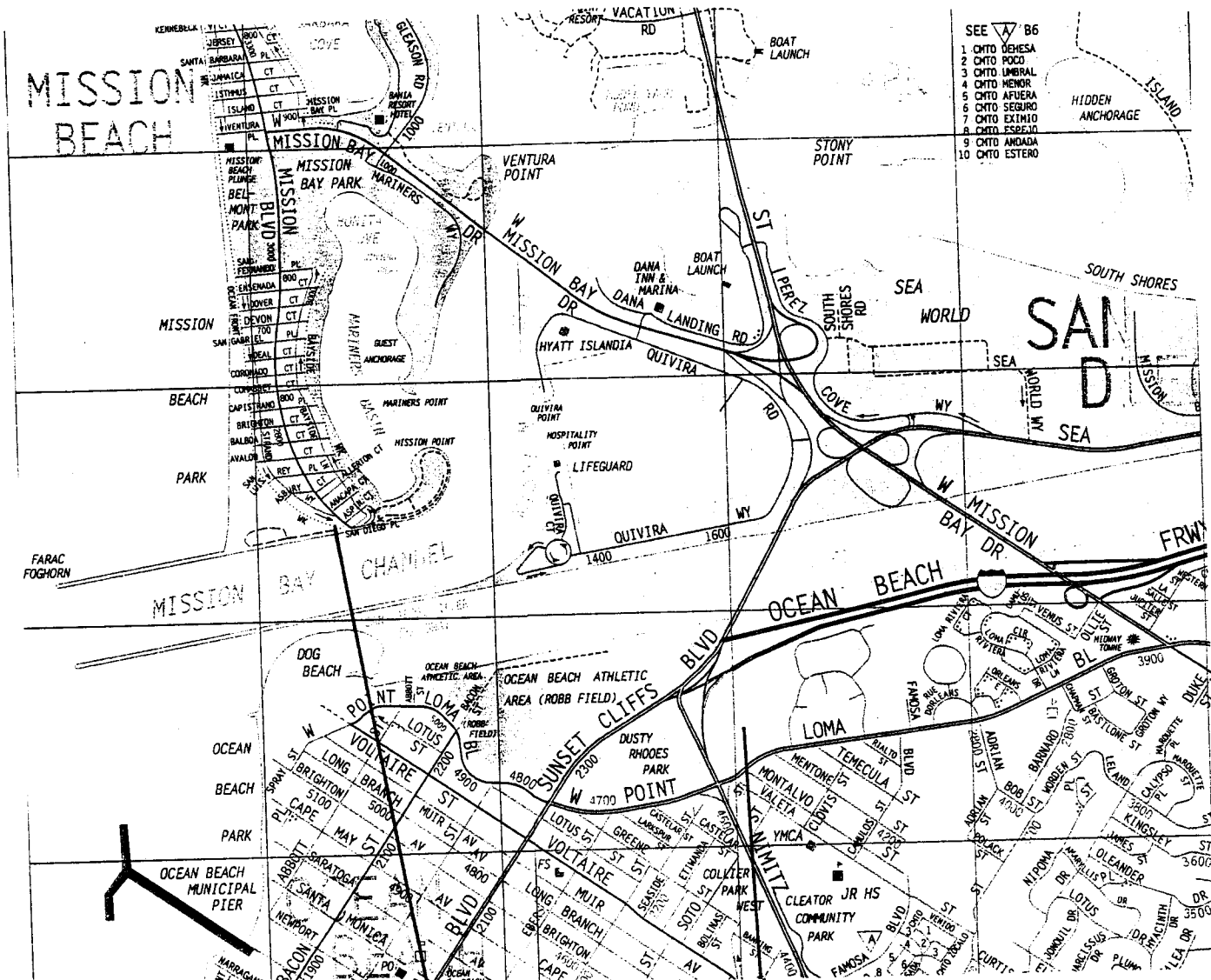


EXHIBIT NO. 1  
APPLICATION NO.  
6-04-23  
Location Map

64-023

IMPORTANT NOTE:

WHEN LOWERING THE MIC. MAST ASS'Y. IT SHALL FOLLOW A PATH APPROX. AS SHOWN, THEREFORE ITS TRAVEL MUST BE FREE OF OBSTRUCTIONS.

MICROPHONE & PREAMP. ASS'Y,

25' ABOVE GRADE  
TYP. SEE SPECS.  
TIEPOINTS TO BE INSTALLED SO AS NOT TO INTERFERE WITH THE MOUNTING OF THE PULLEY HOUSING & BRACKET

7" DIAM. FOAM WINDSCREEN,

PULLEY HOUSING

" " MTG. BRKT,

ELEC. SERVICE TIEPOINT

TELCO SERVICE TIEPOINT

WATERPROOF SERV. HEAD,

MAST DAMPER

TILT DOWN MAST

MAST SWIVEL

TELEPHONE POLE,

ELEC. 3/4" PVC, SCH. 80 CONDUIT WITH NO. 8 AWG COPPER CONDUCTORS FOR SERVICE CONNECTION

CONDUIT FASTENED TO THE POLE WITH GALV. PIPE NAILS, APPROX. EVERY 2'

WINCH/TELCO ENCLOSURE

INSTALL BREAKER BOX & METER ON THE SIDE OF THE TELCO ENCLOSURE, SEE SPECS; EXHIBIT "C."

TELCO, 1" PVC, SCH. 40 CONDUIT WITH 3/16" PULL LINE

FRONT VIEW

SIDE VIEW

R.M.S. ENCLOSURE

MOULDING TO COVER GROUND WIRE

6 FT± OF NO. 6 AWG SOLID COPPER GROUND WIRE

5' BELOW GRADE  
MINIMUM.

GROUND CLAMP

GROUND ROD 5/8" DIA. X 8' LONG, COPPER CLAD

TYPICAL RMS

SCALE 1/4" = 1'-0"

EXHIBIT NO. 2

APPLICATION NO.

6-04-23

Typical Pole Plan