

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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C. April Boling
Chairman

Greg Cox
Jim Desmond
Robert H. Gleason
Jim Janney
Mark Kersey
Paul Robinson
Michael Schumacher
Mary Sessom

Ex-Officio Board Members

Cory Binns
Eraina Ortega
Col. Jason Woodworth

President / CEO

Kimberly J. Becker

AIRPORT LAND USE COMMISSION AGENDA

Thursday, December 7, 2017
9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. **Please note that agenda items may be taken out of order.** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in the Corporate & Information Governance/Authority Clerk Department and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. **PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

CONSENT AGENDA (Items 1-5):

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or conditionally consistent. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

The Airport Land Use Commission is requested to approve minutes of prior meetings.

RECOMMENDATION: Approve the minutes of the November 2, 2017 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Brendan Reed, Director)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 4 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4294 VOLTAIRE STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2017-0022 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Planning & Environmental Affairs: Brendan Reed, Director)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4921 VOLTAIRE STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2017-0023 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Planning & Environmental Affairs: Brendan Reed, Director)

5. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 67 DETACHED RESIDENTIAL UNITS AT MAGNOLIA AVENUE NEAR CHUBB LANE, CITY OF SANTEE:

The Commission is requested to make a consistency determination on a proposed project in the City of Santee.

RECOMMENDATION: Adopt Resolution No. 2017-0024 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

(Planning & Environmental Affairs: Brendan Reed, Director)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Administration Building. Bring your ticket to the third floor receptionist for validation.

You may also reach the Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400- 2685.

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 2, 2017
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:17 a.m. on Thursday, November 2, 2017, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioners: Boling (Chairman), Desmond, Gleason, Janney, Kersey, Robinson, Lt. Col. Robinson (Ex-Officio, for Col. Woodworth), Schumacher, Sessom

ABSENT: Commissioners: Binns (Ex-Officio), Cox, Ortega (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, CEO/President; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Stephanie Heying, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1- 4):

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Gleason to approve the Consent Agenda, noting Commissioner Robinson's **RECUSAL** on Item 4. Motion carried by the following votes: **YES – Boling, Desmond, Gleason, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8).**

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of October 5, 2017, meeting.

CONSISTENCY DETERMINATIONS

- 2. CONSISTENCY DETERMINATION – REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:**
RECOMMENDATION: Receive the report.

- 3. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS AT 9914-36 BUENA VISTA AVENUE, CITY OF SANTEE:**
RECOMMENDATION: Adopt Resolution No. 2017-0020 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

- 4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 2957-85 C STREET, CITY OF SAN DIEGO**
RECOMMENDATION: Adopt Resolution No. 2017-0021 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

- 5. PRESENTATION AND POLICY DIRECTION REGARDING DRAFT NAVAL AIR STATION NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN:**
Brendan Reed, Director, Planning & Environmental Affairs, Kim Sheredy, Senior Airport Planner, Planning & Environmental Affairs, and Lori Ballance, Attorney, Gatzke, Dillon & Ballance provided a presentation on the Policy Direction Regarding Draft Naval Air Station North Island Airport Land Use Compatibility Plan, which included Role of U.S. Navy's Air Installation Compatible Use Zone (AICUZ) Study; AICUZ Footprint – City of Coronado; AICUZ Recommendation for Developed Areas; Role of Caltrans Handbook; Overview of Draft ALUCP, Airport Influence Area; Noise and Safety Compatibility Standards; Airspace Compatibility; Overflight; City of Coronado Meeting; ALUC Policy Direction Items; Residential Uses in Noise Contours & Safety Zones; Exemptions for Addition/Reconstruction; Multi-Family Residential Density Increases Up to Zoning; Replacement of Nonresidential Uses; Building Divided by a Noise Contour or Safety Zone; Additional Actions Taken to Address the City of Coronado's Concerns; and Next Steps.

ANGELA YATES, CORONADO, CA spoke in support of the draft ALUCP.

RACHEL HURST, CORONADO, CA provided a letter and spoke on behalf of the City of Coronado and City Manager Blair King regarding the ALUCP draft and edits the City of Coronado provided.

Commissioner Gleason expressed concern with the characterization in the City of Coronado's last letter to the Authority. He stated that zoning is not the standard of review. He stated that this plan has taken years of review and an extraordinary amount of staff time and costs for outside consultants. He stated that the Authority has worked diligently to address concerns. He moved to direct staff to prepare the ALUCP and environmental documents associated with it in accordance with staff's recommendations.

