

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 13, 2012**

Item # 4 Resolution # 2012-0008 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 3 HOTELS AT 2220 LEE COURT, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of three lodging facilities with a total of 650 rooms, conference and banquet facilities on a building site of 15.7 acres.

Noise Contours: The proposed project is located within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contours (See the attached map). The ALUCP identifies residential uses located within the 60-65 and 65-70 dB CNEL noise contours as conditionally compatible with airport uses, provided that the buildings 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 proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable heights for a project on this site are approximately 150 and 174 feet Above Mean Sea Level (AMSL) based on contour elevations. The elevation of the site is approximately 11 feet AMSL and the maximum structural height is another 80 feet, resulting in a total project height of approximately 91 feet AMSL. Therefore, the project complies with the AAOZ. Additionally, the project has obtained a determination of no hazard to air navigation from the Federal Aviation Administration (FAA).

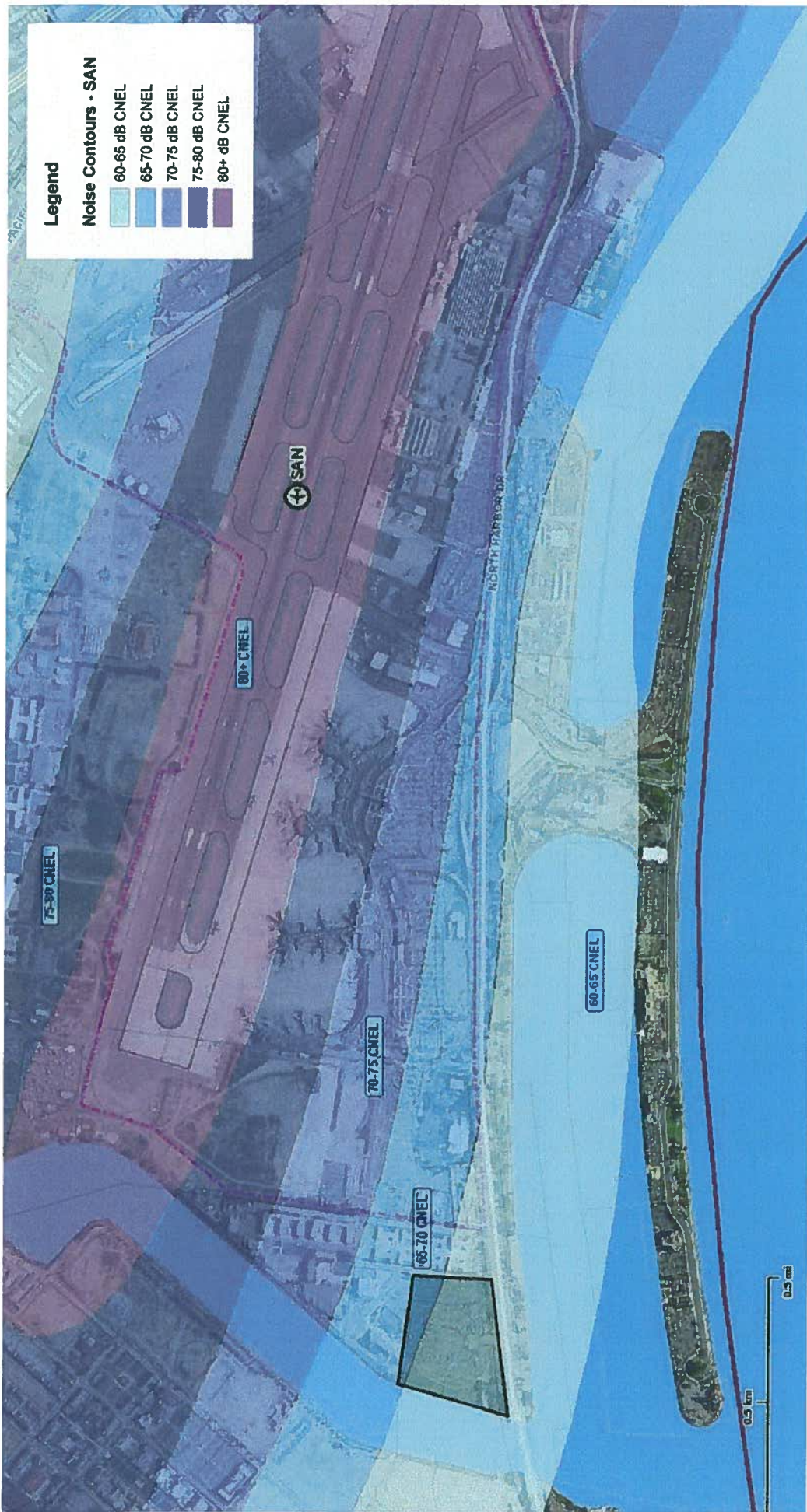
Safety Zones: The proposed project is located outside the Runway Protection Zones (RPZs).

Ownership: The property is owned by McMillian NTC, LLC of San Diego. The architect is Joseph Wong Design Associates of San Diego. The civil engineer is RBF Consulting of San Diego. The traffic engineer is Kimley Horn & Associates of San Diego. The geotechnical consultant is GeoCon, Inc. of San Diego. The environmental consultant is KLR Planning of San Diego. The landscape architect is Wimmer, Yamada & Caughey of San Diego. The entitlement consultant is Atlantis Group of San Diego.

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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.



2220 Lee Court, San Diego
APN 450-830-08, -09, -10, -11, -12 & -13



RESOLUTION NO. 2012-0008 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 3 HOTELS AT 2220 LEE COURT, 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 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 3 Hotels at 2220 Lee Court, 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), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of three lodging facilities with a total of 650 rooms, conference and banquet facilities; and

WHEREAS, the proposed project would be located within the 60-65 and 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contours, and the ALUCP identifies residential uses located within the 60-65 and 65-70 dB CNEL noise contours as compatible with airport uses, provided that the buildings 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 in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions, and determinations of no hazard to air navigation have been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside the Runway Protection Zones (RPZs); 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 3 Hotels at 2220 Lee Court, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of three lodging facilities with a total of 650 rooms, conference and banquet facilities.
- (2) The proposed project is located within the 60-65 and 65-70 dB CNEL noise contours. The ALUCP identifies residential uses located within the 60-65 and 65-70 dB CNEL noise contours 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 structures 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 within the AAOZ. The maximum allowable heights for a project on this site are approximately 150 and 174 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 91 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP. Additionally, determinations of no hazard to air navigation have been issued by the FAA.
- (4) The proposed project is located outside the RPZs.
- (5) 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 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 special meeting this 13TH day of December, 2012, 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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