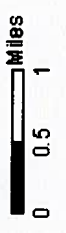


**7063 Carroll Road
(APN: 343-220-07)**



Legend

- fwy
- major roads

2008 Noise Contours

dB CNEL

- 60-65
- 65-70
- 70-75
- 75+
- APZ 1
- APZ 2
- CZ
- TZ

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RESOLUTION NO. 2010-0049 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF RECORDING STUDIO WITHIN EXISTING WAREHOUSE BUILDING AT 7063 CARROLL ROAD, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MARINE CORPS AIR STATION MIRMAR 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: Establishment of Recording Studio within Existing Warehouse Building at 7063 Carroll Road, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), adopted in 2008; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the interior tenant improvement of an existing warehouse building for use as a recording studio; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies recording studios located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to 50 dB CNEL interior noise levels; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing building; and

WHEREAS, the proposed project is located outside the Accident Potential Zones (APZs) and Transition Zone (TZ); 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, the U.S. Marine Corps, and interested members of the public to present information regarding this matter;

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NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Establishment of Recording Studio within Existing Warehouse Building at 7063 Carroll Road, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was adopted in 2008, based upon the following facts and findings:

- (1) The proposed project involves the interior tenant improvement of an existing warehouse building for use as a recording studio.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies recording studios located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project is sound attenuated to the 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the project must be sound attenuated to the 50 dB CNEL interior noise level.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing building.
- (4) The proposed project is located outside the APZs and TZ.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.

BE IT FUTHER RESOLVED that this ALUC action 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 7th day of October, 2010, 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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