

**CONSISTENCY DETERMINATION  
BROWN FIELD MUNICIPAL AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
April 4, 2013**

Item # 3                      Resolution # 2013-0007 ALUC

Recommendation: Conditionally Consistent

**OTAY RANCH VILLAGES 3 & 4 SPECIFIC PLAN AT HERITAGE ROAD AND  
WUESTE ROAD, CITY OF CHULA VISTA**

Description of Project: Based on plans submitted to the ALUC, the project is a conceptual plan over 436 acres with properties for 1,028 single-family, 840 multi-family and 80 mixed-use residential units. The plan also would feature an elementary school, community facility, park, and sites for office, commercial and industrial uses. As a conceptual plan, no actual construction is proposed by the project. The application was deemed complete by ALUC staff on March 21, 2013.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contours. The ALUCP identifies all land uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The project does not currently propose any construction of actual structures, but because the project lies within the Federal Aviation Administration (FAA) notification area, future, proposed structures must secure a determination of no hazard to air navigation issued by the FAA in all instances where FAA notice is required.

Safety Zones: A portion of the proposed project is located within Safety Zone 6. (See the attached map.) The ALUCP identifies all project land uses located Safety Zone 6 as compatible with airport uses.

Overflight Notification Area: 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, and the City of Chula Vista has an adopted ordinance which requires such recordation for new residences.

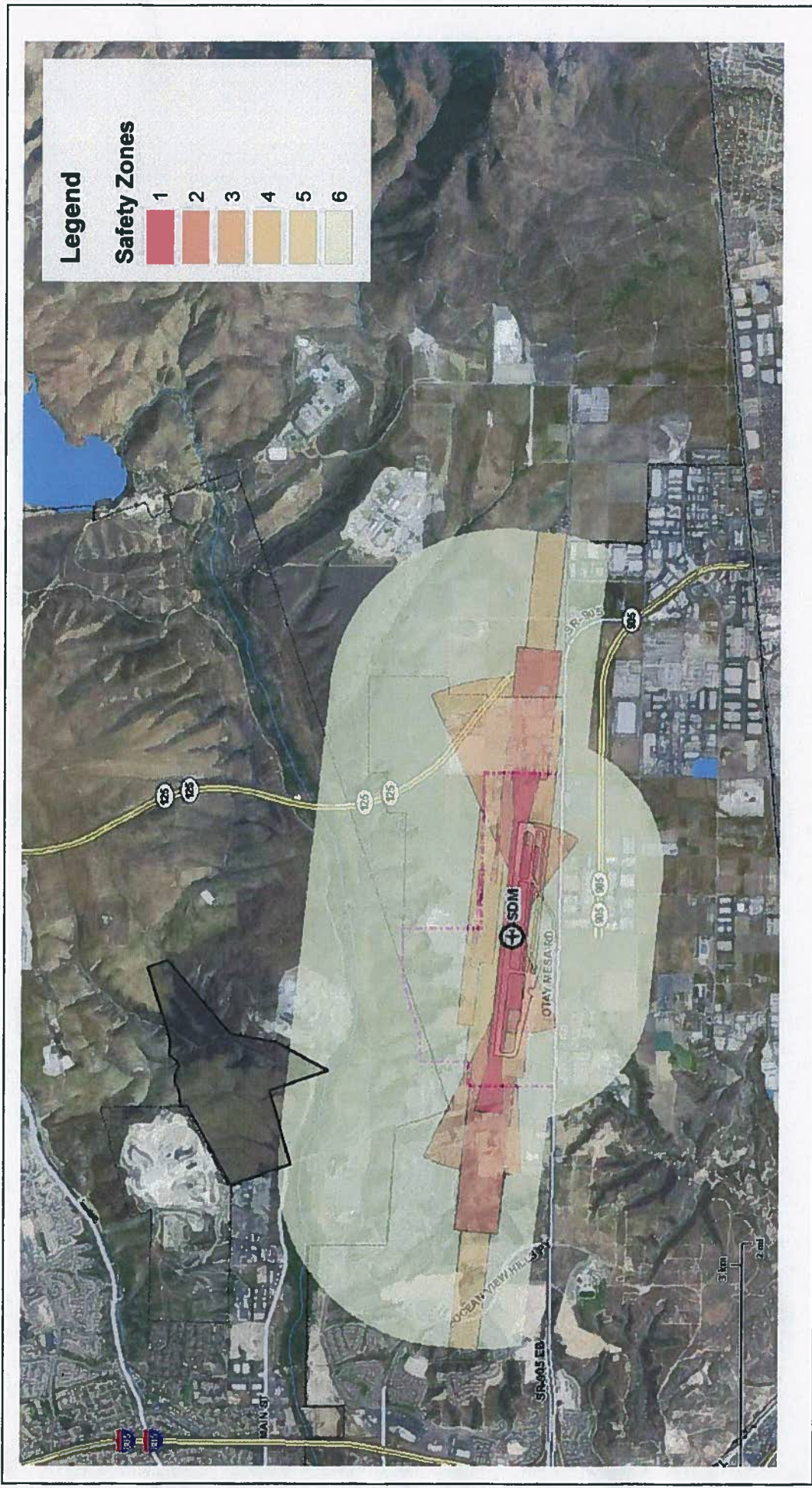
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Interests Disclosure: The properties are owned by O V Three Two LLC of Newport Beach and SSBT LCRE V LLC of San Francisco. The civil engineer is Hunsaker & Associates of San Diego.

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

Conditions: 1) Obtain a determination of no hazard to air navigation from the FAA for any structure which meets notification criteria.  
2) Record an overflight notification for each residential property within the specific plan project area.

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**Otay Ranch Villages 3 & 4**  
**APN 644-060-07, -15, & -19**



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RESOLUTION NO. 2013-0007 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: OTAY RANCH VILLAGES 3 & 4 SPECIFIC PLAN AT HERITAGE ROAD AND WUESTE ROAD, CITY OF CHULA VISTA, 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 Chula Vista to determine the consistency of a proposed development project: Otay Ranch Villages 3 & 4 Specific Plan at Heritage Road and Wueste Road, City of Chula Vista, 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 is a conceptual plan providing for residential units, an elementary school, community facility, park, and sites for office, commercial, and industrial uses; and

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

WHEREAS, the proposed project is located within the Federal Aviation Administration (FAA) notification area and may require FAA review for future construction; and

WHEREAS, the proposed project is partially located within Safety Zone 6, and the ALUCP identifies all project 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

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WHEREAS, the ALUC has provided an opportunity for the City of Chula Vista 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: Otay Ranch Villages 3 & 4 Specific Plan at Heritage Road and Wueste Road, City of Chula Vista, 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 is a conceptual plan providing for residential units, an elementary school, community facility, park, and sites for office, commercial, and industrial uses.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all land uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is located within the Federal Aviation Administration (FAA) notification area but does not involve the actual construction of structures. The ALUCP requires FAA notification of structures meeting notice criteria prior to construction. Therefore, as a condition of project approval, future, proposed structures must secure a determination of no hazard to air navigation issued by the FAA in all instances where FAA notice is required.
- (4) The proposed project is located partially within Safety Zone 6. The ALUCP identifies all project 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, and the City of Chula Vista has an adopted ordinance which requires such recordation for new residences. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit.
- (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 4<sup>TH</sup> day of April, 2013, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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