Commissioner Desmond recommended that the Authority continue to meet and work with the City of Coronado to try to work things out. He stated that it does not look like the AICUZ has been enforced. He questioned who enforces the AICUZ.

Amy Gonzalez, General Counsel, responded that the Airport Authority, as the Airport Land Use Commission (ALUC) for San Diego County, is required to adopt an ALUCP for North Island and that the statute requires the plan to be consistent with the noise and safety standards of the AICUZ.

Mr. Reed, Director added that an AICUZ is an advisory document for communities surrounding military airports and that California law requires an ALUCP and the ALUCP statute requires inclusion of the AICUZ and it becomes a higher standard.

Commissioner Robinson stated that the AICUZ is adopted by the federal government and we are required by law to adopt an ALUCP consistent with the AICUZ, which puts it on the Board to enforce.

Lt. Colonel Robinson stated, during the last meeting, Colonel Woodworth conveyed the importance of consistency regarding the California state law and the consistency required within the AICUZ and ALUCP. He stated that this consistency is critical for the function and longevity of military airfields throughout the state and that any disconnect between the AICUZ and the ALUCP sets a precedent for more inconsistency and potentially limits the military's ability to train for combat in military fields throughout California.

Commissioner Janney stated that one of the complaints received during the process was that there was no public outreach by the military when they developed the AICUZ in 2011. He stated that the change in flight patterns and zones complicated the Authority's efforts.

Wes Bomyea, Community Plans & Liaison, Naval Base Coronado Island stated the flight patterns have not been changed and the way the AICUZ was reviewed caused a difference in the design of the Accident Potential Zone (APZ) but the flight pattern itself has not changed in decades.

RECOMMENDATION: Receive the report and provide policy direction for the draft Naval Air Station North Island Airport Land Use Compatibility Plan.

ACTION: Moved by Commissioner Gleason and seconded by Commissioner Sessom to direct staff to prepare the ALUCP and environmental documentation associated with it in accordance with staff's recommendations. Motion carried by the following votes: YES – Boling, Desmond, Gleason, Janney, Kersey, Robinson, Schumacher, Sessom; NO – None; ABSENT – Cox; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8).

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 11:03 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7th DAY OF DECEMBER 2017.

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission
**Report of Land Use Actions Determined to be Consistent with
Airport Land Use Compatibility Plans (ALUCPs)**

Item No.
2

Meeting Date: **December 7, 2017**

Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has determined that the following land use actions are consistent with their respective ALUCPs:

Brown Field Municipal Airport ALUCP

Amendment to Municipal Code for Accessory Dwelling Units, City of Chula Vista

Deemed Complete & Consistent on November 7, 2017

Description of Project: The project proposes amendments to the City of Chula Vista Municipal Code in order to incorporate State standards for accessory dwelling units. The amendments do not have a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project would apply within areas up to the 70 dB CNEL noise contour but does not involve any actual development and thus does not impact any noise exposure contours.

Airspace Protection Surfaces: The proposed project would apply within areas subject to FAA notice of construction but does not involve any actual development and thus does not impact any airspace protection surfaces.

Safety Zones: The proposed project would apply within areas of Safety Zone 6 but does not involve any actual development and thus does not impact that safety zone.

Overflight Notification: The proposed project would apply within the overflight notification area but does not involve any actual development and thus does not impact any overflight notification requirements of the ALUCP.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 7, 2017**

Item # 3 Resolution # 2017-0022 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 4 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4294 VOLTAIRE STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 4 attached residential units of two stories each on a sloping incline below street-level, with leasable commercial space and surface parking at street-level on a property of 0.19 acres. The application was deemed complete by ALUC staff on November 9, 2017.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies commercial office and retail sales uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded for the residences with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be 40 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located within Safety Zone 4 West – Peninsula. (See the attached map.) The ALUCP identifies projects with a mixture of residential and nonresidential uses located within Safety Zone 4 West – Peninsula as conditionally compatible with airport uses, provided that the project complies with a total intensity for both residential and nonresidential uses of 240 people per acre. For the 0.19 acre property, that would equate to 46 total people. With 4 residential units at 2.14 people per household, that would yield 9

total people for the residential component of the mixed-use project. That figure is less than half (23) of the 46 total people, as the ALUCP limits the residential portion of a mixed-use project to no more than half of the total people. Assuming retail sales as the more intense use over office for the nonresidential portion of the mixed-use project, that would require an occupancy factor of 170 square feet per person for the 1,502 square foot total nonresidential area. That would yield 9 people for the nonresidential component of the mixed-use project. The project thus proposes 18 total people, which does not exceed the 46 total people limitation for the property, and therefore complies with the Safety Zone 4 West – Peninsula limitation.

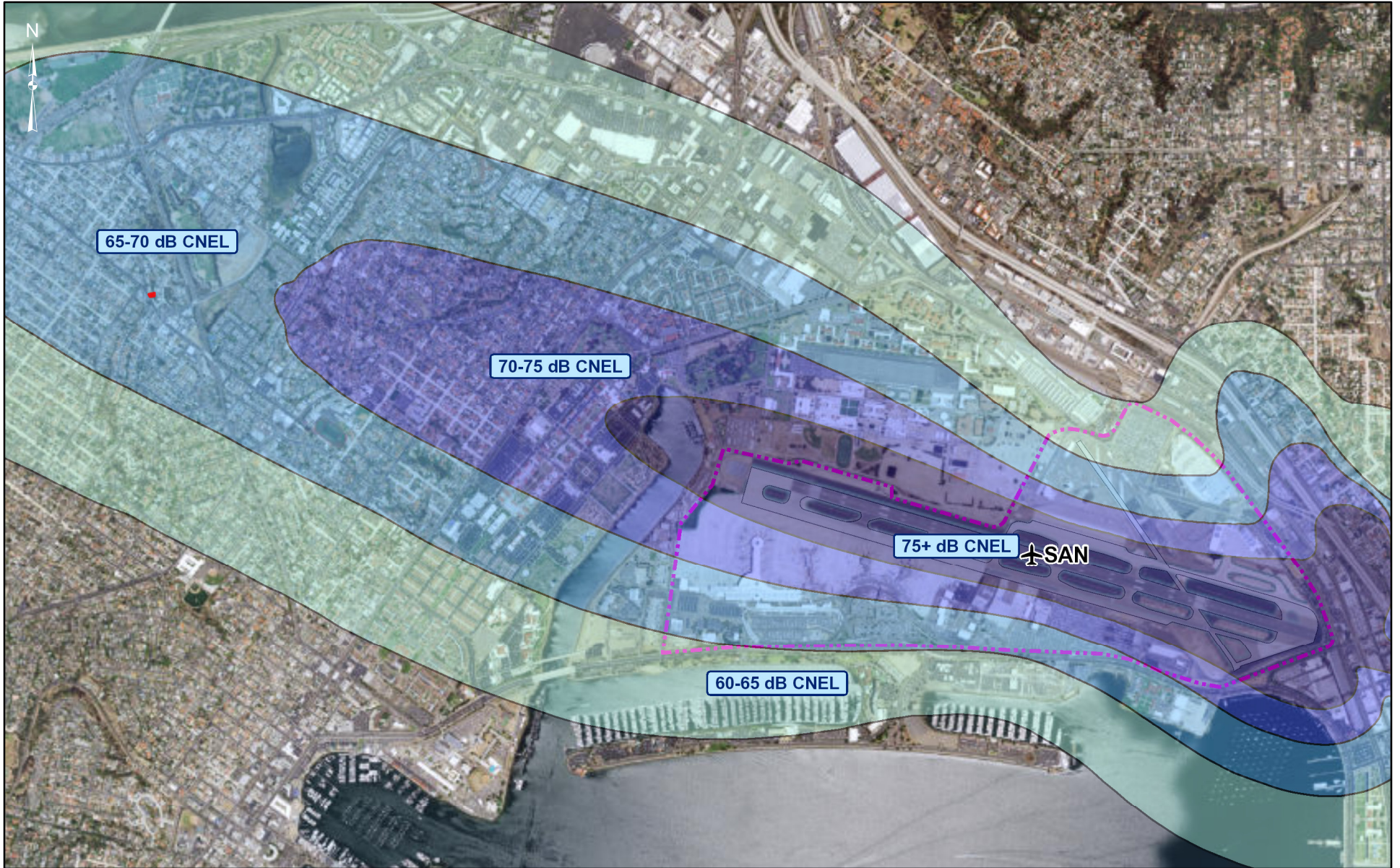
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC. However, in instances when an avigation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Tuong Kien & Anh Tuyet Truong of Redmond, Washington. The civil engineer is Tri-Dimensional Engineering, Inc. of Poway.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL for the residential units.
2) Recordation of an avigation easement with the County Recorder.

4294 Voltaire Street









- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL
- County

0 1,300 2,600 5,200 Feet
1 inch = 2,633 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4294 Voltaire Street



-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5
-  County

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0022 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 4 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4294 VOLTAIRE STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 4 Attached Residential Units with Leasable Commercial Space at 4294 Voltaire Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted in and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 4 attached residential units with leasable commercial space; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within Safety Zone 4 West – Peninsula and complies with the total intensity limitation for a mixed-use project; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation easement is required; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 4 Attached Residential Units with Leasable Commercial Space at 4294 Voltaire Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 4 attached residential units with leasable commercial space.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

- (4) The proposed project is located within Safety Zone 4 West – Peninsula. The maximum compatible intensity for the 0.19-acre project site is 46 people. The residential component of the mixed-use project would contain a total of 9 people, at 2.14 people per household for the 4 residential units. The nonresidential component would contain a total of 9 people, at the most intense occupancy factor for retail sales of 170 square feet per person for the 1,502 square feet of leasable commercial space. The 18 total people is less than the 46 allowed for the site, and the residential component does not exceed half of that total allowance. Therefore, the project complies with the safety zone limitations.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an aviation easement is required.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of December, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 7, 2017**

Item # 4 Resolution # 2017-0023 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4921 VOLTAIRE STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 2 attached residential units as the second story to street-level, leasable commercial space with alley-accessed stacker garage parking on a property of 3,750 square feet. The application was deemed complete by ALUC staff on November 17, 2017.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies commercial office and retail sales uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded for the residences with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be 30 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located outside all safety zones.

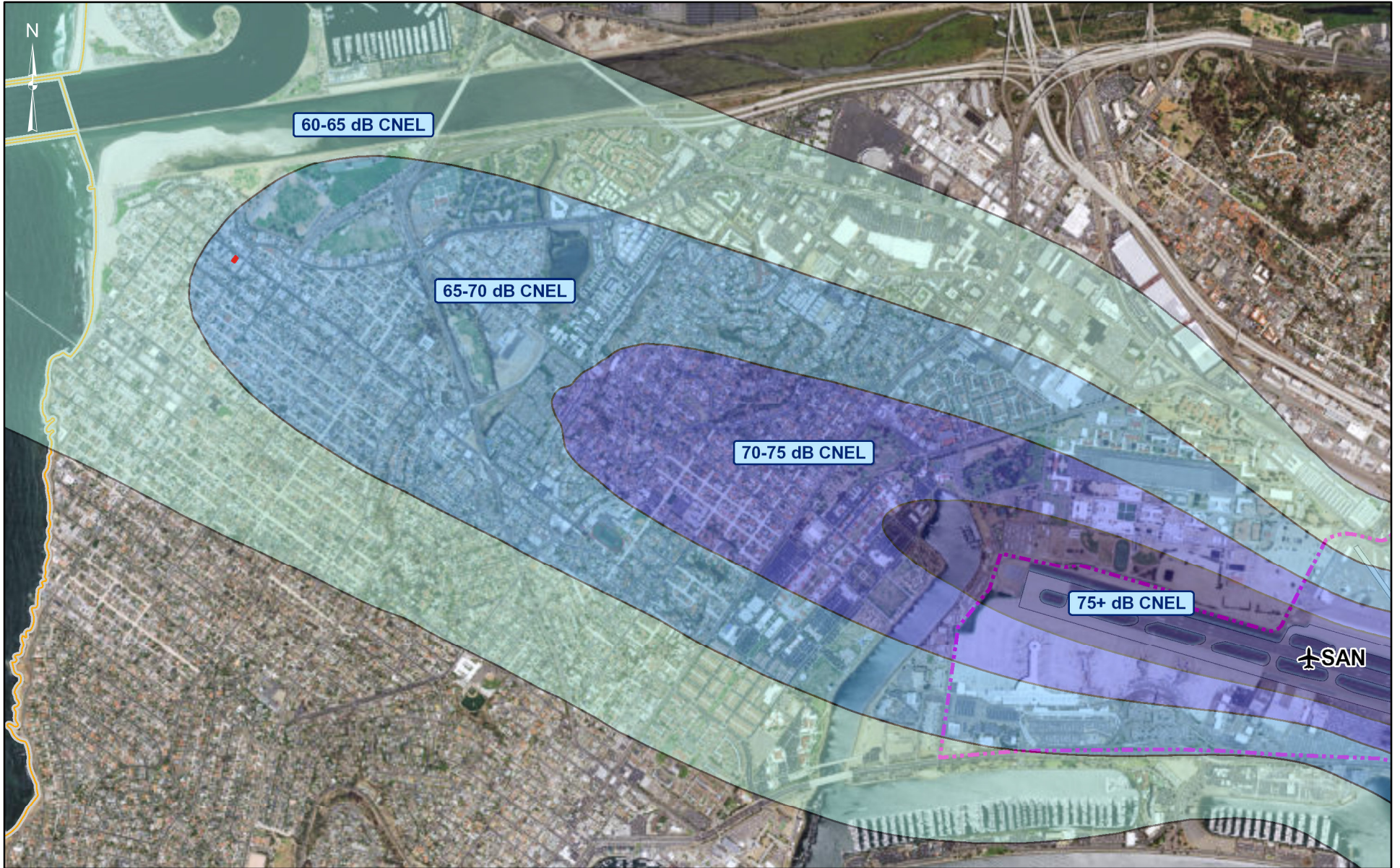
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Sean & Margaret Gogarty of Burlingame. The architect is A. K. Smith Architects of San Diego.

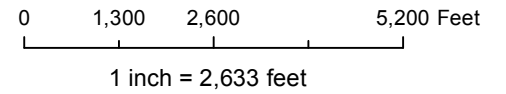
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL for the residential units.
2) Recordation of an avigation easement with the County Recorder.

4921 Voltaire Street



- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL
- County



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0023 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 4921 VOLTAIRE STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 2 Attached Residential Units with Leasable Commercial Space at 4921 Voltaire Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 2 attached residential units with leasable commercial space; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all safety zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation easement is required; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 2 Attached Residential Units with Leasable Commercial Space at 4921 Voltaire Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 2 attached residential units with leasable commercial space.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 65-70 dB CNEL noise contour as compatible and residential uses as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all safety zones.

- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation easement is required.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of December, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 7, 2017**

Item # 5 Resolution # 2017-0024 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 67 DETACHED RESIDENTIAL UNITS AT MAGNOLIA AVENUE NEAR CHUBB LANE, CITY OF SANTEE

Description of Project: Based on plans submitted to the ALUC, the project proposes the subdivision of a 20.4 acre site into 67 lots and construction of a detached residential unit on each new lot. The application was deemed complete by ALUC staff on November 17, 2017.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 30 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is partially located within Safety Zone 6. (See the attached map.) The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for each new residential land unit be recorded with the County Recorder or other alternative method as approved by the ALUC.

