

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
December 13, 2012**

Item # 5 Resolution # 2012-0009 ALUC

Recommendation: Conditionally Consistent

**HOUSING ELEMENT GENERAL PLAN AMENDMENT AND ZONE
RECLASSIFICATION AT 9914 & 9936 BUENA VISTA AVENUE, CITY OF
SANTEE**

Description of Project: Based on plans submitted to the ALUC, the project proposes a City General Plan amendment and zone reclassification for two properties to increase allowed residential density from 14 units per acre to 22 units per acre, without any physical construction.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour (See the attached map). 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.

Airspace Protection Surfaces: The project does not propose any physical construction.

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

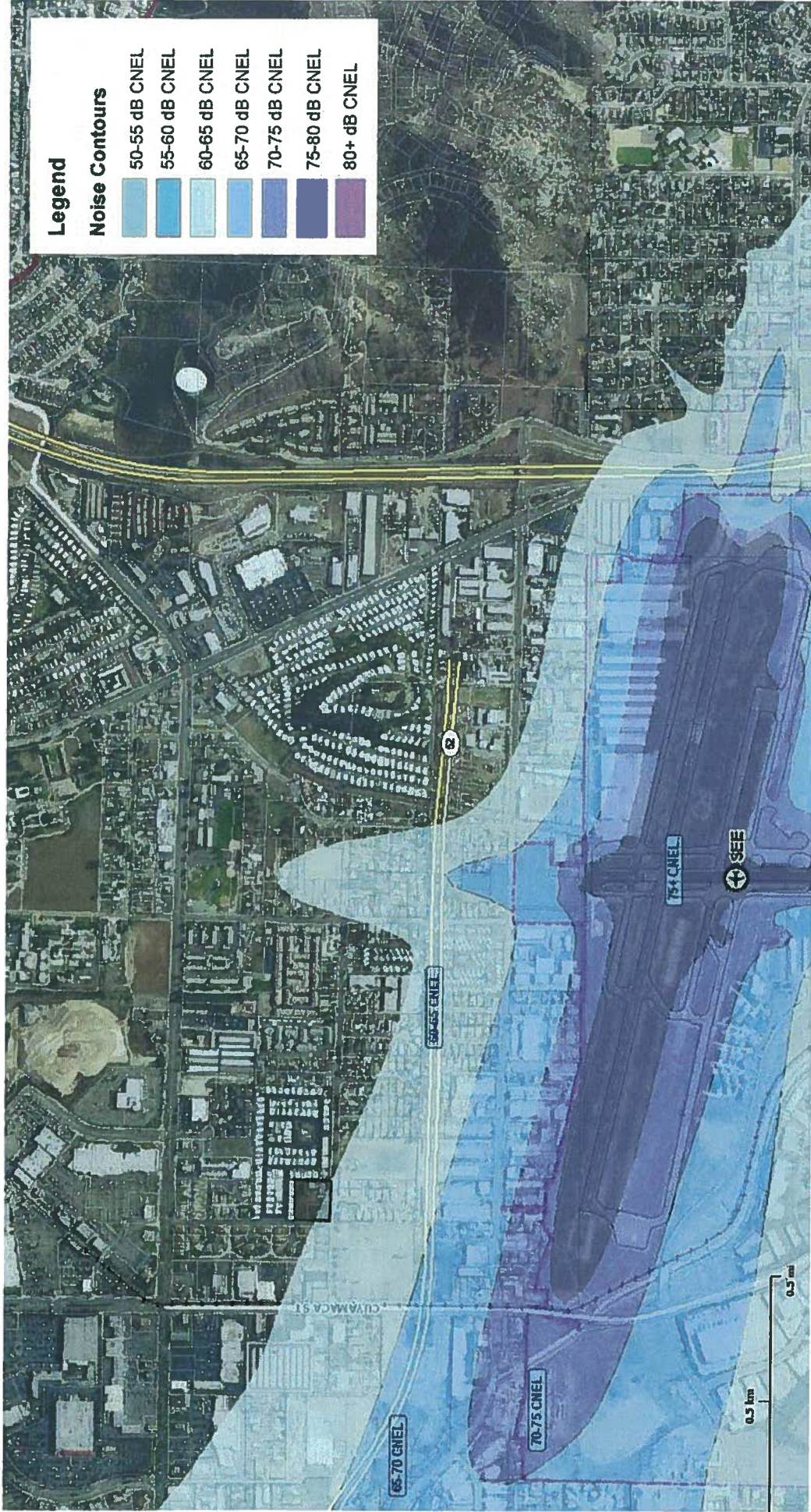
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder.

Ownership: The proposed project is a land use action initiated by the City of Santee.

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

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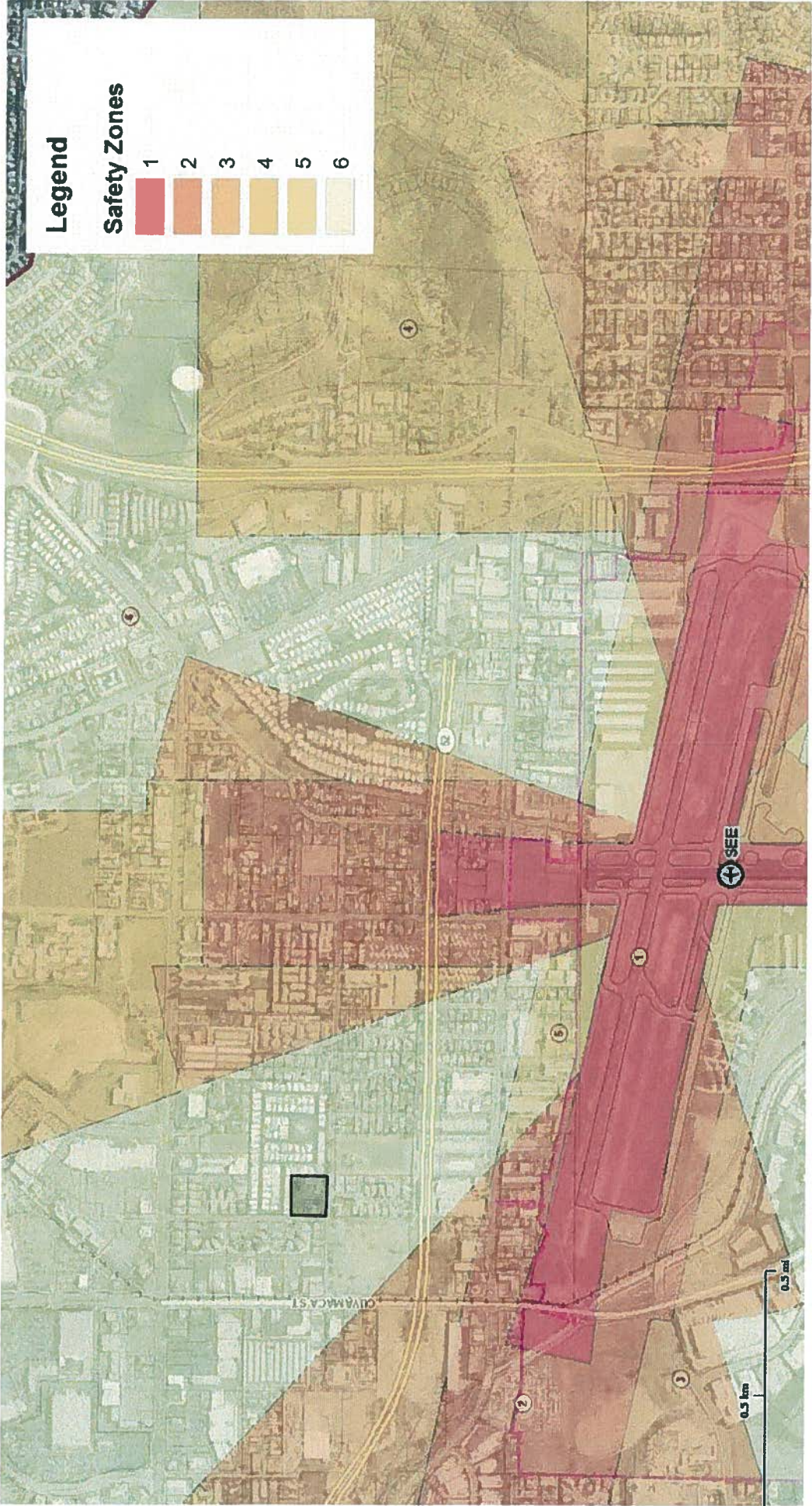
- Conditions:
- 1) Sound attenuation to an interior noise level of 45 dB CNEL.
 - 2) Recordation of an overflight notification with the County Recorder.



9914 & 9936 Buena Vista Avenue, City of Santee
APN 384-042-22 & -23



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9914 & 9936 Buena Vista Avenue, City of Santee
APN 384-042-22 & -23



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RESOLUTION NO. 2012-0009 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: HOUSING ELEMENT GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AT 9914 & 9936 BUENA VISTA AVENUE, CITY OF SANTEE, IS CONDITIONALLY CONSISTENT WITH THE GILLESPIE FIELD 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 Santee to determine the consistency of a proposed development project: Housing Element General Plan Amendment and Zone Reclassification at 9914 & 9936 Buena Vista Avenue, City of Santee, which is located within the Airport Influence Area (AIA) for the Gillespie Field 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 a city general plan amendment and zone reclassification for two properties to increase allowed residential density from 14 units per acre to 22 units per acre, without any physical construction; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because it does not involve any physical construction; and

WHEREAS, the proposed project is located within Safety Zone 6, and the ALUCP identifies residential 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 Santee 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: Housing Element General Plan Amendment and Zone Reclassification at 9914 & 9936 Buena Vista Avenue, City of Santee, is conditionally consistent with the Gillespie Field ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves a city general plan amendment and zone reclassification for two properties to increase allowed residential density from 14 units per acre to 22 units per acre, without any physical construction.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as 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 structures must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because it does not involve any physical construction.
- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies residential 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 for any new residential unit.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field 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