

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

Robert H. Gleason
Board Chair

David Alvarez

C. April Boling

Greg Cox

Jim Desmond

Lloyd B. Hubbs

Jim Janney

Paul Robinson

Mary Sesson

AIRPORT LAND USE COMMISSION AGENDA

Thursday, December 17, 2015
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
SDCRAA Administration Building - Third Floor
(Formerly Commuter Terminal)
Board Room
3225 North Harbor Drive
San Diego, CA 92101
San Diego, California 92101

Ex-Officio Board Members

Laurie Berman

Eraina Ortega

Col. Jason G. Woodworth

President / CEO

Thella F. Bowens

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas?EntryId=1954>***

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 Corporate & Information Governance 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 Commission meetings.

RECOMMENDATION: Approve the minutes of the November 19, 2015, 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.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 1764 BACON 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. 2015-0036 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 2255-2257 FROUDE 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. 2015-0037 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4572 NIAGARA AVENUE, 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. 2015-0038 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

OLD BUSINESS:

NEW BUSINESS:

6. STATUS UPDATE ON AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive a status update on Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

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 (formerly the Commuter Terminal). 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.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
January 21	Thursday	9:00 a.m.	Regular	Board Room
February 18	Thursday	9:00 a.m.	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 19, 2015
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 11:11 a.m. on Thursday, November 19, 2015 in the Board Room at the San Diego International Airport, Administration Building (formerly the Commuter Terminal), 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commission Members: Alvarez, Berman (Ex Officio), Boling, Cox, Desmond, Gleason, Hubbs, Janney, Sessom, Woodworth (Ex Officio)

ABSENT: Commission Members: Ortega (Ex Officio), Robinson

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk, Lorraine Bennett, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-5):

ACTION: Moved by Commissioner Alvarez and seconded by Commissioner Janney to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Sessom; NO – None; ABSENT – Robinson (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the October 15, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

- 2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 45 ATTACHED RESIDENTIAL UNITS AT 5003 IMPERIAL AVENUE, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0032 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 110 ATTACHED RESIDENTIAL UNITS AT 1919 PACIFIC HIGHWAY, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0033 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 291 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 16th STREET AND F STREET, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0034 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.
- 5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF CAMPUS-WIDE IMPROVEMENTS AT 2335 CHATSWORTH BOULEVARD, CITY OF SAN DIEGO:**
RECOMMENDATION: Adopt Resolution No. 2015-0035 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 11:12 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
17th DAY OF DECEMBER, 2015.

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

APPROVED AS TO FORM:

BRETON K. LOBNER
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 17, 2015**

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:

Gillespie Field ALUCP

Expansion of Existing Religious Assembly Building at 8824 Cottonwood Avenue, City of Santee

Deemed Complete & Consistent on November 23, 2015

Description of Project: The proposed project involves the expansion in area of a religious assembly building with exterior modifications but no increase in the existing occupancy capacity.

Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: 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.

Safety Zones: The proposed project is located within Safety Zone 2. The ALUCP identifies indoor small assembly uses located within Safety Zone 2 as conditionally compatible with airport uses, subject to a 70 people per acre limitation. The proposed project does not increase the existing occupancy of the structure, over which the ALUC does not have jurisdiction as an existing land use.

Overflight Notification: The proposed project is located within the overflight notification area but does not contain any residential uses subject to notification requirements.

McClellan-Palomar Airport ALUCP

General Plan Amendment to Construct 125 Attached Residential Units and Leasable Commercial Space at Palomar Airport Road and El Fuerte Street, City of Carlsbad

Deemed Complete & Consistent on November 23, 2015

Description of Project: The proposed project involves a general plan amendment to change the land use designation of the properties from planned industrial to a mixed-use designation of residential high density and local commercial to allow for the construction of residential units and commercial space.

Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: 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. Additionally, an aviation easement is already recorded over the property, as the ALUCP requires an aviation easement for height on properties where the ground surface already penetrates FAA airspace protection layers.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies lodging uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification: The proposed project is located within the overflight notification area, but no additional overflight notification is required in instances when an aviation easement applies.

Brown Field Municipal Airport, Gillespie Field, Montgomery Field, Marine Corps Air Station Miramar, and San Diego International Airport ALUCPs

Rooming House Ordinance, City of San Diego

Deemed Complete & Consistent on November 23, 2015

Description of Project: The project proposes to unify definitions of a rooming house in the San Diego Municipal Code and allowing rooming houses in all residential multiple unit zones. The project does not propose any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 17, 2015**

Item # 3 Resolution # 2015-0036 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 1764 BACON STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two detached residential units, each two stories over a basement garage on a property of 3,487 square feet. The application was deemed complete by ALUC staff on December 1, 2015.

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 residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structures 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.

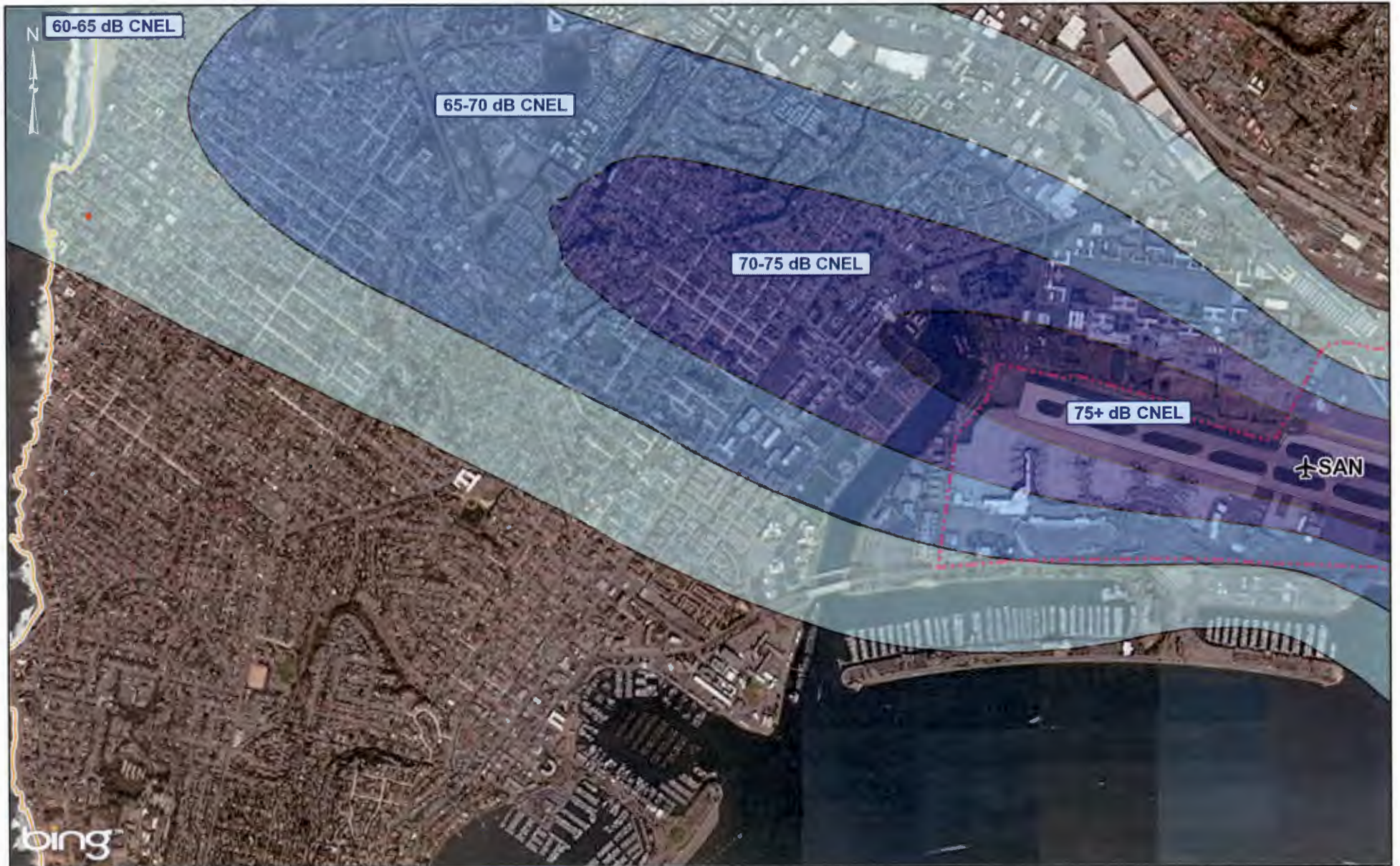
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property is owned by SD Realty Ventures I LLC of San Diego, whose members are disclosed as Krishnakumar and Jitendra Bhakta. The architect is Techne of San Diego. The surveyor is Accurate Land Surveys of Alpine. The landscape architect is Sam Wade 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.
2) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

1764 Bacon Street



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

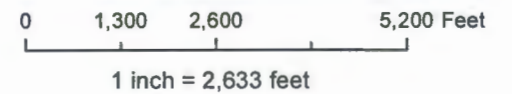


Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0036 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 1764 BACON 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 Detached Residential Units at 1764 Bacon 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 two detached residential units; 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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; 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; 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 Detached Residential Units at 1764 Bacon 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 two detached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (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. 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 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 17th day of December, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 17, 2015**

Item # 4 Resolution # 2015-0037 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 2255-2257
FROUDE STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two detached residential units, each two stories over a basement garage on a property of 4,850 square feet. The application was deemed complete by ALUC staff on December 1, 2015.

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 residential uses located within the 65-70 dB CNEL noise contour 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 with the County Recorder.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project structure will be 30 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project designer 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Nvision Capital LLC of Newport Beach, whose sole member is disclosed as Julian Tooma, and COGA Properties LLC of Encinitas, whose members are disclosed as William & Tina Fleck. The designer is Frontis Studio of San Diego. The surveyor is San Diego Land Surveying & Engineering 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.
2) Recordation of an avigation easement with the County Recorder.

2255-2257 Froude Street



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



Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0037 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT 2255-2257 FROUDE 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 Detached Residential Units at 2255-2257 Froude 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 two detached residential units; 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 residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) 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, but does not require an additional overflight notification where an aviation 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 Detached Residential Units at 2255-2257 Froude 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 two detached residential units.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level and an aviation 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, 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 17th day of December, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 17, 2015**

Item # 5 Resolution # 2015-0038 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4572 NIAGARA AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 2-story detached residential unit over a basement garage on a property of 7,875 square feet with an existing detached residential unit to remain. The application was deemed complete by ALUC staff on December 1, 2015.

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 residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structures 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.

Interests Disclosure: The property is owned by Tad & Lisa Grow of San Diego. The designer is Concorde Enterprises of San Diego. The civil engineer is DK Greene Consulting Inc. of Bonsall. The contractor is DBR Development Inc./Creative Builders of Fallbrook.

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

4572 Niagara Avenue



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



Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0038 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4572 NIAGARA AVENUE, 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 a Detached Residential Unit at 4572 Niagara Avenue, 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 a detached residential unit; 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 residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level; 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; 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 a Detached Residential Unit at 4572 Niagara Avenue, 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 a detached residential unit.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.
- (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. 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 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 17th day of December, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
Airport Land Use Commission
STAFF REPORT

Item No.
6

Meeting Date: **DECEMBER 17, 2015**

Subject:

Status Update on Airport Land Use Compatibility Plans

Recommendation:

Receive the report.

Background/Justification:

Airport Land Use Compatibility Plan Status Overview

The ALUC has a statutory mandate to prepare an Airport Land Use Compatibility Plan (ALUCP) for each of the 16 public-use and military airports in San Diego County. ALUCPs have been adopted for 15 airports:

- **2006 - Rural Airports (6):** Agua Caliente Airstrip, Borrego Valley Airport, Fallbrook Community Airpark, Jacumba Airstrip, Ocotillo Airstrip, and Ramona Airport
- **2008 - Marine Airports (2):** Marine Corps Air Station (MCAS) Camp Pendleton and MCAS Miramar
- **2010 - Urban Airports (5):** Brown Field Municipal Airport, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport
- **2014 - San Diego International Airport (SDIA)**
- **2015 - Naval Outlying Field Imperial Beach (NOLF IB)**

Naval Air Station North Island (NASNI)

The last remaining ALUCP to develop is for Naval Air Station North Island (NASNI). This ALUCP must be consistent with the noise and safety elements of the Air Installation Compatible Use Zone (AICUZ) document for NAS North Island. Ricondo & Associates is the technical consultant selected to develop this ALUCP. Their contract was signed in September 2015.

To begin the development of the NASNI ALUCP, ALUC staff met on September 23, 2015, with City of Coronado staff and officials and discussed the preferred framework for development of a comprehensive draft community outreach plan. A draft list of

proposed target audiences was also distributed for discussion (Attachment 1). The outreach plan being developed is anticipated to be highly collaborative. At a minimum it is expected to include:

- A NASNI ALUCP Working Group
- Briefings to elected officials and the Hotel del Coronado
- Multiple public information meetings and open houses
- Meetings with the City of Coronado and other potentially affected jurisdictions

Following our September 23rd meeting, City of Coronado staff created their own list of proposed member groups to be represented on the Working Group, which was approved by their City Council on November 17, 2015 (Attachment 2). ALUC staff will incorporate their input and continue to work with City of Coronado staff to refine Working Group representation and determine how specific members will be identified. ALUC staff will also continue to seek input and collaboration from City of Coronado staff to develop the full comprehensive outreach plan. The Navy is also an important stakeholder and we will continue coordination with them as well.

ALUC staff will begin the outreach process by holding coordination meetings with elected officials and the Hotel del Coronado. Coordination meetings will also be held at major milestones. The first such meeting will explain the ALUCP purpose, the process, and our outreach framework (briefing materials provided in Attachment 3). We will also solicit input and address potential concerns. Later meetings will be provided to introduce the draft ALUCP, associated environmental documents, and the final plan. At a minimum, initial coordination meetings will include:

- U.S. Senator Barbara Boxer
- U.S. Senator Dianne Feinstein
- Congressman Scott Peters
- Assembly Speaker Toni Atkins
- State Senator Marty Block
- State Senator Ben Hueso
- County of San Diego Supervisor Greg Cox
- City of San Diego Mayor Kevin Faulconer
- Port of San Diego Commissioner Garry Bonelli
- Hotel del Coronado

ALUC staff has developed a draft project schedule (Attachment 4) that shows project completion in 2018. The schedule includes extensive public outreach activities and time required to complete the environmental review process.

Urban and Rural ALUCP Updates

A contract has been awarded to Coffman Associates to prepare any necessary updates on ALUCPs for the rural, urban and military airports. These updates may be necessary to address changes in Airport Layout Plans (ALPs), activity forecasts, and noise contours as well as to align their ALUCPs with updated guidance from the 2011 edition of the *Caltrans Airport Land Use Planning Handbook*.

Other Outreach and Education Efforts

As part of its community and customer strategies, ALUC staff has engaged in ongoing training opportunities with local agency staff regarding the implementation of ALUCPs. In 2015, ALUC staff met with staff from the County of San Diego, the City of El Cajon, and Civic San Diego at their respective offices. Beyond the local agencies, ALUC staff is also developing an outreach program about airport land use compatibility planning to real estate professionals and others in the development community to ensure broader awareness of ALUCPs in their due diligence project planning.

Fiscal Impact:

Adequate funds for the ALUCP updates are included in the adopted Airport Planning FY2016 budget and conceptually approved FY2017 Operating Expense Budgets within the Personnel and Services – Other Professional line items.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy Customer Strategy Employee Strategy Financial Strategy Operations Strategy

Environmental Review:

- A. This ALUC presentation is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended. 14 Cal. Code Regs. Section 15378. This Board presentation is not a "project" subject to CEQA. Pub. Res. Code Section 21065.
- B. California Coastal Act Review: This Board presentation is not a "development" as defined by the California Coastal Act. Pub. Res. Code Section 30106.

