

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



AIRPORT LAND USE COMMISSION AGENDA

Thursday, June 6, 2013
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

BOARD MEMBERS

DAVID ALVAREZ
LAURIE BERMAN*
BRUCE R. BOLAND
GREG COX
JIM DESMOND
COL. JOHN FARNAM*
ROBERT H. GLEASON
LLOYD B. HUBBS
PAUL ROBINSON
MARY SESSOM
TOM SMISEK

* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO
THELLA F. BOWENS

***Live webcasts of Authority Board meetings can be accessed at
http://www.san.org/airport_authority/boardmeetings.asp.***

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 Services 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 Services/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 May 2, 2013 regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive the report.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4535 DEL MONTE 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. 2013-0009 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 8 MULTI-FAMILY RESIDENTIAL UNITS AT 3045 BROADWAY, 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. 2013-0010 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 – MCCLELLAN-PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION FROM INDUSTRIAL TO OFFICE LAND USE DESIGNATION AT 6010 HIDDEN VALLEY ROAD, CITY OF CARLSBAD:

The Commission is requested to make a consistency determination on a proposed project in the City of Carlsbad.

RECOMMENDATION: Adopt Resolution No. 2013-0011 ALUC, making the determination that the project is conditionally consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

NEW BUSINESS:

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 Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal by using public transit via the San Diego MTS system, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
July 11	Thursday	9:00 a.m.	Special	Board Room
August 1	Thursday	9:00 a.m.	Regular	Board Room
September 12	Thursday	9:00 a.m.	Special	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, MAY 2, 2013
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the meeting of the Airport Land Use Commission to order at 9:14 a.m. on Thursday, May 2, 2013 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commission Members: Alvarez, Boland, Cox, Desmond, Farnam (Ex-Officio), Gleason, Hubbs, Robinson, Sessom, Smisek

ABSENT: Commission Members: Berman (Ex-Officio)

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Item 1):

ACTION: Moved by Commissioner Boland and seconded by Commissioner Sessom to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boland, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – None. (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the April 4, 2013 regular meeting.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 9:15 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
6TH DAY OF JUNE, 2013.

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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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: **JUNE 6, 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. Installation of Freestanding Pole Sign at Existing Automotive Sales Dealership at 900 Arnele Avenue, City of El Cajon

Deemed Complete & Consistent on May 16, 2013

Description of Project: The proposed project involves the installation of a freestanding pole sign on the premises of an existing automotive sales dealership.

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 airspace protection surfaces of 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 an unoccupied structure located within Safety Zone 4 of the ALUCP and does not increase the intensity of the existing land use.

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

2. Installation of Freestanding Pole Sign at Existing Automotive Sales Dealership at 8871 Fanita Drive, City of Santee

Deemed Complete & Consistent on May 16, 2013

Description of Project: The proposed project involves the installation of a freestanding pole sign on the premises of an existing automotive sales dealership.

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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 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 all uses located within Safety Zone 6 as compatible with airport uses.

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

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 6, 2013**

Item # 3 Resolution # 2013-0009 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4535 DEL MONTE AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a two-story, single-family residence of 1,687 square feet with a 2-car basement garage on a property of 5,391 square feet. The application was deemed complete by ALUC staff on May 16, 2013.

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. 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 within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable height for a project on this site is approximately 400 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 202 feet AMSL and the structure is another 23 feet, resulting in a total project height of approximately 225 feet AMSL. Therefore, the project complies with the AAOZ.

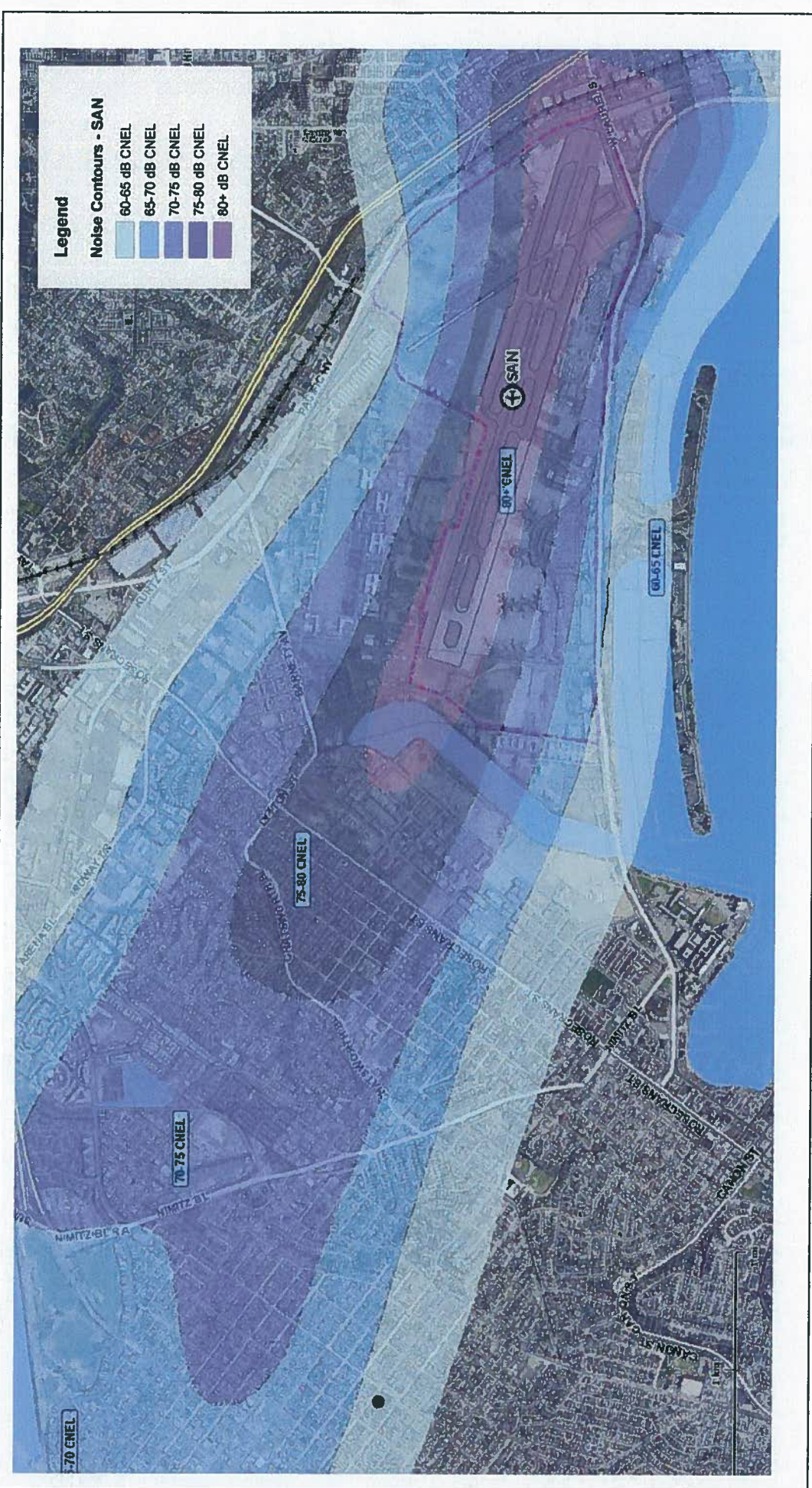
Safety Zones: The proposed project is located outside the Runway Protection Zones (RPZs).

Interests Disclosure: The property is owned by Matthew & Laura Holcomb of San Diego. The architect is Hauck Architecture of San Diego. The civil engineer is Enginuity Consulting of San Diego. The geotechnical engineer is East County Soil Consultation & Engineering of Santee. The surveyor is Arrow Surveys of El Cajon.

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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.



Legend

Noise Contours - SAN

60-65 dB CNEL
65-70 dB CNEL
70-75 dB CNEL
75-80 dB CNEL
80+ dB CNEL

4535 Del Monte Avenue
APN 448-633-09



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RESOLUTION NO. 2013-0009 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4535 DEL MONTE 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 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 Single-Family Residential Unit at 4535 Del Monte 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), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a single-family residential unit and garage; 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 that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zones (RPZs); 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 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 Single-Family Residential Unit at 4535 Del Monte Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of a single-family residential unit and garage.
- (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 and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 400 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 225 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZs.
- (5) 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 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 6th day of June, 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

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 6, 2013**

Item # 4 Resolution # 2013-0010 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 8 MULTI-FAMILY RESIDENTIAL UNITS AT 3045
BROADWAY, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a three-story apartment building of 8 units and associated parking on a property of 7,000 square feet. The application was deemed complete by ALUC staff on May 16, 2013.

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. The ALUCP requires that an avigation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is not located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The height of the proposed project structure will be 33 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).

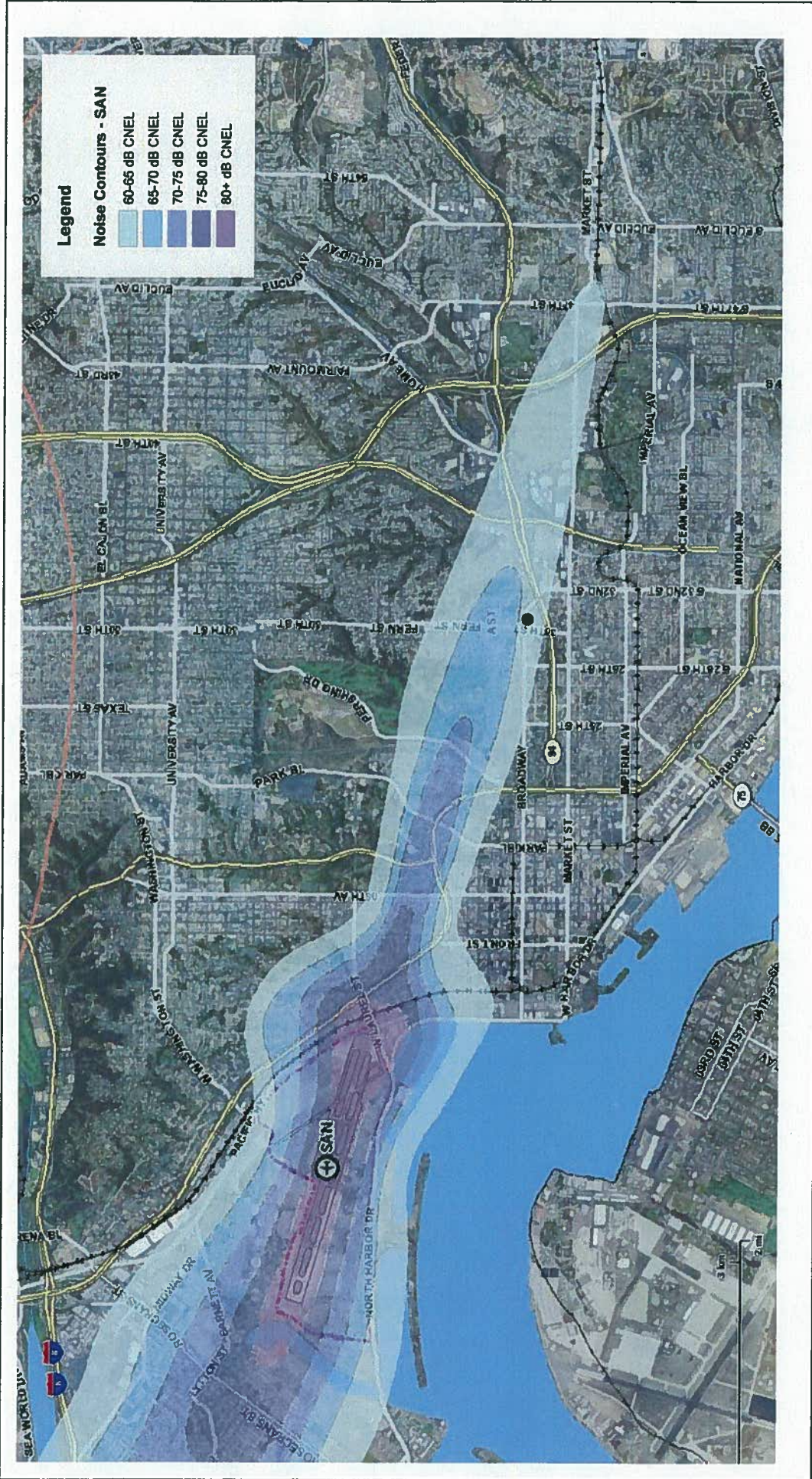
Safety Zones: The proposed project is located outside the Runway Protection Zones (RPZs).

Interests Disclosure: The property is owned by NDD on Broadway Lofts LLC of San Diego. The architect and engineer is Nakhshab Development & Design of San Diego. The landscape architect is Urban Green 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.

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**3045 Broadway
APN 539-601-06 & -07**



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RESOLUTION NO. 2013-0010 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 8 MULTI-FAMILY RESIDENTIAL UNITS AT 3045 BROADWAY, 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 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 8 Multi-Family Residential Units at 3045 Broadway, 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), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 8 multi-family residential units and associated parking; 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 that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the Airport Approach Overlay Zone (AAOZ) height restrictions, and 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 outside the Runway Protection Zones (RPZs); 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 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 8 Multi-Family Residential Units at 3045 Broadway, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 8 multi-family residential units and associated parking.
- (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 and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures 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 not located within the AAOZ. 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 outside the RPZs.
- (5) 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 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 6th day of June, 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

**CONSISTENCY DETERMINATION
MCCLELLAN-PALOMAR AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 6, 2013**

Item # 5 Resolution # 2013-0011 ALUC

Recommendation: Conditionally Consistent

**GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION FROM
INDUSTRIAL TO OFFICE LAND USE DESIGNATION AT 6010 HIDDEN
VALLEY ROAD, CITY OF CARLSBAD**

Description of Project: Based on plans submitted to the ALUC, the project proposes a general plan amendment and zone reclassification to change the land use designation of a property from industrial to office use. No actual construction is proposed. The application was deemed complete by ALUC staff on May 16, 2013.

Noise Contours: The proposed project is located within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contours. (See the attached map.) The ALUCP identifies office land uses located within the 60-65 dB CNEL noise contour as compatible and within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the offices are sound attenuated to 50 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise be recorded with the County Recorder for any office within the 65-70 dB CNEL noise contour.

Airspace Protection Surfaces: While no structures are proposed, the maximum height allowed by local agency regulations for a project structure would be 36 feet above ground level. That height is consistent with the ALUCP because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA) for a theoretical building at that level.

Safety Zones: The proposed project is located within Safety Zones 4 and 6 (See the attached map.) The ALUCP identifies office uses located within Safety Zone 6 as compatible and within Safety Zone 4 as conditionally compatible with airport uses, provided that the offices abide by a people per acre limitation of 130 people, or 260 people with risk reduction measures incorporated into project design.

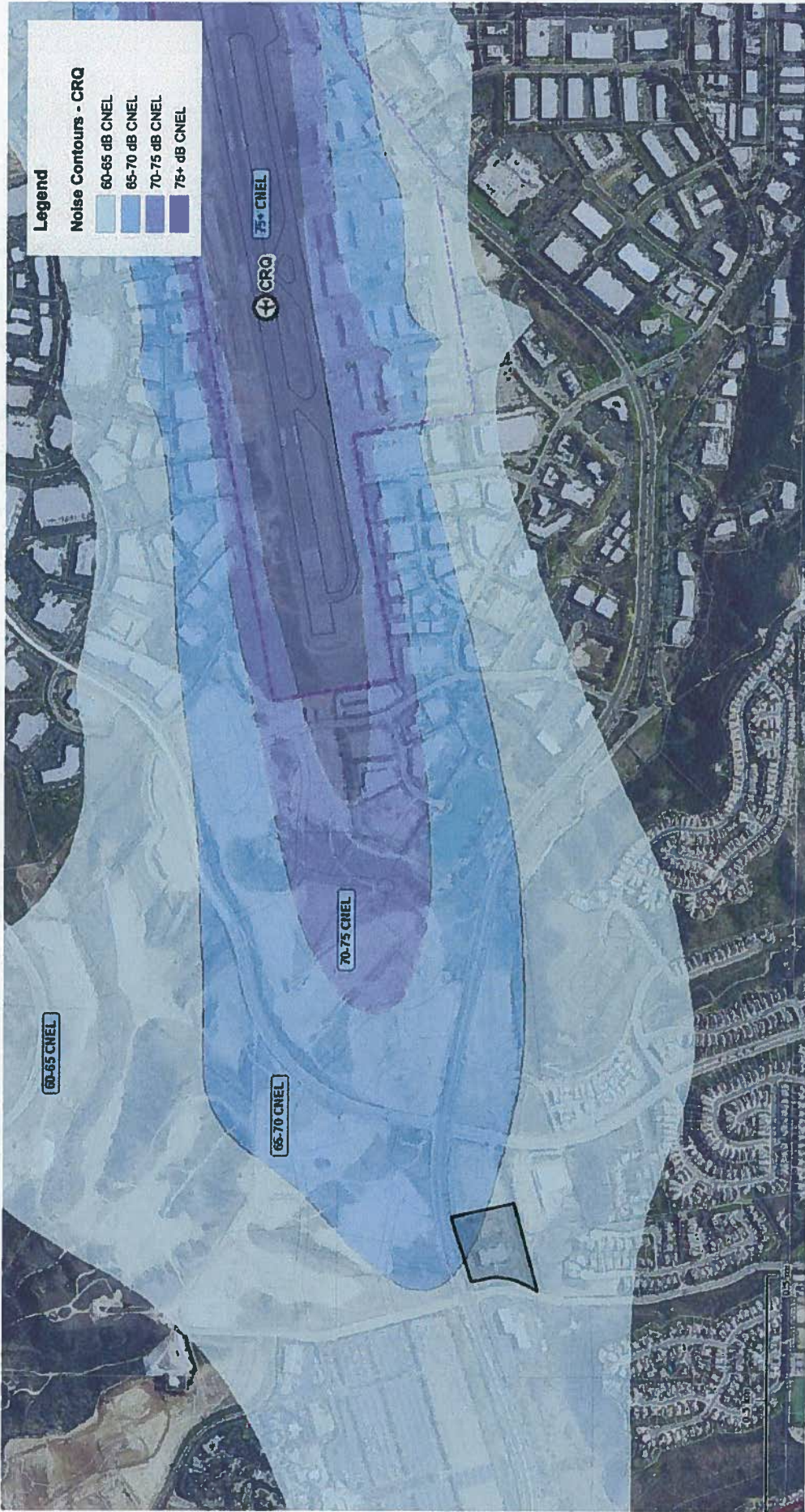
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Overflight Notification Area: The proposed project is located within the overflight notification area, but does not contain a residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Kelly Corporate Center LLC of Carlsbad.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the McClellan-Palomar Airport ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the McClellan-Palomar Airport ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 50 dB CNEL.
2) Recordation of an aviation easement with the County Recorder, if offices are proposed within the 65-70 dB CNEL noise contour.
3) Abide by a people per acre limitation of 130 people, or 260 people with risk reduction measures incorporated into project design, for any office within Safety Zone 4.



