

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
FEBRUARY 10, 2011**

Item # 3 Resolution # 2011-0004 ALUC

Recommendation: Conditionally Consistent

ADOPTION OF DOWNTOWN SPECIFIC PLAN, CITY OF EL CAJON

Description of Project: Based on plans submitted to the ALUC, the project proposes the designation of land uses, community facilities, development regulations, and infrastructure improvements within a 541 acre area west and southwest of the El Cajon Civic Center and south of Interstate Highway 8.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies the proposed project's residential, civic, office, commercial, open space, and research & development uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: No physical construction is actually proposed by the project. However, future construction according to building heights designated by the project may require notice and review by the Federal Aviation Administration (FAA) for possible obstruction to air navigation.

Safety Zones: A very small portion of the proposed project is located within Safety Zone 6. The ALUCP identifies the proposed project's residential, open space, office, and commercial uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification Area: A portion of the proposed project is located within the overflight notification area and includes some residential land uses. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder.

Ownership: The properties within the proposed project area are owned by numerous owners, but the project is sponsored by the City of El Cajon.

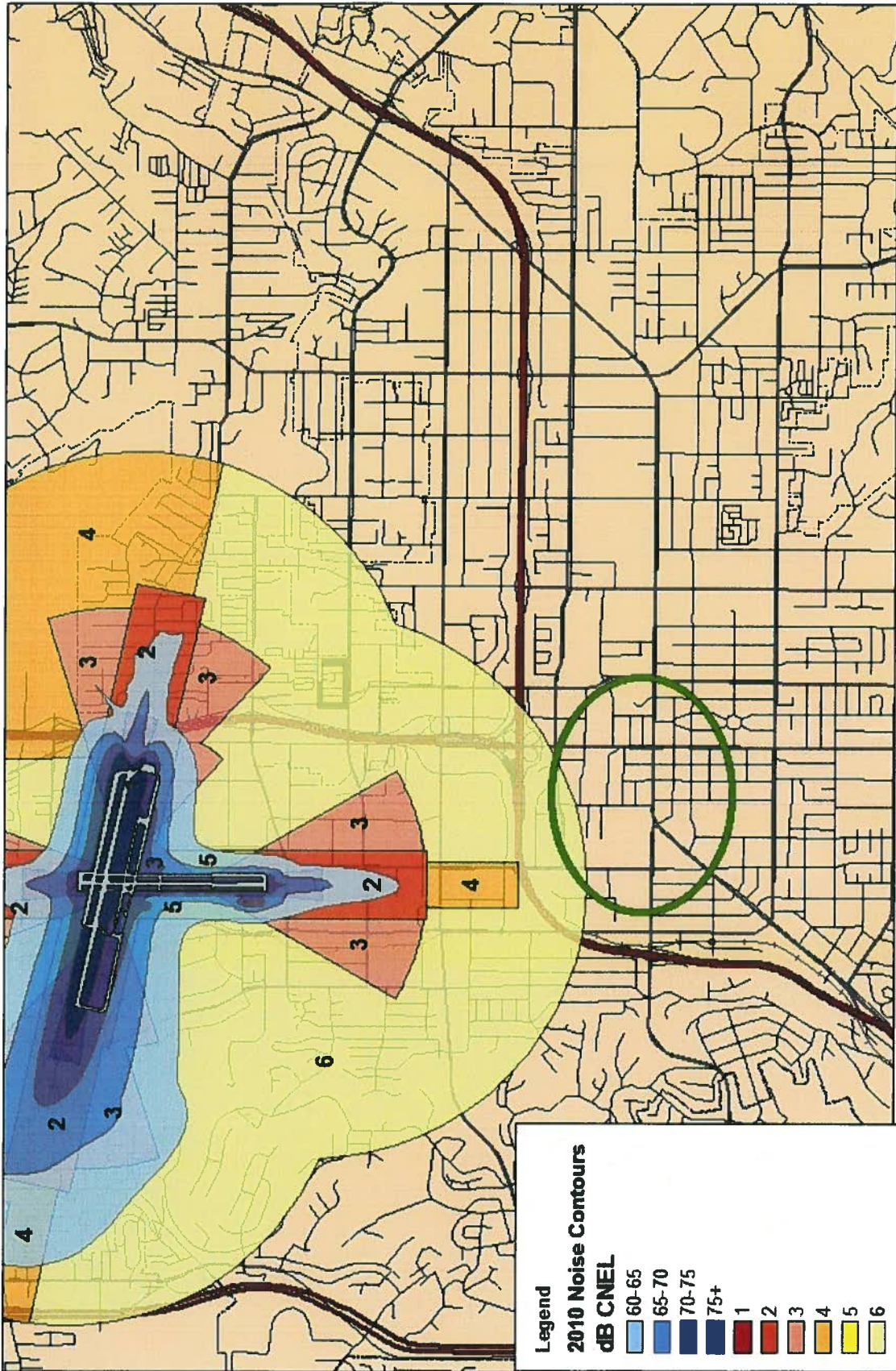
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Gillespie Field ALUCP adopted

in 2010, staff recommends that the ALUC make the determination that the project is conditionally consistent with the Gillespie Field ALUCP.

Conditions: 1) Notification to and review by the FAA for structures as proposed which meet FAA notice criteria for obstruction evaluation to air navigation.

2) Recordation of an overflight notification with the County Recorder for any new residential units located within the overflight notification area.

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Legend

2010 Noise Contours

dB CNEL

- 60-65
- 65-70
- 70-75
- 75+
- 1
- 2
- 3
- 4
- 5
- 6

— fwy
 — majorrds
 — roads



City of El Cajon Downtown Specific Plan



RESOLUTION NO. 2011-0004 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ADOPTION OF DOWNTOWN SPECIFIC PLAN, CITY OF EL CAJON, 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 El Cajon to determine the consistency of a proposed development project: Adoption of Downtown Specific Plan, City of El Cajon, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the designation of land uses, community facilities, development regulations, and infrastructure improvements within the project area; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies the proposed project's residential, civic, office, commercial, open space, and research & development uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, while the proposed project does not propose any physical construction, future construction according to building heights designated by the project may require notice and review by the Federal Aviation Administration (FAA) for possible obstruction to air navigation; and

WHEREAS, a very small portion of the proposed project is located within Safety Zone 6, and the ALUCP identifies the proposed project's residential, open space, office, and commercial uses located within Safety Zone 6 as compatible with airport uses; and

WHEREAS, a portion of the proposed project is located within the overflight notification area, and the ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder; and

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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 El Cajon 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: Adoption of Downtown Specific Plan, City of El Cajon, is conditionally consistent with the Gillespie Field ALUCP, which was adopted in 2010, based upon the following facts and findings:

- (1) The proposed project involves the designation of land uses, community facilities, development regulations, and infrastructure improvements within the project area.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies the proposed project's residential, civic, office, commercial, open space, and research & development uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project does not propose any physical construction, but does designate building heights for future structures. Future structures constructed within the project area may require notice to and review by the FAA for possible obstruction to air navigation. Therefore, as a condition of project approval, structures as proposed which meet FAA notice criteria for obstruction evaluation to air navigation must be referred to the FAA for a determination of hazard.
- (4) A very small portion of the proposed project is located within Safety Zone 6. The ALUCP identifies the proposed project's residential, open space, office, and commercial uses located within Safety Zone 6 as compatible with airport uses.
- (5) A portion of 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. Therefore, as a condition of project approval, recordation of an overflight notification with the County Recorder must be required for any new residential units located within the overflight notification area.

(6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.

BE IT FUTHER 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 special meeting this 10th day of February, 2011, 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