Application of Inclusionary Policies:

Not applicable.

Prepared by:

ANGELA JAMISON
MANAGER, AIRPORT PLANNING

Attachment 1

Draft Proposed Target Audiences

Discussion material for 9/23/15 meeting with City of Coronado

DRAFT
PROPOSED TARGET AUDIENCES (to be refined)

GOVERNMENT RELATIONS

Coronado Mayor Casey Tanaka
Coronado Councilmember Carrie Downey
Coronado Councilmember Bill Sandke
Coronado Councilmember Richard Bailey
Coronado Councilmember Mike Woiwode
Coronado City Manager Blair King
Assembly Speaker Toni Atkins
State Senator Marty Block
State Senator Ben Hueso
Congressman Scott Peters

Others?

Congressman Juan Vargas
Port of San Diego Chairman Dan Malcolm
Port of San Diego Commissioner Garry Bonelli
U.S. Senator Barbara Boxer
U.S. Senator Dianne Feinstein
San Diego City Councilmember David Alvarez
San Diego City Councilmember Lorie Zapf
San Diego City Councilmember Todd Gloria
San Diego Mayor Kevin Faulconer
San Diego County Supervisor Greg Cox

AGENCY STAFF

City of Coronado, Rachel Hurst
City of San Diego, Vickie White & Amanda Lee
Chula Vista, Gary Halbert
Coronado Unified School District, Jeffrey Felix
County of San Diego, Joe Farace

Others?

Imperial Beach, Andy Hall
National City, Leslie Deese
Navy, Wes Bomyea
Port of San Diego, Jason Giffen & Job Nelson
San Diego Unified School District, Kathryn Ferrell

BUSINESS & INDUSTRY GROUPS

Cal-Pilots
Hotel del Coronado
Coronado Chamber of Commerce
SANDAG Regional Military Working Group
San Diego Regional Chamber of Commerce

Greater San Diego Association of Realtors
Coronado Real Estate Association
San Diego Military Advisory Council
South County Economic Development Council
Others?

COMMUNITY ORGANIZATIONS & PLANNING GROUPS

American Legion Post 255 (National City)
Bridge & Bay Garden Club
Coronado Art Association
Coronado CARES
Coronado Cays
Coronado Community Band
Coronado Floral Association
Coronado Friends of the Library
Coronado Historical Association
Coronado Junior Woman's Club
Coronado Lions Club
Coronado Main Street

Others?

Coronado VFW Post 2422
Coronado Woman's Club
Coronado Yacht Club
Crown Garden Club
FOCUS
Historic Resource Commission
Imperial Beach VFW Post 5477
Optimist Club of Coronado
PAWS of Coronado
Peninsula Community Planning Board
Rotary Club of Coronado
Sroptimist International of Coronado

Note: Additional potentially impacted community planning groups will be added to the list when the airport influence area is developed.

Attachment 2

Coronado City Council staff report from 11/17/15 Coronado City Council Meeting

APPROVAL OF A LIST OF POTENTIAL MEMBER GROUPS TO BE REPRESENTED ON THE NAVAL AIR STATION (NAS) NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN WORKING GROUP

RECOMMENDATION: By motion, approve a list of potential member groups to be represented on the NAS North Island Airport Land Use Compatibility Plan Working Group.

FISCAL IMPACT: Unknown at this time. An estimate of the fiscal impact of a new work program would be based on the scope of work to be undertaken, and the amount of staff time and/or consultant services needed to accomplish that scope of work.

CEQA: This item is not considered a project and is exempt from the CEQA requirements pursuant to State CEQA Guidelines Section 15378 (5) pertaining to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

CITY COUNCIL AUTHORITY: The decision to identify potential groups to be represented on the NAS North Island ALUCP Working Group is a policy matter and an advisory action reflective of the Council's legislative role.

PUBLIC NOTICE: None required.

BACKGROUND: In 2011, the Department of the Navy prepared an Air Installation Compatible Use Zones (AICUZ) update for NAS North Island, which included changes to the Clear Zone and Accident Potential Zones within the City of Coronado's jurisdiction (Attachment A). Earlier this year, San Diego County Regional Airport Authority staff began work on a Draft Airport Land Use Compatibility Plan (ALUCP) based on the Navy's 2011 AICUZ. As part of the ALUCP, the Airport Authority will establish a working group to provide input on what the potential issues of such a plan would be in order to address the potential stakeholder impacts.

The Airport Authority has asked the City to develop a list of potential members the City would like to participate in the working group. They have suggested that the working group consist of approximately 20 members that are representative of the various stakeholders that could be impacted.

ANALYSIS: Staff has prepared an initial list of potential working group members that would provide a wide representation of affected stakeholders, which is included as Attachment B. This list encompasses residential and commercial property owners, business owners, and various associations that could be impacted as a result of the ALUCP. As such, these member groups would benefit from participation in the ALUCP working group. It is noted that the Council is not asked to appoint or suggest individuals, only the categories of interest that should be represented.

One impacted property owner, the Hotel del Coronado, has already requested that they be included in the working group to address their concerns as stated in a letter to the Airport Authority (Attachment C). At this point, none of the proposed member groups have been contacted by City staff to determine their willingness to be included as a part of the working group. Staff wanted to ensure that the Council had an opportunity to review and make recommendations on the composition of this working group before responding to the Airport Authority or reaching out to

any of the potential member groups. However, given the potential impacts of the ALUCP, staff believes that all potential group members will participate in some fashion.