6010 Hidden Valley Road
APN 212-040-67, -68 & -69





6010 Hidden Valley Road
APN 212-040-67, -68 & -69



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RESOLUTION NO. 2013-0011 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION FROM INDUSTRIAL TO OFFICE LAND USE DESIGNATION AT 6010 HIDDEN VALLEY ROAD, CITY OF CARLSBAD, IS CONDITIONALLY CONSISTENT WITH THE MCCLELLAN-PALOMAR 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 Section 21670.3 of the Public Utilities Code, was requested by the City of Carlsbad to determine the consistency of a proposed development project: General Plan Amendment and Zone Reclassification from Industrial to Office Land Use Designation at 6010 Hidden Valley Road, City of Carlsbad, which is located within the Airport Influence Area (AIA) for the McClellan-Palomar Airport - Airport Land Use Compatibility Plan (ALUCP), originally adopted and amended in 2010 and 2011; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve a general plan amendment and zone reclassification to change the land use designation of a property from industrial to office use without actual construction proposed; and

WHEREAS, the proposed project would be located within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contours, and the ALUCP identifies office uses located within the 60-65 dB CNEL noise contour as compatible with airport uses and within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the offices are sound attenuated to 50 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; 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) for the maximum height permitted by local agency regulations; and

WHEREAS, the proposed project is located within Safety Zones 4 and 6, and the ALUCP identifies office uses located within Safety Zone 6 as compatible and within Safety Zone 4 as conditionally compatible with airport uses, provided that the people per acre is limited to 130 people, or 260 people with risk reduction measures incorporated into project design; and

WHEREAS, the proposed project is located within the overflight notification area, but does not propose any new residential land uses; 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 Carlsbad 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: General Plan Amendment and Zone Reclassification from Industrial to Office Land Use Designation at 6010 Hidden Valley Road, City of Carlsbad, is conditionally consistent with the McClellan-Palomar Airport ALUCP, which was originally adopted and amended in 2010 and 2011, based upon the following facts and findings:

- (1) The proposed project involves a general plan amendment and zone reclassification to change the land use designation of a property from industrial to office use without actual construction proposed.
- (2) The proposed project is located within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contours. The ALUCP identifies office land uses located within the 60-65 dB CNEL noise contour as compatible and within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the offices are sound attenuated to 50 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise be recorded with the County Recorder for any office within the 65-70 dB CNEL noise contour. Therefore, as a condition of project approval, any offices within the 65-70 dB CNEL noise contour must be sound attenuated to 50 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.

- (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 for the maximum height permitted by local agency regulations.
- (4) The proposed project is located within Safety Zones 4 and 6. The ALUCP identifies office uses located within Safety Zone 6 as compatible and within Safety Zone 4 as conditionally compatible with airport uses, provided that the people per acre is limited to 130 people, or 260 people with risk reduction measures incorporated into project design. Therefore, as a condition of project approval, any offices within Safety Zone 4 must be limited to 130 people per acre, or 260 people per acre with risk reduction measures incorporated into project design.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder only for new residential land uses.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the McClellan-Palomar Airport 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 6th day of June, 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