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DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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Amended October 21, 2011
~~October 13, 2011~~

San Diego Noise Control Officer

Noise Variance 3973 11-008 (NV)

PERMITEE: San Diego Gas and Electric
8335 Century Park Court
San Diego, CA 92123-1569

NOISE VARIANCE: 3973 11-002 (NV)

E.R. NUMBER: N/A

PROPERTY: 7 SERVICE YARDS AND ~~4338~~ LOCATIONS ALONG THE ALIGNMENT OF THE SUNRISE POWERLINK BETWEEN ROUGH ACRES (2 MILES NORTH OF INTERSTATE 8 ALONG MCCAIN VALLEY RD.) AND THE HELIX SERVICE YARD (0.7 MILES NORTH OF LAKE JENNINGS)

APN(S): 611-070-03, 611-100-02, 523-040-08, 604-090-01, 528-230-11, 391-061-01, 601-010-01, 528-110-03, 404-241-03, 406-200-03, 523-020-05, 523-020-06, 523-030-13, 402-080-01, 402-080-06, 402-070-05, 402-020-07, ~~390-030-10, 390-020-05, 390-020-03~~, 528-040-02, 528-230-07, 528-230-15, 528-110-03, 602-100-02, 602-090-02, 602-080-04

San Diego County Noise Control Officer

Pursuant to Section 36.424 of the San Diego County Code, and based on the findings stated below, this Noise Variance is for the activity, work or machinery (Noise Source) indicated below including the terms and conditions included herein.

Noise Source: For seven Sundays (10/16/2011, 10/23/2011, 10/30/2011, 11/6/2011, 11/13/2011, 11/20/2011, 11/27/2011) and one Friday holiday (11/25/2011), daytime power line construction work is proposed at 4338 locations including Tower Staging Access Pads (TSAPs), tower structures, and pull sites. The work at these sites occurs in four phases: grading and brushing, foundation construction, tower assembly and erection, and finally wire stringing. The duration for each of these phases varies depending on the scope of work at the site. The typical equipment used for this construction work will be dozers, loaders, cranes, haulers, concrete trucks, helicopters, and air compressors including micropile rigs. Seven service yards will be used for staging the transfer of materials and equipment by either truck or helicopter to each tower or pull site. During the same period, a second component of this variance allows for the use of watering trucks at each of these service yards from 5:30 to 7:00 am on the allowed days of construction work (Monday through Saturday) as well as the eight days listed in the first part of the variance.

Variance & Time for Compliance: The variance will be granted for Friday, November 25, 2011, and seven consecutive Sundays from October 16 through November 27, 2011, inclusive. The hours of operation at the 4338 work sites and 7 yards over this period are from 7:00 a.m. to 7:00 p.m. with the exception of the SWAT yard (see Condition 7.e.). Over the period from October 16 through November 30, 2011 including these 8 designated days, each service yard will be allowed to use one watering truck with a pump system between the hours of 5:30 a.m. and 7:00 a.m. in preparation for each day's work. Every work site and service yard will return to normal construction hours by 7:00 p.m. every day. Normal construction hours will be maintained as 7:00 a.m. to 7:00 p.m. and the Thanksgiving holiday, November 24th, will be observed and is excluded from this variance.

Terms & Conditions:

1. Any vehicle device, apparatus, or equipment used, related to, or connected with the construction work is designed, modified, or equipped to reduce sounds produced to the lowest possible level consistent with the effective operation of such vehicle, device, apparatus, or equipment.
 - a) All construction equipment operated by the contractor, vendors, suppliers, or subcontractors shall be equipped with manufacturer's approved exhaust mufflers.

- b) The contractor and all vendors, suppliers, or subcontractors who operate construction equipment shall have a regular maintenance and lubrication program for their equipment.
 - c) Work sites shall be configured to minimize backup alarm use subject to the approval of the site supervisor and to comply with the current OSHA regulations. As an example, site access should be designed so that mobile cranes and boom/bucket trucks normally move through the site by pulling forward thus avoiding the need to back up vehicles.
2. 24-hour prior notification of nearby residents and businesses is required within a minimum radius of 1000 feet of these activities at each work site location in the power line corridor area. The recommended notification radius for tower and pull sites using helicopters is 3800 feet from the center of the work area. Additionally, 48-hour prior notification of nearby residents and businesses is required within a minimum radius of 1000 feet of these activities at each active service yard. The recommended notification radius for any service yard using helicopters is 3900 feet. Notification by either letter or door hanger notice is acceptable if performed in a due diligent manner for these sites and includes the start date of the variance. Activities include the following operations: unloading materials, digging, helicopter hauling, crane and boom operations, cable work, and equipment removal. This notification shall describe the planned work, hours and duration of these activities, and the complaint and response procedures including the contact number for the office of Todd Voohrees at San Diego Gas and Electric (877) 775-6818.
 3. Noise impacts from any daytime (7:00 a.m. to 7:00 p.m.) construction-related truck traffic to adjacent land uses shall not exceed the applicable property line sound level limits of the County of San Diego Noise Ordinance (Chapter 4, Section 306.404).
 4. In the event of a citizen noise complaint or referral from the Board of Supervisors related to this variance, the County Noise Control Office shall notify SDG&E or their representatives via the project's 24-hour contact line of the incident. If this is a normal citizen complaint or a referral from the Board of Supervisors, the County Noise Control Office requires an update by telephone on the status of the complaint within 24 hours. The County may require additional documentation or information in writing to clarify the content of the telephone response.
 5. In the event of a failure to update or respond to a notification from the County about a noise complaint, County staff may request a meeting with San Diego Gas and Electric or its representatives to receive a briefing on the incident. This briefing shall document the reporting of the complaint and the use of possible remedies or measures to reduce the noise impact. County staff shall schedule the meeting time and location and has the option to invite the complainant to facilitate a resolution of the incident.

6. If two or more (2) substantiated noise complaints are received in any 24-hour period for any individual service yard or work site based on the variance activities or related support activities, the County of San Diego shall reserve the right to amend this noise variance. Possible actions shall include revoking the variance, eliminating the offending site or yard from the variance, restricting hours of operation, the implementation of noise monitoring, or other mitigation measures to be implemented by San Diego Gas and Electric (or their representatives).
7. Amendment to conditions on October 21, 2011:
 - a. Towers CP64-2, CP65-1, CP66-2, CP67-3, and CP68-1 on the ridges above El Monte Valley are excluded from this variance.
 - b. Erickson Air Crane operations from the Helix Yard, in El Monte Valley, and the SWAT Yard, east of Lyons Valley Road, are excluded from this variance.
 - c. Erickson Air Crane operations for all towers in the El Monte Valley and Bell Bluff/Japatul areas are excluded from this variance.
 - d. Towers CP69-2 and CP70-3 are excluded from helicopter construction on the days of the variance, except for final wire pulling operations.
 - e. All helicopter operations on the SWAT Yard, east of Lyons Valley Road, are excluded from this variance.
 - f. Use of helicopters for personnel conveyance shall be done from either Wilson Yard or the Suncrest Substation for Towers CP99 through CP109.

Findings:

1. Pursuant to San Diego County Code Section 36.424, the Noise Control Officer has determined that the terms of this Noise Variance are reasonable, having taken into consideration the following:
 - a. The magnitude of nuisance caused by the offensive noise: intermittent or short exposure to high levels of noise will occur due to the activities at these work sites due to equipment operations including helicopter loading, back-up beepers, and other signaling equipment. Those residences within 1600 feet of these work sites may experience maximum noise levels from helicopter, crane, and equipment operations ranging up to 60 or more decibels. The staff estimate does not include the benefits from any reduction due to intervening buildings, terrain, or phasing of operations.
 - b. The uses of the property within the area of impingement by the noise: residential, recreational, rural, and vacant lands.

- c. Operations carried on under existing nonconforming rights or conditional use permits or zone variances: Such operations do not apply to this component of the Sunrise Powerlink Project.
- d. Time factors related to study, design, financing and construction of remedial work: No remedial work is incorporated into these sites.
- e. Economic factors related to age and useful life of the equipment: proper use and periodic inspection of maintained construction equipment is appropriate.
- f. General public interest and welfare: due to the constraints of the eagle breeding season on construction work, this upgrade to the County's electrical distribution network can be completed in a more timely fashion and to minimize the potential noise effects to residents and recreational users of the area during the summer and fall months of 2012.

The foregoing was a decision by the Director of Planning and Land Use on October 13, 2011 and Amended October 21, 2011. A copy of this decision is on file and a copy was picked up by the applicant at the DPLU address shown on the application.

APPEAL PROCEDURE: Within fifteen calendar days after the date of this Decision of the Director, the decision may be appealed to the County Hearing Officer in accordance with Section 36.428 of the San Diego County Code. An appeal shall be filed within FIFTEEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, DPLU FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the fifteenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Hearing Officer. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ERIC GIBSON, Director
Department of Planning and Land Use

By:


LeAnn Carmichael, Planning Manager
Project Planning Division

cc: DB:JB