ALTERNATIVE: The City Council could decide to modify the list of potential member groups to participate in the NAS North Island ALUCP Working Group.

Submitted by: Community Development/Brown

Attachments:

- A – AICUZ Zone Map
- B – List of Recommended Working Group Members
- C – Hotel Del Coronado letter to Airport Authority

E: Staff Jesse NASNI ALUCP Council report 11-17-15

CM	ACM	AS	CA	CC	CD	CE	F	L	P	PSE	R/G
BK	TR	NA	JNC	MLC	RAH	NA	NA	NA	NA	NA	NA

SAFETY



- | | | |
|------------|--------------|-----------------------------------|
| 1984 APZs | Current APZs | Current Hotel Visual Flight Track |
| Clear Zone | Clear Zone | |
| APZ I | APZ I | |
| APZ II | APZ II | |

Aerial depiction is for planning purposes, specific real estate decisions should be confirmed by normal surveying.
 Source: 1984 NASNI AICUZ and Onyx Group (APZs), Wyle Labs, 2010 (Flight Track), and NAVFAC SW, 2006 (Aerial).
 The Clear Zone dimensions and location did not change from 1984. A more accurate GIS representation is provided in this update.



Figure 5-7
 NASNI RWY29
 APZ Comparison

NAS North Island Airport Land Use Compatibility Plan Potential Working
Group Member List

1. Clear Zone property owner
2. APZ 1 residential property owner
3. APZ 1 commercial property owner
4. APZ 2 property owner
5. Hotel Del Coronado
6. Coronado Community Development Department
7. Coronado City Manager's Office
8. Coronado City Council member
9. Coronado Real Estate Association
10. Coronado Main Street
11. Coronado Chamber of Commerce
12. Coronado Tourism Improvement District (CTID)
13. Coronado Port Commissioner
14. Coronado School District Board
15. Coronado Historical Association
16. American Institute of Architects San Diego
17. San Diego County Regional Airport Authority Board Member

Attachment 3

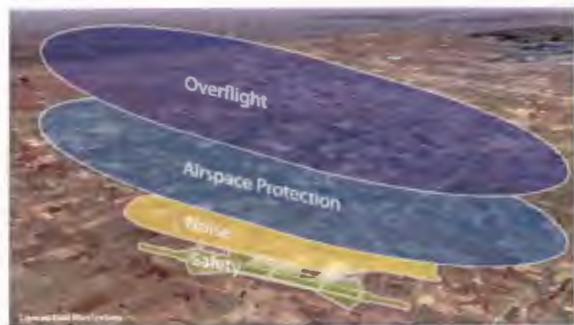
Draft coordination meeting briefing materials



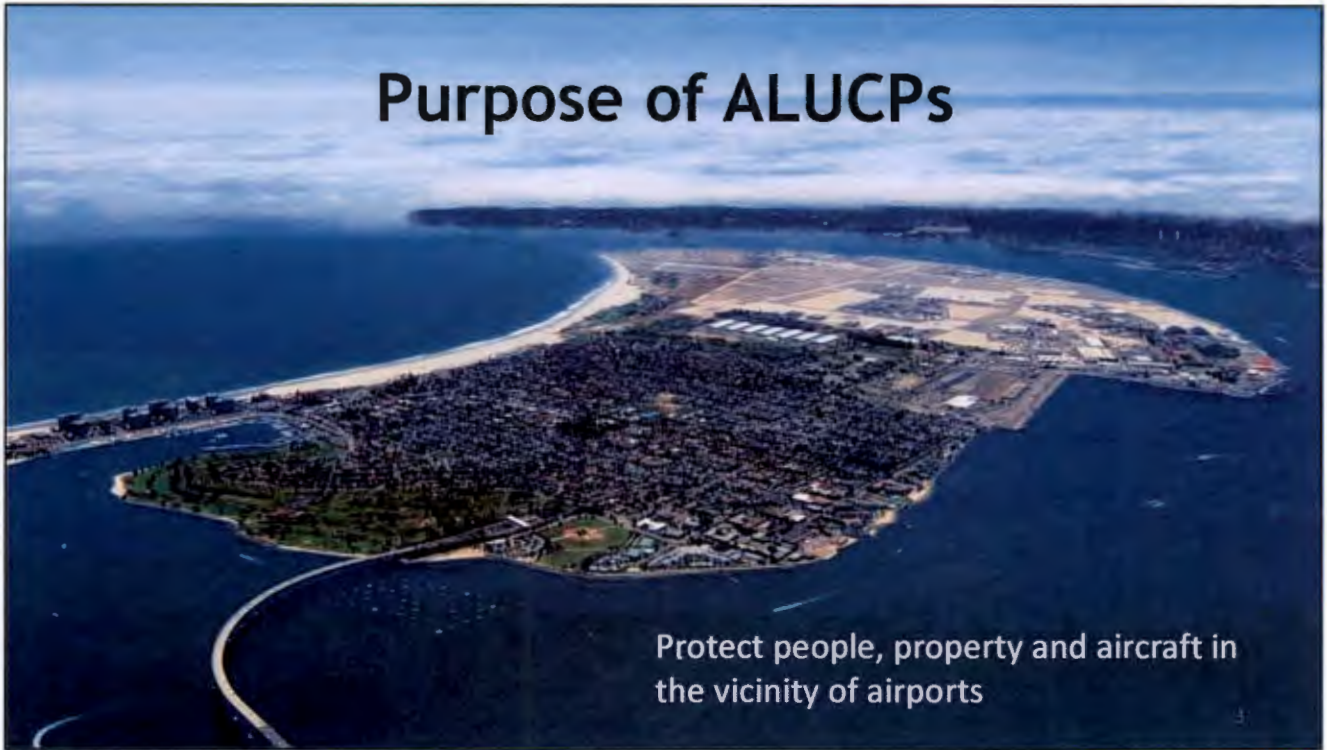
NASNI ALUCP Informational Briefing

What is an ALUCP?

- Airport Land Use Compatibility Plan
- Provides land use guidance for new development near airports
 - Overflight
 - Airspace Protection
 - Noise
 - Safety



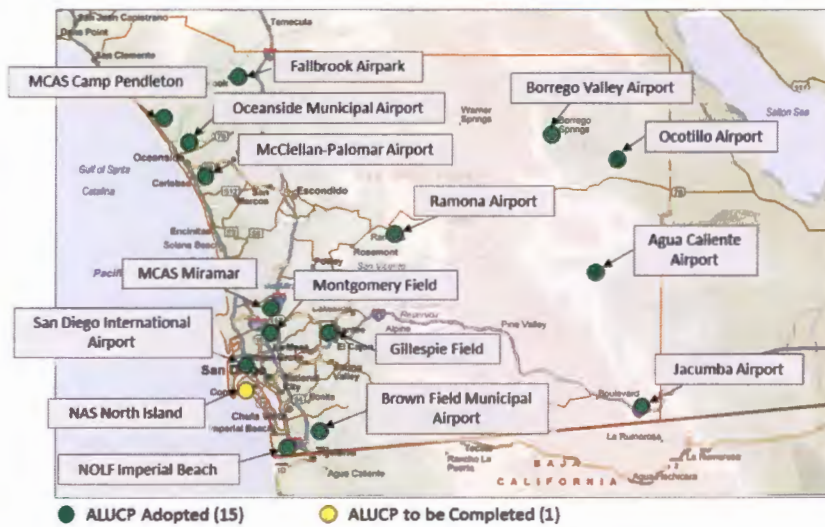
Purpose of ALUCPs



Protect people, property and aircraft in the vicinity of airports

ALUCP Status

16 Airports in San Diego County



Proposed NASNI ALUCP Process



Stakeholder
Coordination
and Input



Draft ALUCP/
CEQA Process



Adoption by ALUC

5



Relationship to AICUZ



State law requires the ALUCP to be based on the Navy's AICUZ

6



How Can the Public get Involved?

- Working Group
- Open Houses
- Community Presentations

7

Working Group

- Will meet to provide input that will be used to develop the draft ALUCP
- ALUC staff and the City of Coronado are collaborating to determine membership of the Working Group






Public Outreach

- Will provide information to the public through a series of open houses and community presentations
- Will offer multiple opportunities for the public to provide input throughout the process

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For more information...

 alucpcomments@san.org

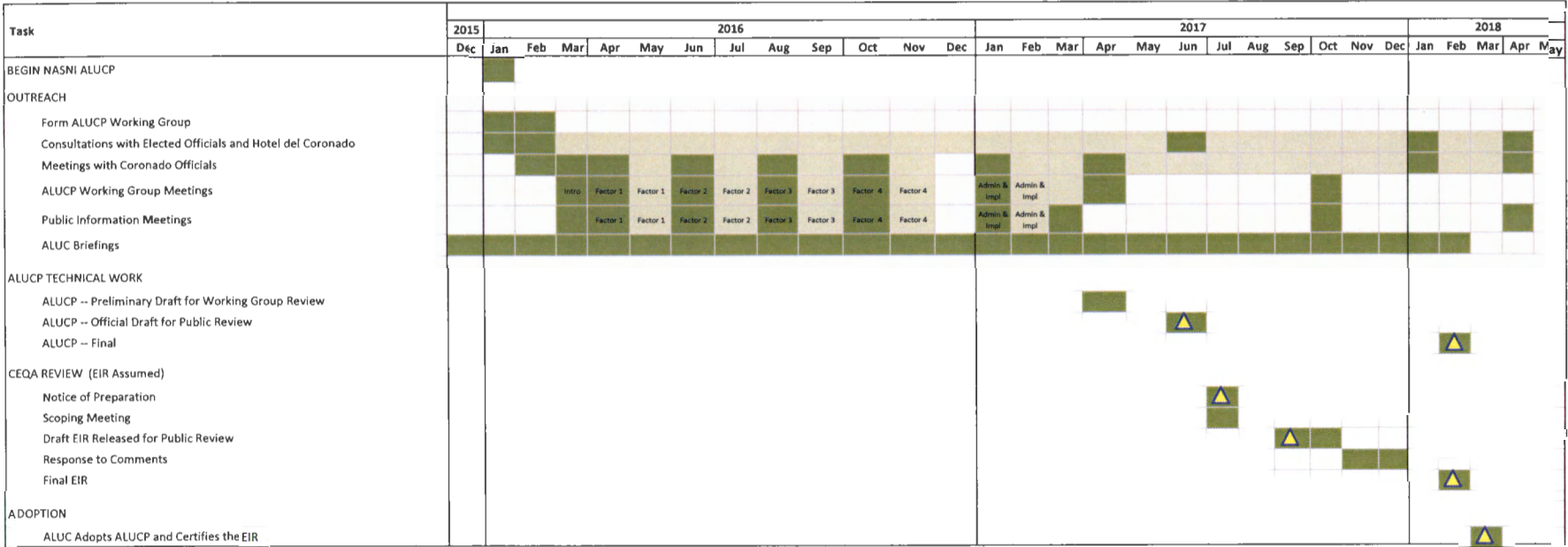
 www.san.org/nasni

Attachment 4

Draft proposed schedule for NASNI ALUCP

Airport Land Use Commission
Naval Air Station North Island Airport Land Use Compatibility Plan

