

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Greg Cox  
Jim Desmond  
Mark Kersey  
Robert T. Lloyd  
Paul Robinson  
Johanna S. Schiavoni  
Michael Schumacher  
Mark B. West

## SPECIAL AIRPORT LAND USE COMMISSION AGENDA

Thursday, May 30, 2019  
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

## Ex-Officio Board Members

Cory Binns  
Col. Charles B. Dockery  
Jacqueline Wong-Hernandez

## President / CEO

Kimberly J. Becker

**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 Board Services/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 Board 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 (Item 1-3):**

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 the May 2, 2019 regular meeting.

***CONSISTENCY DETERMINATIONS***

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, 220 WEST BROADWAY, 4386 NEWPORT AVENUE, 2002 & 2088 STATE STREET, 1141 E STREET, 1776 CABLE STREET:**

The Airport Land Use Commission is requested to receive a report of determinations of consistency with Airport Land Use Compatibility Plans issued by staff.

RECOMMENDATION: Receive the report.

**(Planning & Environmental Affairs: Ralph Redman)**

**3. ADOPTION OF GENERAL PLAN UPDATE TO IMPLEMENT THE NOLF IMPERIAL BEACH AIRPORT LAND USE COMPATIBILITY PLAN, CITY OF IMPERIAL BEACH:**

The Airport Land Use Commission is requested to issue a determination of consistency.

RECOMMENDATION: Adopt Resolution 2019-0001 ALUC, making a determination that the project is consistent with the NOLF Imperial Beach Airport Land Use Compatibility Plan.

**(Planning & Environmental Affairs: Ralph Redman)**

**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 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.
- 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.
- 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](http://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 SDCRAA Building 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.**

**DRAFT**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, MAY 2, 2019**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:28 a.m. on Thursday, May 2, 2019, 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:** Commissioners: Binns (Ex-Officio) Boling, Desmond, Dockery (Ex-Officio), Lloyd, Robinson, Schiavoni, Schumacher

**ABSENT:** Commissioners: Cox, Kersey, West, Wong-Hernandez (Ex-Officio)

**ALSO PRESENT:** Kimberly J. Becker, President/CEO; Lee Kaminetz, Director, General Counsel Services; Tony R. Russell, Director, Board Services/Authority Clerk; Deborah Harrington, Assistant Authority Clerk II

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-2):**

**ACTION:** Moved by Commissioner Desmond and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following votes:

**YES – Boling, Desmond, Lloyd, Robinson, Schiavoni, Schumacher; NO – None;**

**ABSENT – Cox, Kersey, West; (Weighted Vote Points: YES – 67; NO – 0; ABSENT – 33)**

**1. APPROVAL OF MINUTES:**

**RECOMMENDATION:** Approve the minutes of the April 4, 2019 regular meeting.

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, 777 BEECH STREET; GILLESPIE FIELD, 9702 PROSPECT AVENUE:**

**RECOMMENDATION:** Receive the report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 10:29 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 30<sup>TH</sup> DAY  
OF MAY, 2019.

ATTEST:

\_\_\_\_\_  
TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
AMY GONZALEZ  
GENERAL COUNSEL

**Airport Land Use Commission**  
**Report of Determinations of Consistency with Airport Land**  
**Use Compatibility Plans**

Item No.

**2**

Meeting Date: **May 30, 2019**

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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 issued the following consistency determinations per their respective ALUCPs:

**San Diego International Airport (SDIA) ALUCP**

**Construction of 431 Attached Residential Units with Leasable Office and Commercial Space at 220 West Broadway, City of San Diego**

Deemed Complete & Consistent on April 30, 2019

Description of Project: The project involves the construction of 431 attached residential units with leasable office and commercial space.

