

**CONSISTENCY DETERMINATION
BROWN FIELD MUNICIPAL AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
APRIL 7, 2011**

Item # 4 Resolution # 2011-0008 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF LIQUID NATURAL GAS STATION AT
1497 PIPER RANCH ROAD, COUNTY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 2,000 square foot canopy-covered fuel dispensing area and 880 square foot contained tank enclosure for liquid natural gas on a 13.7 acre property with an existing long-haul truck fueling facility.

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 trucking terminal uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 45 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 within Safety Zone 2. The ALUCP identifies hazardous material use and storage uses located within Safety Zone 2 as conditionally compatible with airport uses. Conditions include compliance with a lot coverage not to exceed 50 percent and maximum intensity of 70 people per acre; the project complies with these conditions. Additionally, the ALUCP requires that the project permitting agencies shall "comply with all federal, state and local standards and evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft".

Overflight Notification Area: The proposed project is located within the overflight notification area, but the ALUCP only requires recordation of an overflight notification for new residential land uses.

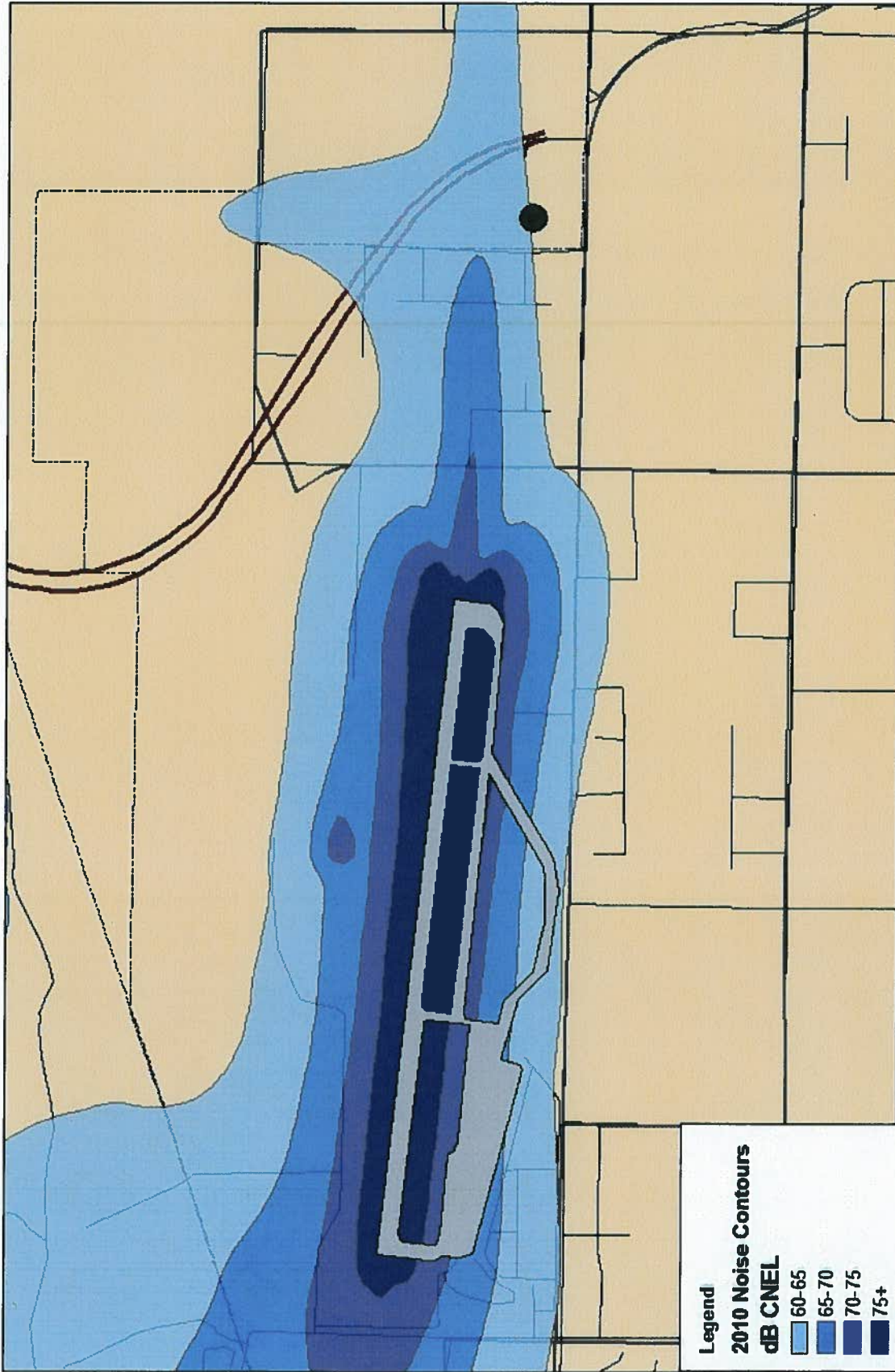
Ownership: The property is owned by Piper Ranch LP of La Jolla. The engineer is Matthew Loser of Seal Beach.

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Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Brown Field Municipal Airport ALUCP adopted and amended in 2010, staff recommends that the ALUC make the determination that the project is conditionally consistent with the Brown Field Municipal Airport ALUCP.

Conditions: Compliance with all federal, state and local standards including evaluation by permitting agencies of need for any special measures to minimize hazards to nearby people and property if the facility is struck by aircraft.

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**1497 Piper Ranch Road
(APN: 646-240-73)**



Legend

2010 Noise Contours

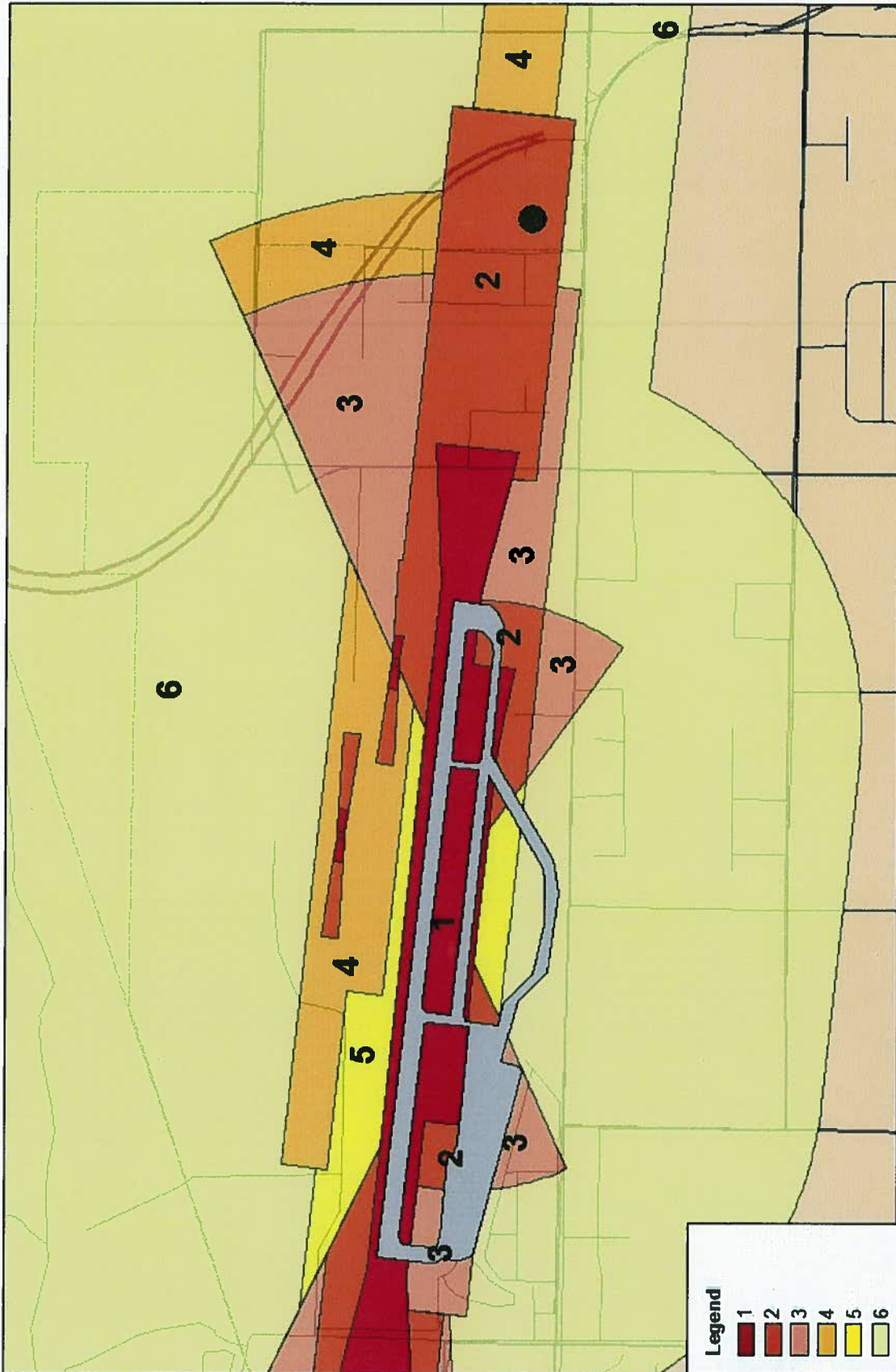
dB CNEL

- 60-65
- 65-70
- 70-75
- 75+

— fwy

— major'ds

— roads



1497 Piper Ranch Road
(APN: 646-240-73)



Legend	
1	Dark Red
2	Red
3	Light Red
4	Orange
5	Yellow
6	Light Green
fwy	Grey shaded area
majorrds	Black line
roads	Thin black line

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RESOLUTION NO. 2011-0008 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF LIQUID NATURAL GAS STATION AT 1497 PIPER RANCH ROAD, COUNTY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE BROWN FIELD MUNICIPAL 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 Liquid Natural Gas Station at 1497 Piper Ranch Road, County of San Diego, which is located within the Airport Influence Area (AIA) for the Brown Field Municipal Airport - Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a canopy-covered fuel dispensing area and contained tank enclosure for liquid natural gas; 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 trucking terminal uses located within the 60-65 dB CNEL noise contour as compatible with airport uses; 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); and

WHEREAS, the proposed project is located within Safety Zone 2 and the ALUCP identifies hazardous material use and storage uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with all federal, state and local standards and that the permitting agencies evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft; 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 County 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 Liquid Natural Gas Station at 1497 Piper Ranch Road, County of San Diego, is conditionally consistent with the Brown Field Municipal Airport ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of a canopy-covered fuel dispensing area and contained tank enclosure for liquid natural gas.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies truck terminal uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (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.
- (4) The proposed project is located within Safety Zone 2. The ALUCP identifies hazardous material use and storage uses located within Safety 2 as conditionally compatible with airport uses, provided that the project complies with all federal, state and local standards and that the permitting agencies evaluate the need for special measures to minimize hazards to nearby people and property if the facility is struck by aircraft. Therefore, as a condition of project approval, the project must comply with all federal, state and local standards and must be evaluated by permitting agencies for need of any special measures to minimize hazards to nearby people and property if the facility is struck by aircraft.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Brown Field Municipal 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 7th day of April, 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