

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
March 7, 2013**

Item # 4 Resolution # 2013-0005 ALUC

Recommendation: Conditionally Consistent

CITY OF SANTEE GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2021

Description of Project: Based on plans submitted to the ALUC, the project consists of a comprehensive plan of goals, policies and programs to assess current and future community housing needs, maximize housing supply and choices, and remove constraints to affordable housing in the City of Santee. The City of Santee General Plan has not been deemed consistent with the ALUCP by the ALUC.

Noise Contours: The proposed project contains properties located within all Community Noise Equivalent Level (CNEL) noise contours. The ALUCP identifies residential uses located within the 60-65 dB (decibel) 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 identifies residential uses located within any noise contour of 65 or greater dB CNEL as incompatible with airport uses.

Airspace Protection Surfaces: No construction is proposed by the project. Any future structure constructed would be consistent with the ALUCP if it does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA), or if a determination of no hazard to air navigation has been issued by the FAA for those structures meeting its notice criteria.

Safety Zones: The proposed project contains properties located within all Safety Zones. The ALUCP identifies residential uses located within Safety Zone 1 as incompatible with airport uses. Residential uses located within Safety Zones 2 through 5 inclusive are identified as conditionally compatible subject to density limitations as specified in the ALUCP. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.

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Overflight Notification Area: The proposed project contains properties located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses, or an avigation easement for structures in high terrain areas identified within the ALUCP, be recorded with the County Recorder.

Ownership: The project is sponsored by the City of Santee.

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:

- 1) Sound attenuation to an interior noise level of 45 dB CNEL if required by the ALUCP, or not permitted if incompatible with the ALUCP.
- 2) Compliance with FAA notice criteria for hazard or obstruction determinations.
- 3) Compliance with Safety Zone density limitations if applicable, as required by the ALUCP.
- 4) Recordation of an avigation easement or overflight notification with the County Recorder if required by the ALUCP.

RESOLUTION NO. 2013-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CITY OF SANTEE GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2021, 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 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: City of Santee General Plan Housing Element Update 2013-2021, 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 project submitted to the ALUC consists of a comprehensive plan of goals, policies and programs to assess current and future community housing needs, maximize housing supply and choices, and remove constraints to affordable housing in the City of Santee; and

WHEREAS, the proposed project would be located within all Community Noise Equivalent Level (CNEL) noise contours, and the ALUCP identifies residential uses located within specified CNEL noise contours as compatible, conditionally compatible or incompatible with airport uses, according to noise contour location; and

WHEREAS, the proposed project would be in compliance with the ALUCP airspace protection surfaces because any future structures must comply with noise criteria and hazard or obstruction determinations of the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project would be located within all Safety Zones, and the ALUCP identifies residential uses located within Safety Zones as compatible, conditionally compatible or incompatible with airport uses, according to density criteria per Safety Zone; and

WHEREAS, the proposed project contains properties located within the overflight notification area, and the ALUCP requires that an overflight notification or an avigation easement be recorded with the County Recorder according to conditions within the ALUCP; 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: City of Santee General Plan Housing Element Update 2013-2021, is conditionally consistent with the Gillespie Field ALUCP, adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project consists of a comprehensive plan of goals, policies and programs to assess current and future community housing needs, maximize housing supply and choices, and remove constraints to affordable housing in the City of Santee.
- (2) The proposed project would be located within all noise contours. The ALUCP identifies residential uses located within the 60-65 dB (decibel) 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 identifies residential uses located within any noise contour of 65 or greater dB CNEL as incompatible with airport uses. Therefore, as a condition of project approval, any residences must be sound attenuated to 45 dB CNEL interior noise level, or not permitted if incompatible with the ALUCP.
- (3) The proposed project would be in compliance with the ALUCP airspace protection surfaces if proposed structures do not exceed an airspace threshold which would require an obstruction evaluation from the FAA, or if a determination of no hazard to air navigation has been issued by the FAA for those structures meeting its notice criteria. Therefore, as a condition of project approval, any future structures must comply with FAA height limitations as applicable.

- (4) The proposed project would be located within all Safety Zones. The ALUCP identifies residential uses located within Safety Zone 1 as incompatible with airport uses. Residential uses located within Safety Zones 2 through 5 inclusive are identified as conditionally compatible subject to density limitations as specified by the ALUCP. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses. Therefore, as a condition of project approval, any residences must comply with density limitations of the ALUCP, or not be permitted if incompatible with the applicable ALUCP.
- (5) The proposed project contains properties located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses or an aviation easement for structures in high terrain areas identified within the ALUCP be recorded with the County Recorder. Therefore, as a condition of project approval, an overflight notification or aviation easement shall be recorded with the County Recorder as required by the ALUCP.
- (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 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 7th day of March, 2013, 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