

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
APRIL 7, 2011**

Item # 3                      Resolution # 2011-0007 ALUC

**Recommendation: Conditionally Consistent**

**CONSTRUCTION OF 18 SINGLE-FAMILY RESIDENTIAL UNITS AT  
3980 C STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 18 single-family residences within a newly proposed subdivision of 18 lots ranging in area from 5,396 to 10,850 square feet.

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. 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 not located within the City of San Diego Airport Approach Overlay Zone (AAOZ); however, the project exceeds an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA). The project application accordingly included a determination of no hazard to air navigation issued by the FAA.

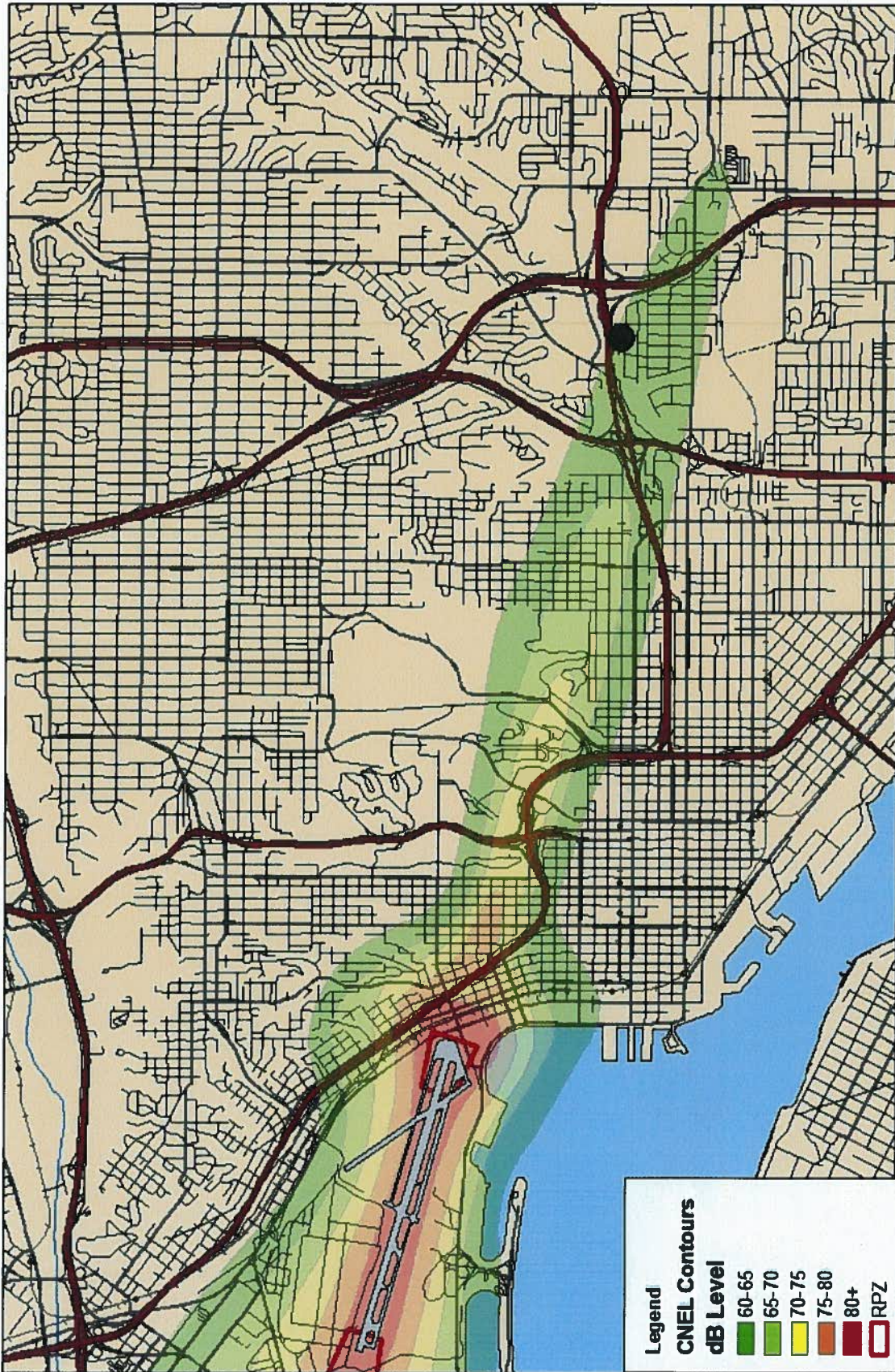
Safety Zones: The proposed project is located outside the Runway Protection Zone (RPZ).

Ownership: The property owner is Russell Walker of Spring Valley. The engineer is J & B Engineers & Surveyors. The architect is the Urban Design Group of San Diego. The biological consultant is Pacific Southwest Biological Services of National City. The geotechnical engineer is Christian Wheeler Engineering of San Diego. The landscape architect is George Mercer and Associates of La Mesa.

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 aviation easement with the County Recorder.

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**3980 C Street**  
**(APN: 541-370-09 et al)**



**Legend**

**CNEL Contours**

**dB Level**

- 60-65
- 65-70
- 70-75
- 75-80
- 80+
- RPZ
- fwy
- majorrds
- roads

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RESOLUTION NO. 2011-0007 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 18 SINGLE-FAMILY RESIDENTIAL UNITS AT 3980 C STREET, 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 18 Single-Family Residential Units at 3980 C Street, 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 18 single-family residences; 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 conditionally compatible with airport uses, provided that the project is sound attenuated to 45 dB CNEL interior noise levels, and that an aviation easement for aircraft noise and height is recorded with the County Recorder; and

WHEREAS, the proposed project is not located within the Airport Approach Overlay Zone (AAOZ) for SDIA but exceeds an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA) and the FAA has issued a determination of no hazard to air navigation; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ), and the ALUCP identifies residential uses located outside the RPZ as compatible with airport 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 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 18 Single-Family Residential Units at 3980 C Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 18 single-family residences.
- (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 conditionally compatible with airport uses, provided that the project is sound attenuated to the 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the project must be sound attenuated to the 45 dB CNEL interior noise level.
- (3) The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder for land uses for which sound attenuation is required. Therefore, as a condition of project approval, an aviation easement for aircraft noise and height must be recorded for the project with the County Recorder.
- (4) The proposed project is located outside the AAOZ for the SDIA but exceeds an airspace threshold which would require an obstruction evaluation from the FAA. The FAA has issued a determination of no hazard to air navigation. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (5) The proposed project is located outside the RPZ. The ALUCP identifies residential uses located outside the RPZ as compatible with airport uses.
- (6) 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.

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PASSED, ADOPTED AND APPROVED by the ALUC for San Diego  
County at a regular meeting this 7<sup>th</sup> day of April, 2011, 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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