Preliminary Draft Schedule For Planning and Discussion Purposes Only
12/3/2015



Legend

- Scheduled Tasks
- Tasks as needed
- ▲ Milestone

Meetings by compatibility factor (1 through 4) to be scheduled on a monthly basis, as follows:
 Week 1: City of Coronado Officials
 Week 3: Working Group
 Week 4: Public Meeting

ITEM 6

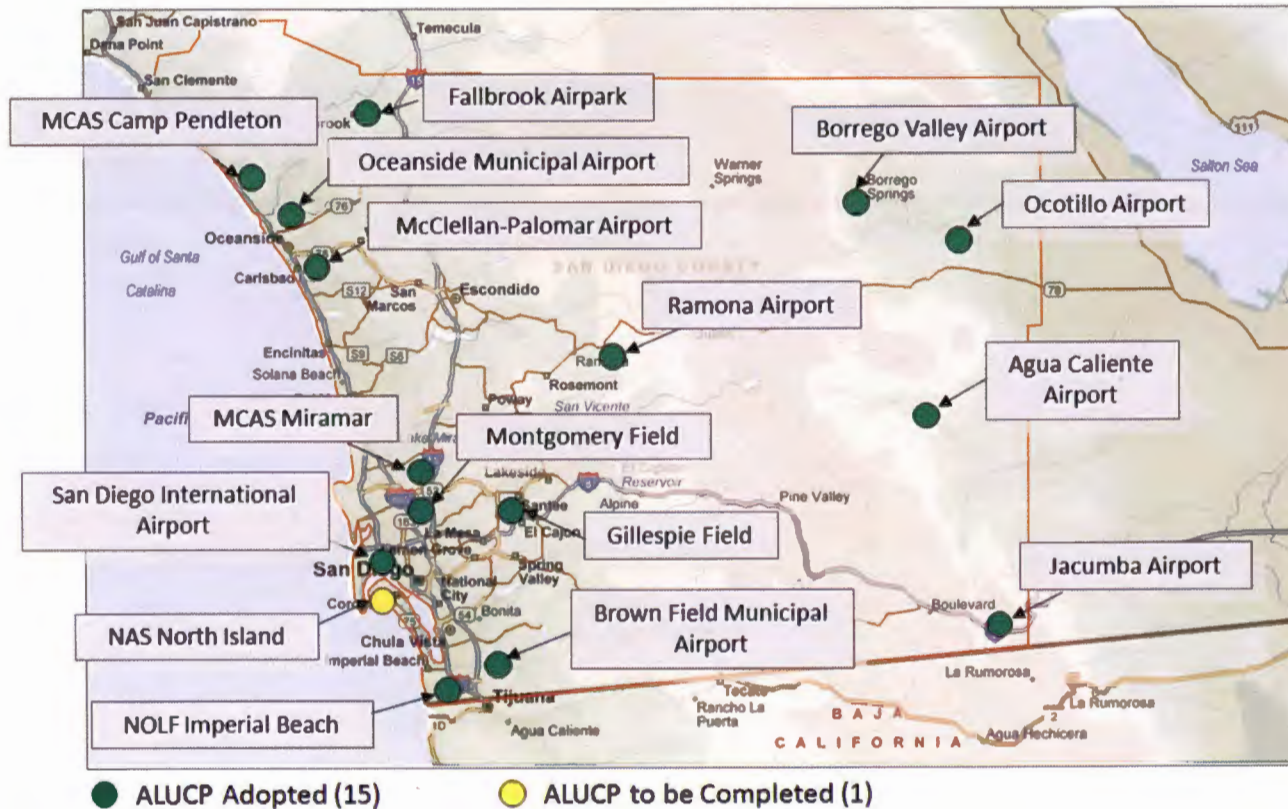
AIRPORT
LAND USE
COMMISSION

Status Update on
Airport Land Use
Compatibility Plans

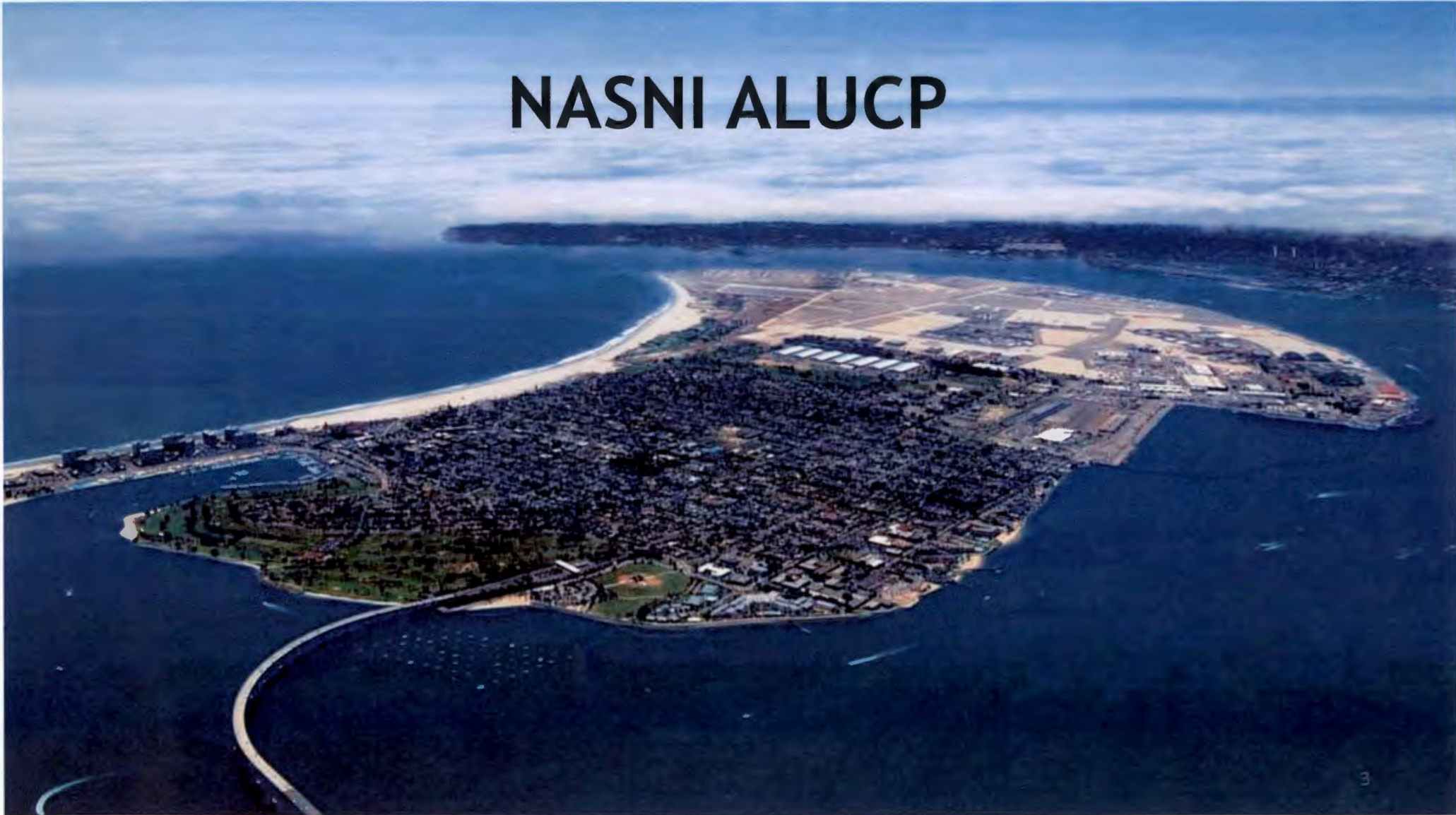
December 17, 2015

ALUCP Status

16 Airports in San Diego County



NASNI ALUCP





NASNI ALUCP Status

- Technical consultant:
Ricondo & Associates
 - Porter Novelli
 - California Strategies
 - Strategic Communications
- City of Coronado meeting to discuss development of an Outreach Plan held September 23




Anticipated Outreach Elements

- Working Group
- Coordination meetings with elected officials and Hotel del Coronado
- Public meetings and open houses
- Meetings with City of Coronado and other jurisdictions

Airport Land Use Commission
 Naval Air Station North Island Airport Land Use Compatibility Plan

Preliminary Draft Schedule For Planning and Discussion Purposes Only
 12/2/2015

Task	2015	2016											2017											2018							
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	
BEGIN NASNI ALUCP																															
OUTREACH																															
Form ALUCP Working Group																															
Consultations with Elected Officials and Hotel del Coronado																															
Meetings with Coronado Officials																															
ALUCP Working Group Meetings				Intro	Factor 1	Factor 1	Factor 2	Factor 2	Factor 3	Factor 3	Factor 4	Factor 4		Admin & Impl	Admin & Impl																
Public Information Meetings				Factor 1	Factor 1	Factor 2	Factor 2	Factor 3	Factor 3	Factor 4	Factor 4		Admin & Impl	Admin & Impl																	
ALUC Briefings																															
ALUCP TECHNICAL WORK																															
ALUCP -- Preliminary Draft for Working Group Review																															
ALUCP -- Official Draft for Public Review																															
ALUCP -- Final																															
CEQA REVIEW (EIR Assumed)																															
Notice of Preparation																															
Scoping Meeting																															
Draft EIR Released for Public Review																															
Response to Comments																															
Final EIR																															
ADOPTION																															
ALUC Adopts ALUCP and Certifies the EIR																															

Legend
 Scheduled Tasks
 Tasks as needed
 Milestone

Meetings by compatibility factor (1 through 4) to be scheduled on a monthly basis, as follows:
 Week 1: City of Coronado Officials
 Week 3: Working Group
 Week 4: Public Meeting

Urban & Rural Airport ALUCP Updates

- Technical Consultant:
Coffman Associates
- Updates to reflect changes in ALPs,
forecasts, noise contours
- Align with 2011 Caltrans *Airport
Land Use Planning Handbook*





Other Outreach and Education Efforts

- County of San Diego
- City of El Cajon
- Civic San Diego
- Real Estate Professionals