

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

Item No.
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Meeting Date: **FEBRUARY 14, 2013**

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

1. Zoning Code Amendments for Special Housing Classifications, City of Santee

Deemed Complete & Consistent on January 4, 2013

Description of Project: The proposed project involves a zoning code amendment to bring municipal regulations for special housing classifications into conformance with State law, including reasonable accommodation of transitional, supportive and related affordable housing as well as emergency shelters. The project establishes streamlined permitting procedures for these special housing classifications but does not propose any physical development. The municipal ordinance of the project acknowledges that any future development proposals would be subject to ALUC or Federal Aviation Administration (FAA) review, as applicable, since the City of Santee General Plan has not been deemed consistent with the Gillespie Field ALUCP by the ALUC.

Noise Contours: Properties affected by the project potentially lie within all noise contours. 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, and prohibits residential uses in any noise contour in excess of 65 dB CNEL. The project does not propose any physical development, but any future structures are subject to applicable standards based upon required ALUC review.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because no physical construction is actually proposed by the project. Any future structures would be subject to compliance with FAA review for determination of hazard or obstruction to navigable airspace.

Safety Zones: Properties affected by the project potentially lie within all safety zones. The ALUCP identifies residential uses located within all safety zones as compatible, conditionally compatible, or incompatible with airport uses based upon density allowances. The project does not propose any physical development, but any future structures are subject to compliance with applicable density allowances based upon required ALUC review.

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Overflight Notification: Some of the properties of the proposed project are located within the overflight notification area. The ALUCP requires that an overflight notification be provided for new residential land uses. The project does not propose any physical development, but any future, new residences are subject to compliance with overflight notification based upon required ALUC review.

2. Construction of Two Storage Buildings at 1150 West Bradley Avenue, City of El Cajon

Deemed Complete & Consistent on January 10, 2013

Description of Project: The proposed project involves the construction of two buildings for the storage of crates used for shipping of jet engine fans sent to an existing establishment.

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 no physical construction is actually proposed by the project. Any future structures would be subject to compliance with FAA review for determination of hazard or obstruction to navigable airspace.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies low-hazard storage uses located within Safety Zone 6 as compatible with airport uses.

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

3. Construction of Retail/Restaurant Building at 380 Broadway, City of El Cajon

Deemed Complete & Consistent on January 14, 2013

Description of Project: The proposed project involves the construction of a single-story building with two retail sales suites and one eating and drinking establishment.

Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour of the ALUCP. 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 airspace protection surfaces of the ALUCP 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 6 of the ALUCP. The ALUCP identifies retail sales and eating and drinking place uses located within Safety Zone 6 as compatible with airport uses.

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