Noise Contours: The proposed project is located outside of the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside of the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located outside the Threshold Siting Surface (TSS). The height of the proposed project structure will be 463 feet above mean sea level, and the height of the proposed construction crane will be 520 feet above mean sea level. The proposed project would be compatible with the ALUCP airspace protection surfaces provided that the structure and construction crane are both marked and lighted in accordance with the determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for the building height is recorded with the County Recorder. Therefore, as a condition of project approval, the building and construction crane must be marked and lit according to FAA procedures and an aviation easement for the building height must be recorded with the County Recorder.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

**Addition of Sleeping Rooms in 2 Detached Residential Units at 4386 Newport Avenue, City of San Diego**

Deemed Complete & Consistent on April 30, 2019

Description of Project: The project involves the addition of sleeping rooms to an existing detached residential unit and the conversion of an existing detached garage into a guest living quarters.

Noise Contours: The project area lies within the 60-65 dB CNEL noise exposure contours. 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. Therefore, as a condition of project approval, the sleeping room additions to the existing residence and new sleeping room in the guest living quarters must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The proposed project is located outside the TSS and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification shall be provided for the residential unit.

**Construction of 92 Attached Residential Units and 60 Hotel Suites at 2002 State Street and 33 Attached Residential Units and 22 Hotel Suites at 2088 State Street, City of San Diego**

Deemed Complete & Consistent on May 9, 2019

Description of Project: The project involves the of construction of two adjoining buildings over a shared underground parking garage, with 92 attached residential units and 60 hotel suites in the southern "State and Grape" building and 33 attached residential units, 22 hotel suites, and an ancillary eating and drinking establishment of 3,808 square feet in the northern "Columbia and Hawthorn" building, on two adjacent parcels each of approximately 0.39 acres.



Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies residential and hotel uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences and hotel guestrooms are sound attenuated to 45 dB CNEL, and that all other common areas of the hotel are sound attenuated to 50 dB CNEL interior noise level. The ALUCP identifies eating and drinking establishment uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Therefore, as a condition of project approval, the residences and hotel guestrooms must be sound attenuated to 45 dB CNEL and all other common areas of the hotel must be sound attenuated to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: The proposed project is located within the TSS. The maximum height of the proposed project structures will be approximately 91 feet above ground level, and the maximum height of the proposed construction cranes will be approximately 129 feet above ground level. The heights of the project buildings are below the maximum compatible TSS height for a project on this site, but the maximum height of the proposed construction cranes would exceed the TSS.

Therefore, while the project building heights would comply with the TSS, the construction cranes must be marked and lighted and are subject to being lowered upon direction by SDIA when airport operating conditions warrant as specified in the determination of no hazard to air navigation issued by the FAA attached to and made a part of this determination of consistency.

The proposed project would be compatible with the ALUCP airspace protection policies, provided that the structures are marked and lighted in accordance with the determinations of no hazard to air navigation issued for each building by the FAA and an aviation easement for airspace is recorded with the County Recorder.

Therefore, as a condition of project approval, the construction cranes shall be marked and lighted and are subject to being lowered upon direction by SDIA when operating conditions warrant, as specified in the attached FAA determination of no hazard to air navigation, and further, each building shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace shall be recorded with the County Recorder.

Safety Zones: The northern "Columbia and Hawthorn" building of the proposed project is located entirely within Safety Zone 2 East (2E) – Little Italy, and the southern "State and Grape" building is located in Safety Zones 2E and 3 Southeast (3SE) – Little Italy, with just over 50 percent of the southern building located in 3SE. The ALUCP specifies that the density and intensity limits of the

safety zone in which greater than 50 percent of the building is located shall apply to the entire building; therefore, the southern building is subject to the respective density and intensity limits of Safety Zone 3SE.

The ALUCP identifies residential uses located within Safety Zone 2E – Little Italy as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 255 people per acre, with no more than half of that figure for the residential component of mixed uses. The parcel of the northern building that lies entirely within Safety Zone 2E is 0.39 acres, yielding a maximum intensity of 99 people and thus no more than 50 people for the residential component. The ALUCP specifies a density for Safety Zone 2E of 1.51 people per household, and distributing the residential component of 50 people at that persons per household limit yields a maximum density of 33 residential units on the parcel. The ALUCP identifies hotel uses located within Safety Zone 2E – Little Italy as conditionally compatible with airport uses, provided that the project does not exceed an intensity of 56 guestrooms per acre and no ancillary use exceeds 10 percent of the area of the nonresidential use. The 0.39-acre parcel thus yields a maximum of 22 hotel guestrooms within 39,068 square feet of area, and the ancillary eating and drinking establishment at 3,808 square feet is less than 10 percent of the nonresidential hotel area, and is thus not subject to ALUCP intensity limitations.

The ALUCP identifies residential uses located within Safety Zone 3SE – Little Italy as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 732 people per acre, with no more than half of that figure for the residential component of mixed uses. The parcel of the southern building in which greater than 50 percent of the building is located within Safety Zone 3SE is 0.393 acres, yielding a maximum intensity of 288 people and no more than 144 people for the residential component. The ALUCP specifies a density for Safety Zone 3SE of 1.57 people per household, and distributing the residential component of 144 people at that persons per household limit yields a maximum density of 92 residential units on the parcel. The ALUCP identifies hotel uses located within Safety Zone 3SE – Little Italy as conditionally compatible with airport uses, provided that the project complies with the nonresidential component remaining in the maximum intensity of 288 people, or no more than 144 people, at an occupancy factor of 200 square feet per person for a hotel use. The hotel within Safety Zone 3SE is 28,736 square feet, which is less than the maximum area intensity of 28,800 square feet.

The two buildings of the proposed project, each containing a mixture of residential and hotel uses, are adjoining and connected by internal corridors for ease of housekeeping and maintenance access with fire-rated door separation along each corridor to constitute distinct buildings in order to comply with the ALUCP limitation of safety zones applying to each building within respective zones. Therefore, as a condition of project approval, the project must maintain in

the ultimate project construction the distinct separation into two buildings and the corresponding distribution of uses by area as described in this ALUC determination of consistency and graphically represented in the plan submittal numbered '5' and dated 2/28/2019 accompanying the application to the ALUC for a determination of consistency, or else the project must be resubmitted to the ALUC for a new determination of consistency.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

### **Construction of 431 Attached Residential Units and Retail Space at 1141 E Street, City of San Diego**

Deemed Complete & Consistent on May 13, 2019

Description of Project: The project involves the construction of 431 attached residential units with leasable retail space.

Noise Contours: The proposed project is located outside of the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside of the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is located outside the TSS. The height of the proposed project structure will be approximately 475 feet above mean sea level, and the height of the proposed construction crane will be 554 feet above mean sea level. The proposed project would be compatible with the ALUCP airspace protection surfaces provided that the structure and construction crane are both marked and lighted in accordance with the determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for the building height is recorded with the County Recorder. Therefore, as a condition of project approval, the building and construction crane must be marked and lighted according to FAA procedures and an aviation easement for the building height must be recorded with the County Recorder.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

**Construction of a Detached Residential Unit at 1776 Cable Street, City of San Diego**

Deemed Complete & Consistent on May 15, 2019

Description of Project: The project involves the construction of a detached residential unit on a property with an existing detached residential unit.

Noise Contours: The proposed project lies within the 60-65 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the accessory dwelling unit must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 30 feet above ground level. The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification shall be provided for the new residential unit.

**CONSISTENCY DETERMINATION  
NAVAL OUTLYING LANDING FIELD (NOLF)  
IMPERIAL BEACH  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
May 30, 2019**

Item # 3                      Resolution # 2019-001 ALUC

Recommendation: Consistent

**GENERAL PLAN UPDATE TO IMPLEMENT THE NOLF IMPERIAL BEACH  
AIRPORT LAND USE COMPATIBILITY PLAN, CITY OF IMPERIAL BEACH**

Description of Project: The project is the adoption of an update to the City of Imperial Beach General Plan, which applies by reference the requirements of the NOLF Imperial Beach ALUCP to the land use of properties located within the city's permitting jurisdiction.

The General Plan update fulfills the statutory mandate under §21676(b) of the Public Utilities Code and §65302.3(a) of the Government Code for an affected local agency to make its general plan consistent with adopted ALUCPs within agency jurisdiction. Because this project would incorporate all requirements of the NOLF Imperial Beach ALUCP into the City of Imperial Beach land use regulations under which land uses within its jurisdiction are permitted, individual project consistency determinations would be required from the ALUC only for land use actions specified in the ALUCP and in accordance with Public Utilities Code §21676.

The land use actions which would continue to require individual project consistency determinations by the ALUC include approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones), or building regulation; or, any project that has been determined to be an airspace hazard by the Federal Aviation Administration (FAA).

Noise Contours: Properties affected by the proposed project lie within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contours and would be subject to potential sound attenuation if required by the ALUCP.

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

Airspace Protection Surfaces: The project does not propose any structures for construction, but future buildings or structures would be subject to height limitations per FAA review for determination of hazard to air navigation if the proposed buildings or structures meets FAA notification criteria, and such determination would be required by the project prior to issuance of a building permit.

Overflight Notification Area: Properties within the proposed project are subject to overflight notification for new residential uses. The project incorporates the real estate ownership transfer disclosure requirements of State law to satisfy the overflight notification requirement.

Ownership: Properties affected by the proposed project are owned by numerous public and private entities and individuals.

Recommendation: Based on review of the proposed project and the policies in the NOLF Imperial Beach ALUCP, staff recommends that the ALUC make the determination that the project is consistent with the NOLF Imperial Beach ALUCP.

RESOLUTION NO. 2019-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: GENERAL PLAN UPDATE TO IMPLEMENT THE NAVAL OUTYLING LANDING FIELD IMPERIAL BEACH AIRPORT LAND USE COMPATIBILITY PLAN, CITY OF IMPERIAL BEACH, IS CONSISTENT WITH THE NAVAL OUTYLING LANDING FIELD IMPERIAL BEACH 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 Imperial Beach to determine the consistency of a proposed project: General Plan Update to Implement the Naval Outlying Landing Field Imperial Beach Airport Land Use Compatibility Plan, City of Imperial Beach, which is located within the Airport Influence Area (AIA) of the Naval Outlying Landing Field (NOLF) Imperial Beach Airport Land Use Compatibility Plan (ALUCP), adopted in 2015; and

WHEREAS, the proposed project is adoption of an update to the City of Imperial Beach General Plan, which applies the noise exposure contour, airspace protection, and safety zone compatibility criteria of the ALUCP to the use of properties under the city's land use jurisdiction located within the AIA; and

WHEREAS, until a local agency either makes its general plan consistent with the ALUCP or takes action to overrule the ALUCP, all proposed land use actions must be referred to the ALUC for a consistency determination; and

WHEREAS, referral of individual land use projects to the ALUC is not mandatory when the ALUC has deemed a local agency's general plan consistent with an ALUCP, except for the following actions: approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones), or building regulation; or, any project that has been determined to be an airspace hazard by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project implements the noise exposure contour, airspace protection, and safety zone compatibility criteria of the ALUCP for affected properties within the AIA under the land use jurisdiction of the City of Imperial Beach; 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 Imperial Beach 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 Update to Implement the NOLF Imperial Beach Airport Land Use Compatibility Plan, City of Imperial Beach, is consistent with the NOLF Imperial Beach ALUCP, adopted in 2015, based upon the following facts and findings:

- (1) The proposed project consists of an update to the City of Imperial Beach General Plan, which applies the noise exposure contour, airspace protection, and safety zone compatibility criteria of the ALUCP to the use of properties located within the AIA under the city's land use jurisdiction.
- (2) Pursuant to the ALUCP and Public Utilities Code §21676, referral of only certain specified actions to the ALUC for consistency determination continues to be mandatory after the ALUC has deemed a local agency General Plan consistent with the ALUCP. The following actions remain mandatory for ALUC review: approval of and/or an amendment to a general, specific, or other land use plan, zoning ordinance (including rezones), or building regulation; and, any project that has been determined to be an airspace hazard by the FAA.
- (3) The proposed project incorporates policies that implement the requirements of the ALUCP for affected properties within the AIA under the land use jurisdiction of the City of Imperial Beach.
- (4) Therefore, the proposed project is consistent with the NOLF Imperial Beach 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 special meeting this 30<sup>th</sup> day of May, 2019, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL