

**CONSISTENCY DETERMINATION  
MARINE CORPS AIR STATION (MCAS) MIRAMAR  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
MARCH 3, 2011**

Item #4                      Resolution # 2011-0006 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF HAZARDOUS MATERIALS STORAGE BUILDINGS AT  
6828 NANCY RIDGE DRIVE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 200 square feet of sheds for the storage of hazardous materials within three tanks which would be used by an existing research & development use on the 2.69 acre property.

Noise Contours: The proposed project is located within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies utility storage uses located within the 70-75 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project shed structures will be 22 feet above ground level. The height of the proposed project is consistent with the ALUCP because it does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within the Transition Zone (TZ). Within the TZ, the ALUCP high risk H3 occupancies as conditionally compatible with airport uses. Conditions include compliance with a floor area ratio of 1.5 and maximum intensity of 300 people per acre; the project complies with these conditions. Additionally, the ALUCP requires that the project permitting agencies shall "comply with all federal, state and local standards and evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft".

Overflight Notification Area: The proposed project is located within the overflight notification area, but the ALUCP only requires recordation of an overflight notification for new residential land uses.

Ownership: The property is owned by BMR-6828 Nancy Ridge Drive LLC of San Diego. The architect is Ferguson Pape Baldwin Architects of San Diego. The

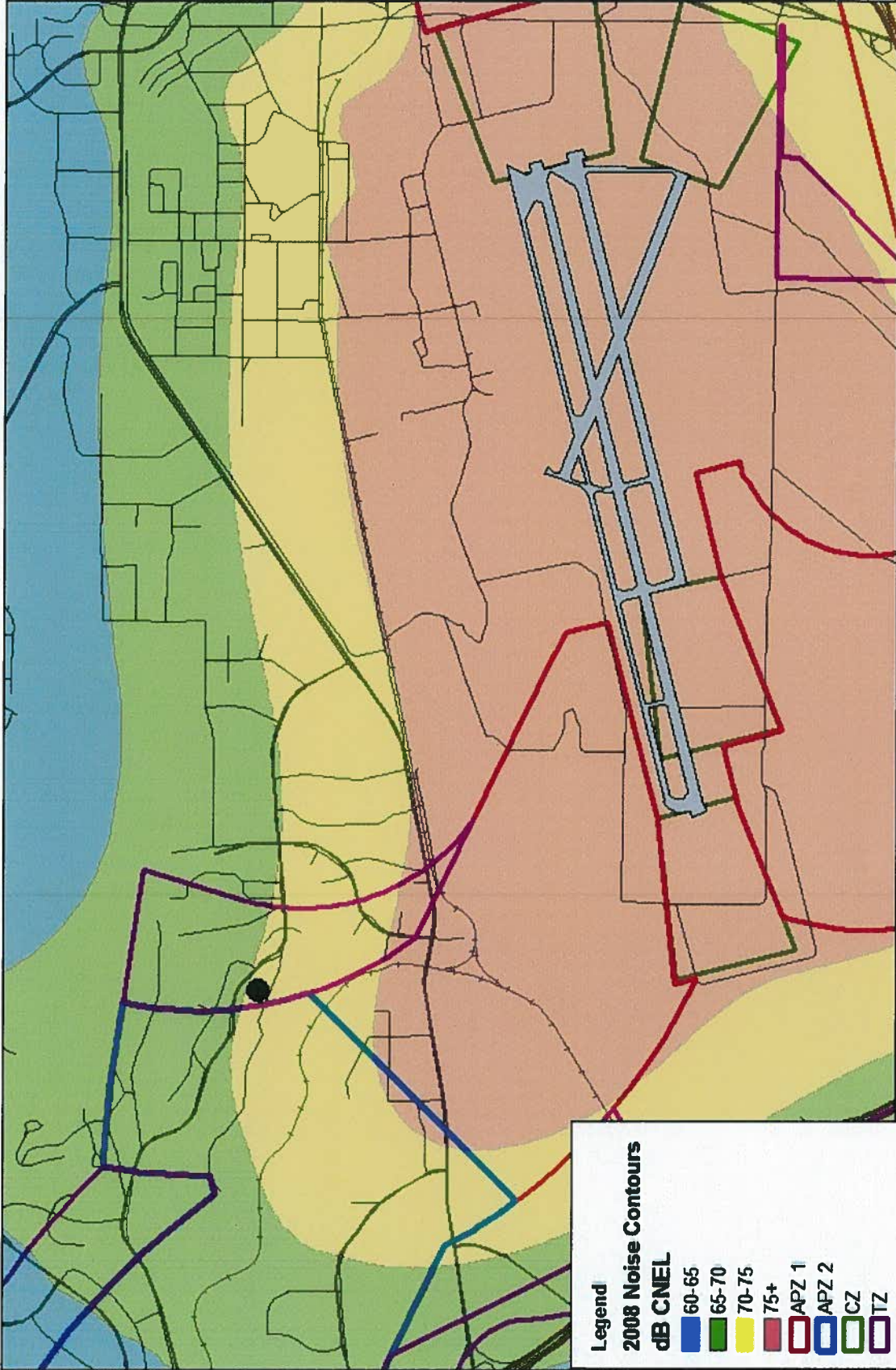
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civil engineer is SOL Engineering of San Diego. The structural engineer is Accutech Engineering Systems Inc. of San Diego. The general contractor is Reno Contracting of San Diego. The mechanical contractor is Pacific Rim Mechanical of San Diego. The electrical contractor is Cooper Electric of El Cajon.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the MCAS Miramar ALUCP adopted in 2008, staff recommends that the ALUC make the determination that the project is conditionally consistent with the MCAS Miramar ALUCP.

Conditions: Compliance with all federal, state and local standards including evaluation by permitting agencies of need for any special measures to minimize hazards to nearby people and property if the facility is struck by aircraft.

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**6828 Nancy Ridge Drive  
(APN: 343-280-22)**



**Legend**

**2008 Noise Contours**

**dB CNEL**

- 60-65
- 65-70
- 70-75
- 75+
- APZ 1
- APZ 2
- CZ
- TZ

- fwy
- majorrds
- roads



RESOLUTION NO. 2011-0006 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF HAZARDOUS MATERIALS STORAGE BUILDINGS AT 6828 NANCY RIDGE DRIVE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MARINE CORPS AIR STATION MIRAMAR 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 Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of Hazardous Materials Storage Buildings at 6828 Nancy Ridge Drive, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), originally adopted in 2008 and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of sheds for the storage of hazardous materials for an existing research & development use; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies utility storage uses located within the 70-75 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because the project does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within the Transition Zone (TZ), and the ALUCP identifies high risk hazard occupancies located within the TZ as conditionally compatible with airport uses, provided that the project complies with all federal, state and local standards and that the permitting agencies evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft; and

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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, the U.S. Marine Corps, 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 Hazardous Materials Storage Buildings at 6828 Nancy Ridge Drive, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was adopted in 2008 and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of sheds for the storage of hazardous materials for an existing research & development use.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies utility storage uses located within the 70-75 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because the project does not exceed an airspace threshold which would require an obstruction evaluation from the FAA.
- (4) The proposed project is located within the TZ. The ALUCP identifies ALUCP identifies high risk hazard occupancies located within the TZ as conditionally compatible with airport uses, provided that the project complies with all federal, state and local standards and that the permitting agencies evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft. Therefore, as a condition of project approval, the project must comply with all federal, state and local standards and must be evaluated by permitting agencies for need of any special measures to minimize hazards to nearby people and property if the facility is struck by aircraft.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub.

Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 3<sup>rd</sup> day of March, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL