

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Robert H. Gleason
Lloyd B. Hubbs
Jim Janney
Mark Kersey
Paul Robinson
Mary Sessom

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Eraina Ortega
Col. Jason Woodworth

President / CEO

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AIRPORT LAND USE COMMISSION AGENDA

Thursday, January 5, 2017
9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>***

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 the Corporate & Information Governance/Authority Clerk Department 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 & Information Governance/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- 2):

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 meetings.

RECOMMENDATION: Approve the minutes of December 15, 2016 regular meeting.

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

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

CONSISTENCY DETERMINATIONS

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 18 ATTACHED RESIDENTIAL UNITS AT 2603 DOVE STREET, 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. 2017-0001 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 A GAS STATION WITH CONVENIENCE MARKET & AUTOMATED CAR WASH AT 2499 PACIFIC HIGHWAY, 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. 2017-0002 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)

PUBLIC HEARINGS:

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 Administration Building. Bring your ticket to the third floor receptionist for validation.

You may also reach the Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400- 2685.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
February 2	Thursday	9:00 AM	Regular	Board Room

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, DECEMBER 15, 2016
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 11:07 a.m. on Thursday, December 15, 2016, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commission Members: Boling, Desmond, Gleason, Hubbs, Janney, Kersey, Robinson

ABSENT: Commission Members: Berman (Ex Officio), Cox, Ortega (Ex Officio), Sessom, Col. Woodworth (Ex Officio)

ALSO PRESENT: Angela Shafer-Payne, Vice President, Operations; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Ariel Levy-Mayer, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1- 2):

ACTION: Moved by Board Member Desmond and seconded by Board Member Janney to approve the Consent Agenda. Motion carried by the following vote: YES – Boling, Desmond, Gleason, Hubbs, Janney, Kersey, Robinson; No – None; ABSENT – Cox, Sessom. (Weighted Vote Points: Yes – 84, NO – 0, ABSENT – 16)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 17, 2016 regular meeting.

CONSISTENCY DETERMINATIONS

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

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS:

3. CONSISTENCY DETERMINATION – McCLELLAN–PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD:

RECOMMENDATION: Adopt Resolution No. 2016-0017 ALUC, making the determination that the project is not consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

ACTION: This item was withdrawn by the applicant.

4. STATUS UPDATE AND POSSIBLE POLICY DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS:

RECOMMENDATION: Receive the presentation and possibly provide policy direction to staff.

In response to Commissioner Janney's concern with a potential update on the NAS North Island ALUCP in January, Angela Jamison, Manager, Airport Planning, stated that an update to the Board would be presented in February.

ACTION: No action was taken on this item.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 11:12 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 2nd DAY OF FEBRUARY, 2017.

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

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: **January 5, 2017**

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:

San Diego International Airport (SDIA) ALUCP

Golden Hill Community Plan Update & Rezones, City of San Diego

Deemed Complete & Consistent on December 14, 2016

Description of Project: The proposed project involves the update of a community plan with rezones that provide some increased density and intensity allowances, without any physical construction proposed.

Noise Contours: The proposed project is located within the 60-65 and 65-70 dB CNEL noise contours, but no physical construction is proposed. The City General Plan Noise Element and Municipal Code implement the sound attenuation and aviation easement requirements of the SDIA ALUCP as applicable for residential and nonresidential land uses, with the clarification that ALUCP standards apply when they are more restrictive.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because there are no proposed increases in zoning height limits and no physical construction is proposed by the project.

Safety Zones: The proposed project is located outside all safety zones.

Overflight Notification: The proposed project is located within the overflight notification area. The City provides overflight notification to affected properties through the Airport Environs Overlay Zone (AEOZ), but no physical construction is proposed by this project.

Brown Field Municipal Airport ALUCP

San Ysidro Community Plan Update & Rezones, City of San Diego

Deemed Complete & Consistent on December 19, 2016.

Description of Project: The proposed project involves the update of a community plan with rezones that include changes to building height limits, without any physical construction proposed.

Noise Contours: The proposed project is located outside the 60-65 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60-65 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 the proposed increases in zoning height limits do not penetrate any airspace protection surfaces, and no physical construction is proposed by the project.

Safety Zones: The proposed project is located outside all safety zones.

Overflight Notification: The proposed project is located outside the overflight notification area.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 5, 2017**

Item # 3 Resolution # 2017-0001 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 18 ATTACHED RESIDENTIAL UNITS AT 2603 DOVE STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 18 attached residential units in four levels on a property of 0.46 acres with an existing dwelling unit. The application was deemed complete by ALUC staff on December 15, 2016.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 65-70 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 height of the proposed project structure will be 56 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). 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).

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

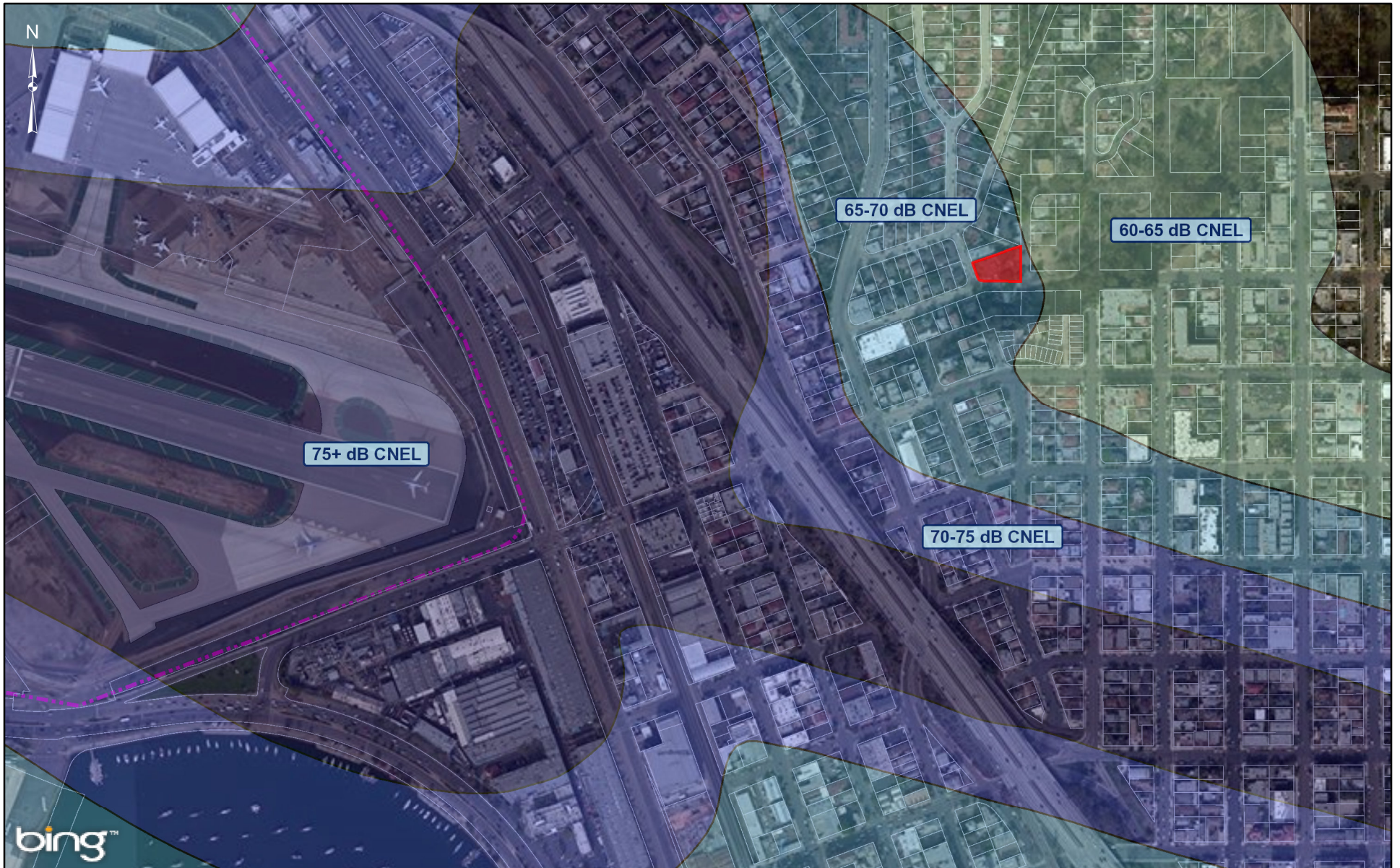
Interests Disclosure: The property is owned by Joseph Tonello of San Diego. The general contractor is InDev LLC, whose members are disclosed as Zacary Stover, Matthew Mellos, and Jonathan Hamby. The structural engineer is

Envision Engineering of La Jolla. The mechanical, electrical and plumbing engineer is Vander Veen Engineering of Temecula.

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.

2603 Dove Street



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

0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2016 Microsoft Corporation

RESOLUTION NO. 2017-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 18 ATTACHED RESIDENTIAL UNITS AT 2603 DOVE STREET, 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 18 Attached Residential Units at 2603 Dove Street, 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 18 attached residential units; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 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 that an avigation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible 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 all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation easement is required; 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 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 18 Attached Residential Units at 2603 Dove Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 18 attached residential units.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 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 residence 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 located outside the TSS. 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 all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an aviation easement is required.
- (6) 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 the ALUC finds this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 5th day of January, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

(Revised 1/4/17)

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 5, 2017**

Item # 4

Resolution # 2017-0002 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF A GAS STATION WITH CONVENIENCE MARKET &
AUTOMATED CAR WASH AT 2499 PACIFIC HIGHWAY, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a gas station of two 3-pump islands with a convenience market of 3,110 square feet and an automated car wash of 900 square feet on a property of 0.45 acres. The application was deemed complete by ALUC staff on December 15, 2016.

Noise Contours: The proposed project is located within the 75+ decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies retail uses located within the 75+ dB CNEL noise contour as conditionally compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be 23 feet above ground level. The proposed project is located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 101 feet Above Ground Level (AGL), and the structure is approximately 23 feet AGL. Therefore, the project complies with the TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zone 2 East – Little Italy. The ALUCP identifies retail uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre. Due to the limited duration, transitory nature of gas pump and car wash usage, it can reasonably be asserted that any intensity for that use would be accounted for by the market itself, particularly since the gas pumps and car wash are not stand-alone uses of the property for this project. The subject property of 0.45 acres would allow 115 total people, and, at 170 square foot per person, the 3,110 square foot convenience

market would yield 18 total people, and therefore complies with the Safety Zone 2 East – Little Italy limitation.

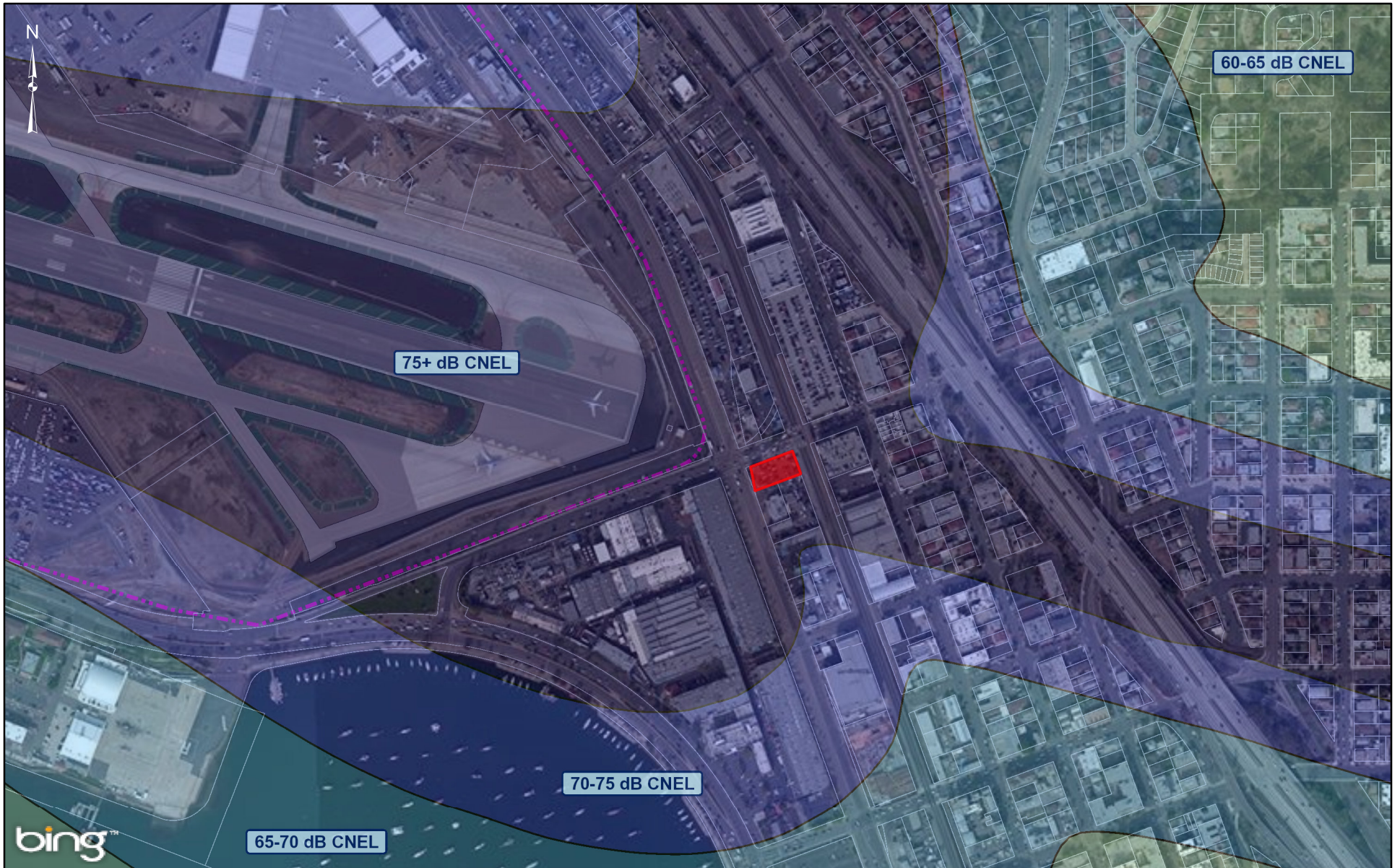
Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Orams Enterprises, Inc. of Lakeside, whose officers are disclosed as Khairi and Diane Mansour. The architect is Hagman Associates of San Diego. The consultant is Ronald Lacey 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 50 dB CNEL.
2) Marking and lighting of structures in accordance with FAA design standards.

2499 Pacific Highway Noise Map



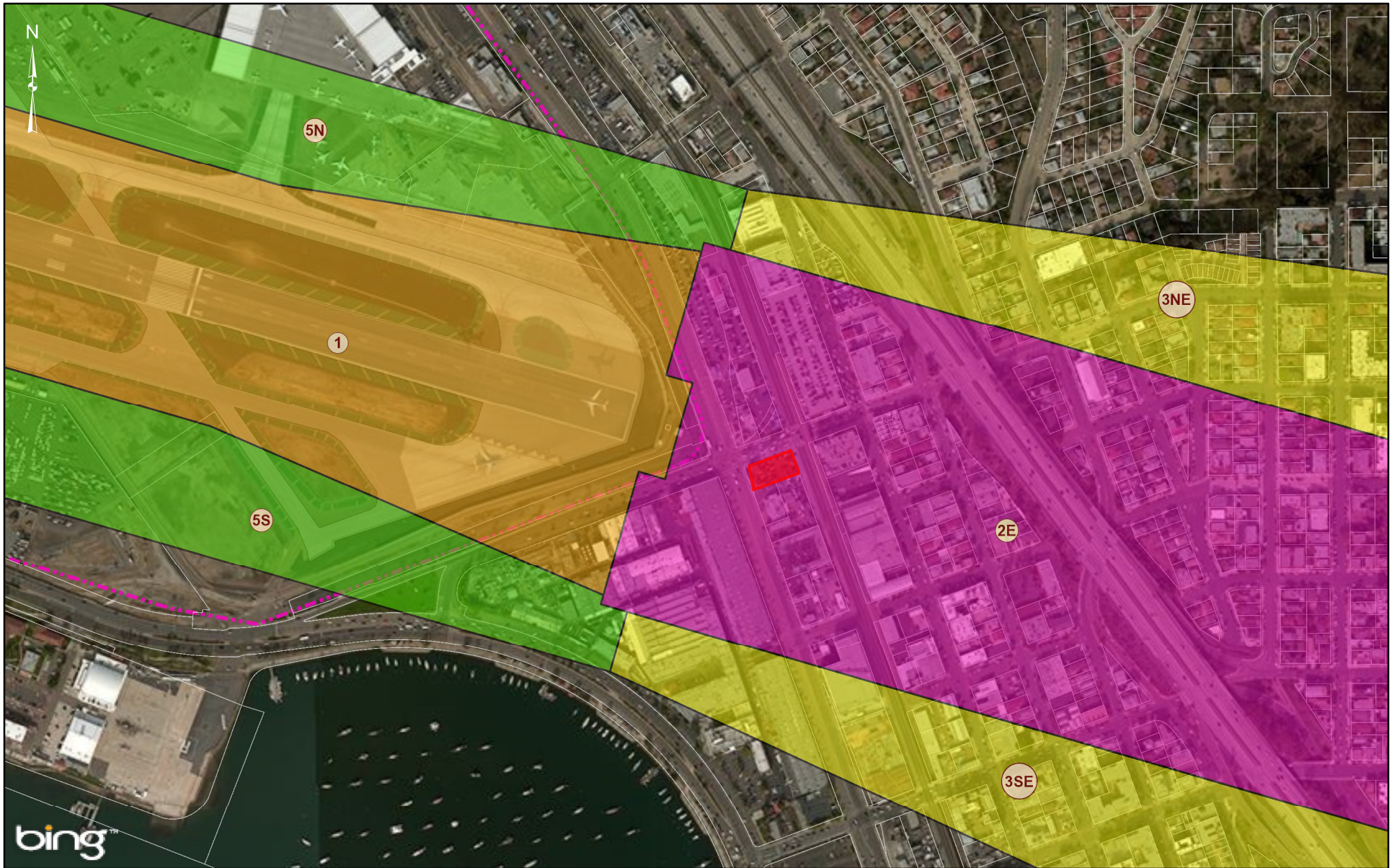
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL






0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2016 Microsoft Corporation

2499 Pacific Highway Safety Map



-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5

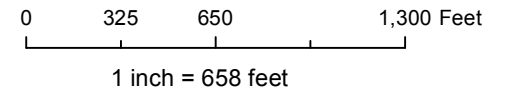


Image courtesy of USGS © 2016 Microsoft Corporation

(Revised 1/4/17)

RESOLUTION NO. 2017-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A GAS STATION WITH CONVENIENCE MARKET & AUTOMATED CAR WASH AT 2499 PACIFIC HIGHWAY, 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of a Gas Station with Convenience Market & Automated Car Wash at 2499 Pacific Highway, 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a gas station with convenience market and automated car wash; and

WHEREAS, the proposed project would be located within the 75+ decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies retail uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level; and

WHEREAS, the proposed project is in compliance with the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within Safety Zone 2 East – Little Italy, and the ALUCP identifies retail uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre; and

WHEREAS, the proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements; 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 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 a Gas Station with Convenience Market & Automated Car Wash at 2499 Pacific Highway, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction a gas station with convenience market and automated car wash.
- (2) The proposed project is located within the 75+ dB CNEL noise contour. The ALUCP identifies retail uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the buildings are sound attenuated to 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the structures must be sound attenuated to 50 dB CNEL interior noise level.
- (3) The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 101 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 23 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (4) The proposed project is located within Safety Zone 2 East – Little Italy. The ALUCP identifies retail uses located within Safety Zone 2 East – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre. The 0.45-acre project site would thus be limited to 115 total people, and the project proposes 18 total people.
- (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 SDIA ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 5th day of January, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL