

**CONSISTENCY DETERMINATION
OCEANSIDE MUNICIPAL AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
March 7, 2013**

Item # 3 Resolution # 2013-0004 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 288 MULTI-FAMILY RESIDENTIAL UNITS WITH
COMMERCIAL SPACE AT 3206 CAROLYN CIRCLE, CITY OF OCEANSIDE**

Description of Project: The proposed project involves the construction of 288 residential units within 14 separate buildings, including leasable, ground-floor commercial space.

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 ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued by the FAA.

Safety Zones: The proposed project is located within Safety Zone 6 (see attached map). The ALUCP identifies residential and commercial uses located within Safety Zone 6 as compatible with airport uses.

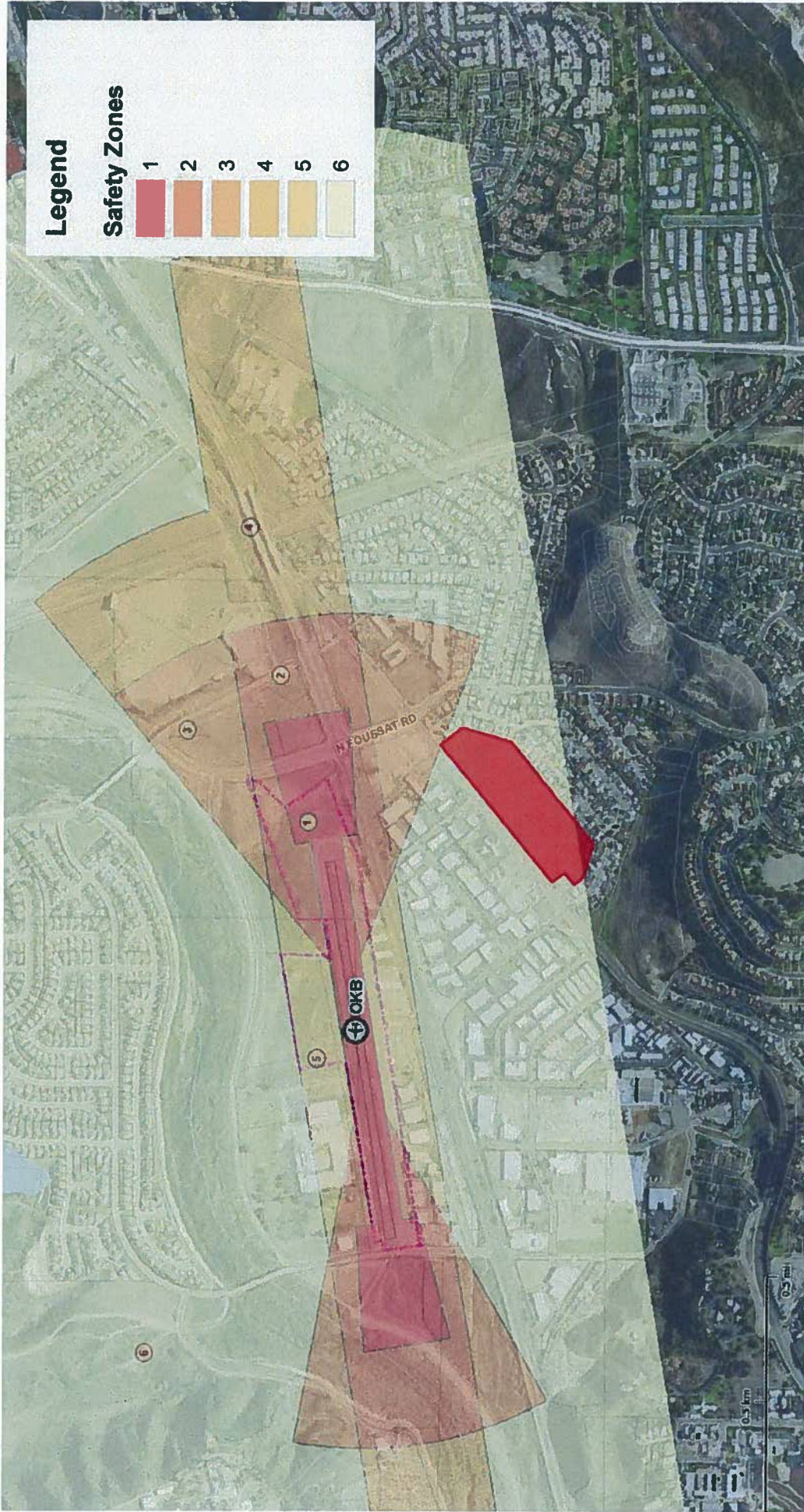
Overflight Notification: The proposed project is located within the overflight notification area of the ALUCP. The ALUCP requires recordation of overflight notification for new residential uses.

Ownership: The property is owned by the City of Oceanside. The developers are Community Housing Works of San Diego and National Community Renaissance of Rancho Cucamonga. The architect is RRM Design Group of San Clemente. The engineer is Hunsaker & Associates of San Diego. The planner and landscape architect is the Lightfoot Planning Group of Carlsbad.

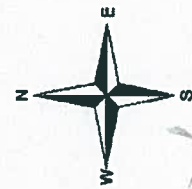
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Oceanside Municipal Airport ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the Oceanside Municipal Airport ALUCP.

Conditions: Recordation of an overflight notification with the County Recorder.

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3206 Carolyn Circle
APN 146-061-03 & 160-270-12



RESOLUTION NO. 2013-0004 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 288 MULTI-FAMILY RESIDENTIAL UNITS WITH COMMERCIAL SPACE AT 3206 CAROLYN CIRCLE, CITY OF OCEANSIDE, IS CONDITIONALLY CONSISTENT WITH THE OCEANSIDE 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 Oceanside to determine the consistency of a proposed development project: Construction of 288 Multi-Family Residential Units with Commercial Space at 3206 Carolyn Circle, City of Oceanside, which is located within the Airport Influence Area (AIA) for the Oceanside 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 288 residential units with commercial space; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential and commercial uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within Safety Zone 6, and the ALUCP identifies residential and commercial uses located within Safety Zone 6 as compatible with airport uses; 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; 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 Oceanside 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 288 Multi-Family Residential Units with Commercial Space at 3206 Carolyn Circle, City of Oceanside, is conditionally consistent with the Oceanside Municipal Airport ALUCP, which was adopted in and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of 288 residential units with commercial space.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies residential and commercial uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued by the FAA.
- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies residential and commercial uses located within Safety Zone 6 as compatible with airport uses.
- (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. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Oceanside 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 March, 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

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