

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
OCTOBER 7, 2010**

Item # 6

Resolution # 2010-0051 ALUC

Recommendation: Consistent

**CONSTRUCTION OF NEIGHBORHOOD SHOPPING CENTER AT 10055
MISSION GORGE ROAD, CITY OF SANTEE**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 4,400 square foot self-service car wash, a 3,200 square foot drive-through restaurant, and a two-story, 8,800 square foot retail sales and office building with associated parking. The project would be located on a vacant property of 1.85 acres.

Noise Contours: The proposed project is located outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies office and commercial uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

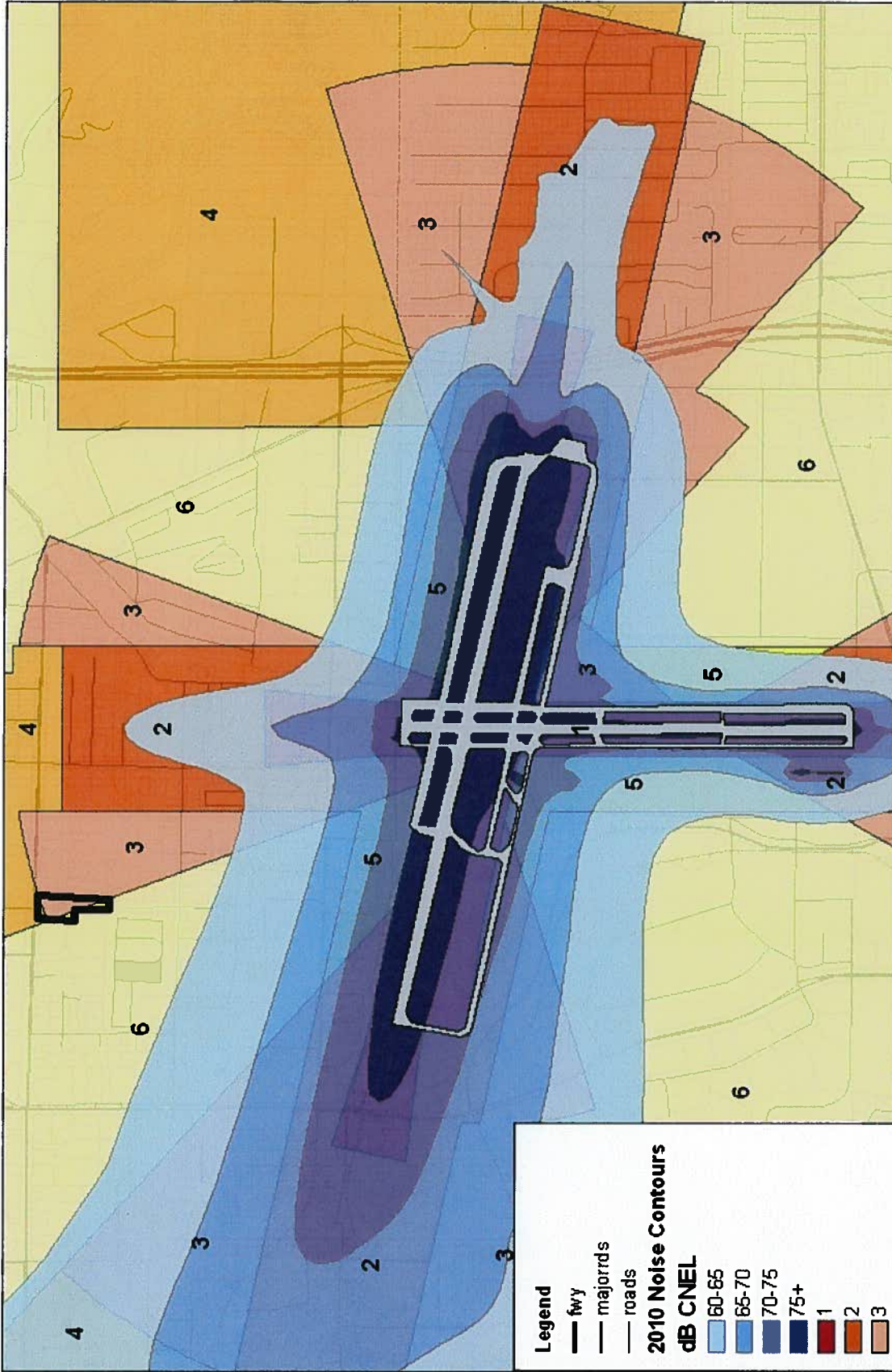
Airspace Protection Surfaces: The maximum height of the proposed project structures will be 30 feet above ground level. The height of the proposed project is consistent with the ALUCP because the vacant property is completely surrounded and shielded by existing structures of permanent and substantial character such that notification to the Federal Aviation Administration (FAA) is not required pursuant to Section 77.15 of Title 14 of Federal Regulations.

Safety Zones: The property of the proposed project is located within Safety Zones 3, 4, and 6. The ALUCP identifies neighborhood shopping centers as compatible within Zone 6 and conditionally compatible within Zones 3 and 4, provided that the project floor area ratio (FAR) does not exceed 0.36. The project has a FAR of 0.2 and thus complies with this condition.

Ownership: The property is owned by Five Star Synergy of Buena Park. The architect is Archidas Development of Anaheim.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Gillespie Field ALUCP adopted in 2010, staff recommends that the ALUC make the determination that the project is consistent with the Gillespie Field ALUCP.

000029



Legend

- fwy
- majorrds
- roads

2010 Noise Contours

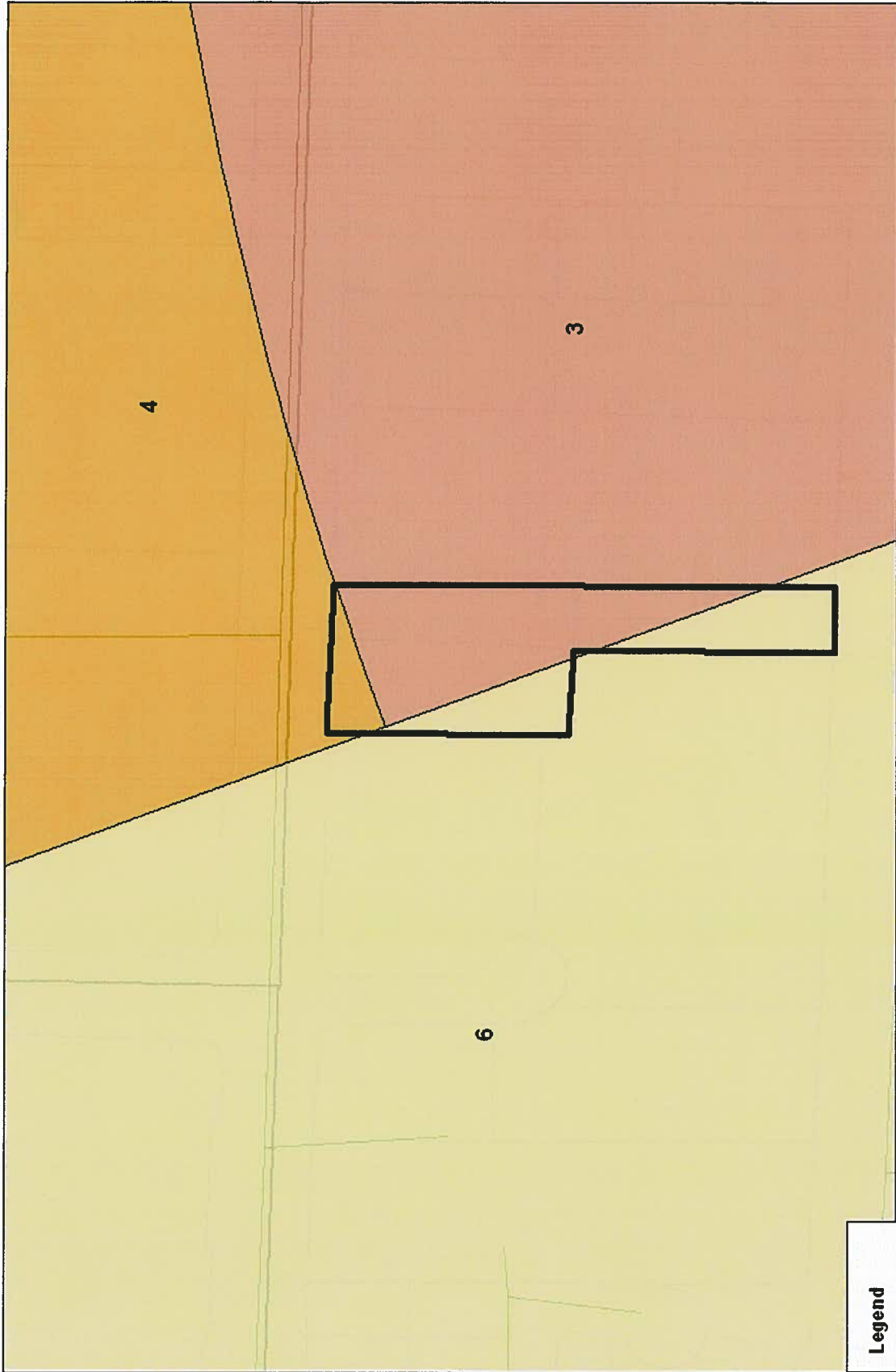
dB CNEL

- 60-65
- 65-70
- 70-75
- 75+
- 1
- 2
- 3
- 4
- 5
- 6



10055 Mission Gorge Road
(APN: 384-043-01, 384-080-42 & -43)

0 0.05 0.1 Miles



**10055 Mission Gorge Road
(APN: 384-043-01 et al)**



Legend	
	fwy
	majorrds
	roads

000031

RESOLUTION NO. 2010-0051 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF NEIGHBORHOOD SHOPPING CENTER AT 10055 MISSION GORGE ROAD, CITY OF SANTEE, IS 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: Construction of Neighborhood Shopping Center at 10055 Mission Gorge Road, City of Santee, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a self-service car wash, drive-through restaurant, and a two-story retail sales and office building with associated parking; and

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

WHEREAS, Part 77.15 of Title 14 of the Code of Federal Regulations provides in pertinent part: "No person is required to notify the Administrator for any of the following construction or alteration: (a) Any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation"; and

WHEREAS, the proposed project would comply with Part 77.15 of Title 14 of the Code of Federal Regulations with respect to airspace protection surfaces and hence would not require notification and review by the Federal Aviation Administration (FAA); and

000032

WHEREAS, the proposed project is located within Safety Zones 3, 4, and 6, and the ALUCP identifies neighborhood shopping centers as compatible within Zone 6 and conditionally compatible within Zones 3 and 4, provided that the project floor area ratio (FAR) does not exceed 0.36, and the project complies with a FAR of 0.2; 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: Construction of Neighborhood Shopping Center at 10055 Mission Gorge Road, City of Santee, is consistent with the Gillespie Field ALUCP, which was adopted in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of a self-service car wash, drive-through restaurant, and a two-story retail sales and office building with associated parking.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies office and commercial uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because it does not require notification to and review by the FAA per Part 77.15 of Title 14 of the Code of Federal Regulations because the project would be surrounded and shielded by existing structures of permanent and substantial character.
- (4) The proposed project is located within Safety Zones 3, 4, and 6. The ALUCP identifies neighborhood shopping centers as compatible within Zone 6 and conditionally compatible within Zones 3 and 4, provided that the project floor area ratio (FAR) does not exceed 0.36, and the project complies with a FAR of 0.2.
- (5) Therefore, the proposed project is consistent with the adopted Gillespie Field 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.

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

000034