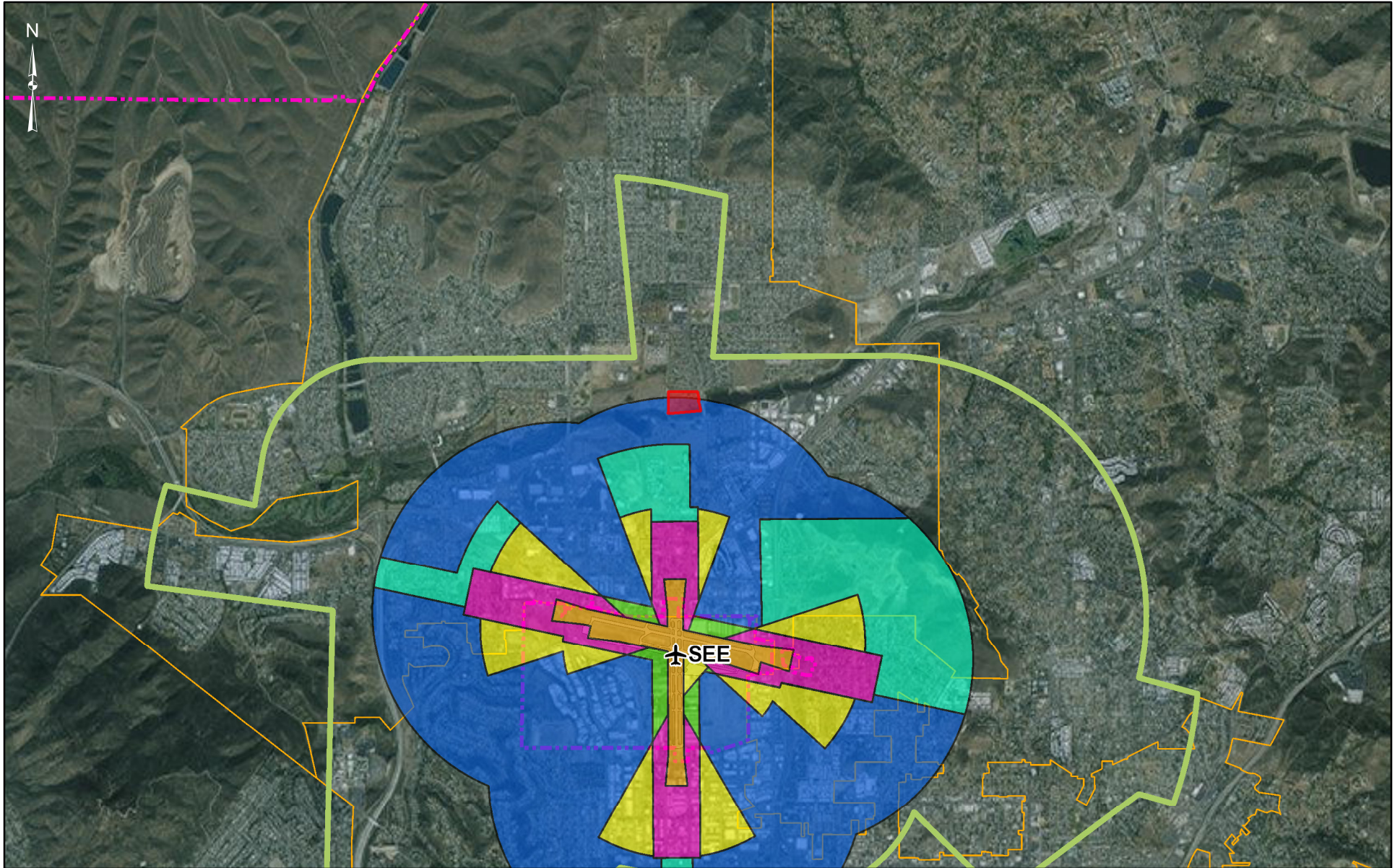
Interests Disclosure: The property is owned by William Hanlon, as successor trustee to Evalyn W. Hanlon, Frederic B. Walker IV, Eric George Walker, Darby Jean Walker Prell, Sally Fay Peck, and Douglass & Robin McManigill. The property purchaser-developer is SAM-Santee LLC of Eugene, Oregon, whose manager is disclosed as Bill Bernards. The applicant agents are Ray Dorame and Daniel Thompson of Newport Beach. The architect is Mark Gross &

Associates, Inc. of Irvine. The civil engineer is Michael Baker International of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Gillespie Field ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the Gillespie Field ALUCP.

Conditions: Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

Magnolia Avenue near Chubb Lane



- | | | | |
|---|----------------|---|---------------|
|  | SEE_Overflight |  | Safety Zone 4 |
|  | Safety Zone 1 |  | Safety Zone 5 |
|  | Safety Zone 2 |  | Safety Zone 6 |
|  | Safety Zone 3 |  | County |

0 2,550 5,100 10,200 Feet
1 inch = 5,266 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0024 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 67 DETACHED RESIDENTIAL UNITS AT MAGNOLIA AVENUE NEAR CHUBB LANE, CITY OF SANTEE, IS CONDITIONALLY CONSISTENT WITH THE GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of Santee to determine the consistency of a proposed project: Construction of 67 Detached Residential Units at Magnolia Avenue near Chubb Lane, City of Santee, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 67 detached residential units; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is partially located within Safety 6, and the ALUCP identifies residential uses located within Safety 6 as compatible with airport uses; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of Santee and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 67 Detached Residential Units at Magnolia Avenue near Chubb Lane, City of Santee, is conditionally consistent with the Gillespie Field ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of 67 detached residential units.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is partially located within Safety Zone 6. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for each new residential unit or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of December, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL