

**CONSISTENCY DETERMINATION
MARINE CORPS AIR STATION (MCAS) MIRAMAR
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
OCTOBER 7, 2010**

Item # 5

Resolution # 2010-0050 ALUC

Recommendation: Consistent

**INSTALLATION OF STORAGE TANKS AND PLATFORM SHED AT 4980
CARROLL CANYON ROAD, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the installation of four biofuel storage tanks with a capacity of 40,000 liters, a platform shed covering and associated equipment, piping and utilities on a 3.24 acre property occupied by existing laboratory and storage buildings.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies outdoor storage uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

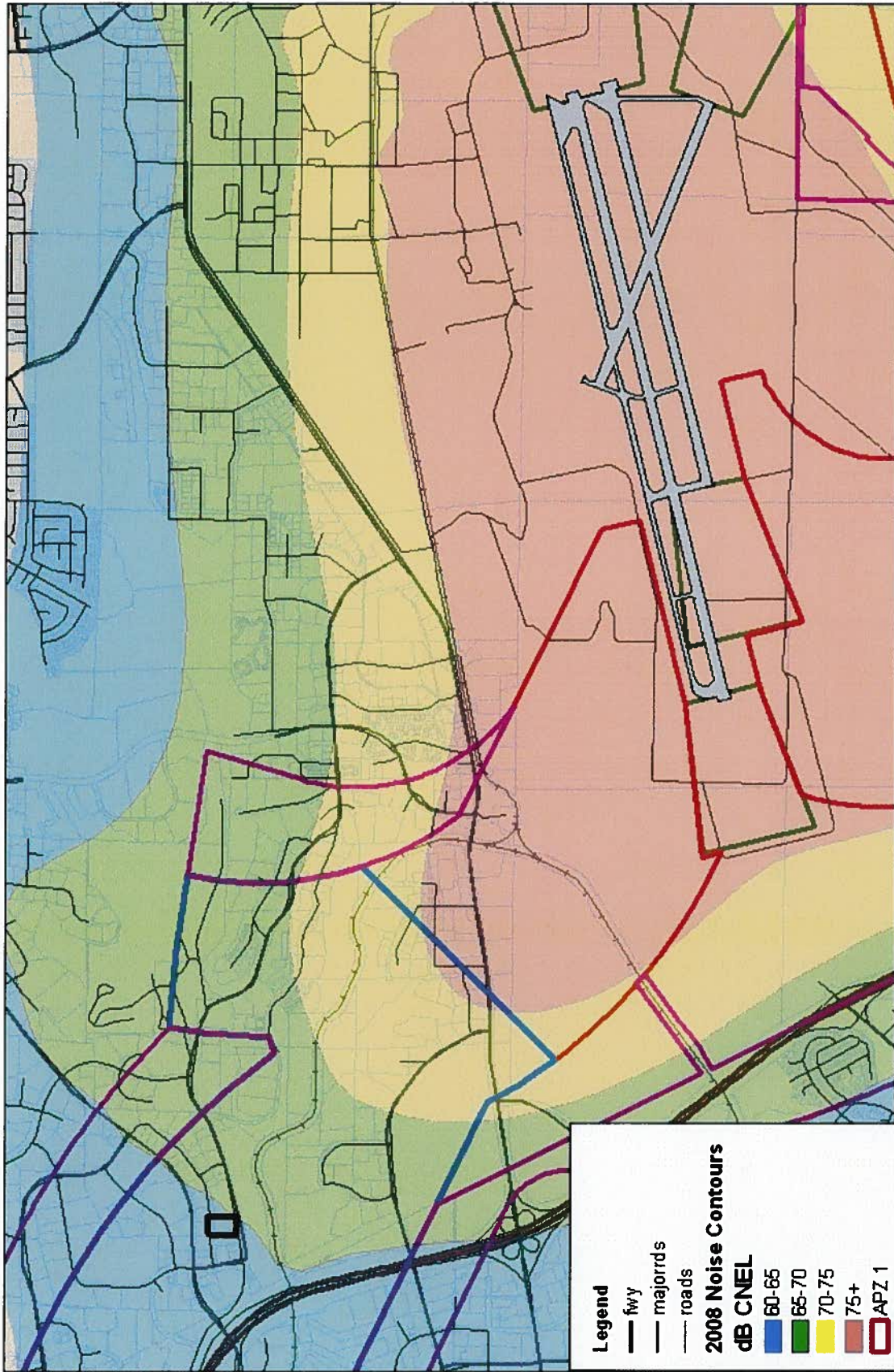
Airspace Protection Surfaces: The height of the proposed project structure will be 30 feet above ground level. The height of the proposed project is consistent with the ALUCP because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Accident Potential Zone (APZ) 2. The ALUCP identifies medium intensity or risk storage located within the APZ 2 as conditionally compatible with airport uses, provided the use complies with a limitation of 50 people per acre. Based upon the parking capacity of the subject property, the proposed project and existing structures on the property would yield an intensity of 37 people per acre and therefore complies with the intensity limitation of APZ 2.

Ownership: The property is owned by ECI Two Oberlin LLC of Belmont. The property user is Menon & Associates of San Diego. The architect is Ferguson Pape Baldwin Architects of San Diego.

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 consistent with the MCAS Miramar ALUCP.

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**4980 Carroll Canyon Road
(APN: 341-321-43)**

0 0.10.2 Miles

Legend

- fwy
- majorrds
- roads

2008 Noise Contours

dB CNEL

- 60-65
- 65-70
- 70-75
- 75+

APZ 1

APZ 2

CZ

TZ

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RESOLUTION NO. 2010-0050 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: INSTALLATION OF STORAGE TANKS AND PLATFORM SHED AT 4980 CARROLL CANYON ROAD, CITY OF SAN DIEGO, IS 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: Installation of Storage Tanks and Platform Shed at 4980 Carroll Canyon Road, 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), adopted in 2008; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the installation of four biofuel storage tanks with a capacity of 40,000 liters, a platform shed covering and associated equipment, piping and utilities; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies outdoor storage uses located within the 60-65 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 located within Accident Potential Zone (APZ) 2, and the ALUCP identifies medium intensity or risk storage located within the APZ 2 as conditionally compatible with airport uses, provided the use complies with a limitation of 50 people per acre (PPA) and the property of the proposed project would not exceed 37 PPA; 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

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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: Installation of Storage Tanks and Platform Shed at 4980 Carroll Canyon Road, City of San Diego, is consistent with the MCAS Miramar ALUCP, which was adopted in 2008, based upon the following facts and findings:

- (1) The proposed project involves the installation of four biofuel storage tanks with a capacity of 40,000 liters, a platform shed covering and associated equipment, piping and utilities.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies outdoor storage uses located within the 60-65 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 located within the APZ 2. The ALUCP identifies medium intensity or risk storage located within the APZ 2 as conditionally compatible with airport uses, provided the use complies with a limitation of 50 PPA and the property of the proposed project would not exceed 37 PPA.
- (5) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.

BE IT FUTHER RESOLVED that this ALUC action 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 7th day of October, 2010, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
**DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK**

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL