

**CONSISTENCY DETERMINATION  
FALLBROOK COMMUNITY AIRPARK  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
NOVEMBER 4, 2010**

Item #3                      Resolution # 2010-0053 ALUC

Recommendation: Conditionally Consistent

**SUBDIVISION TO CREATE 21 SINGLE-FAMILY RESIDENTIAL UNITS AT  
2270 SOUTH MISSION ROAD, COUNTY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the subdivision of a 17.3 acre property into 21 single-family residential lots ranging in area from 0.5 to 0.69 acres. No actual construction is proposed.

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 residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The potential height of future project structures would be 35 feet above ground level according to property zoning. That height is consistent with the ALUCP because it does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zone 6. 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 each new residential lot be recorded with the County Recorder.

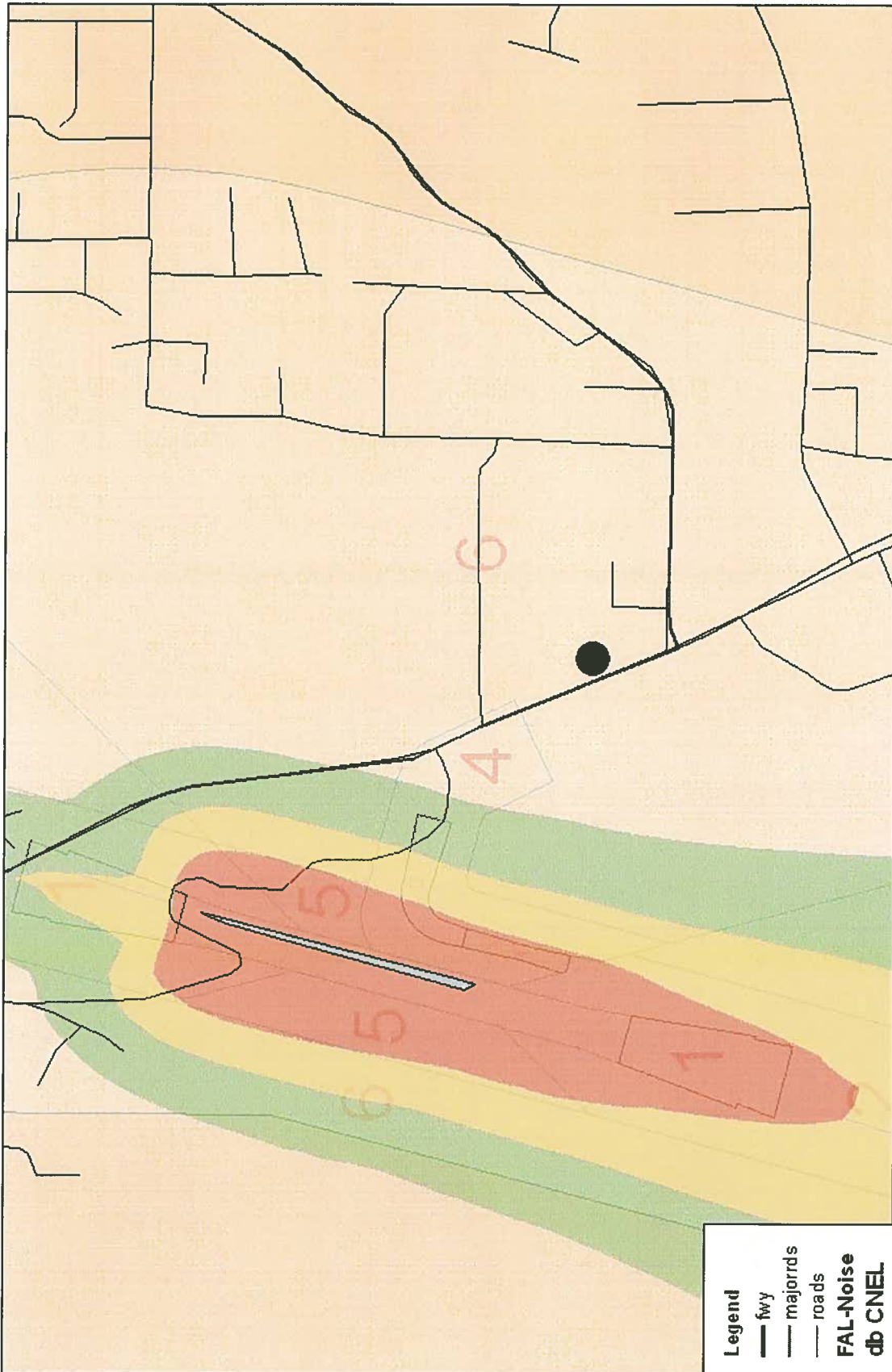
Ownership: The property is owned by Federico and Heather Martinez of Fallbrook. The engineer is RBF Consulting of Carlsbad.

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

Condition: Recordation of an overflight notification with the County Recorder.

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**2270 South Mission Road  
(APN: 106-151-13)**

Miles  
0 0.04 0.08

Legend	
—	fwy
—	major rds
—	roads
<b>FAL-Noise db CNEL</b>	
■	55-60
■	60-65
■	65+

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RESOLUTION NO. 2010-0053 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: SUBDIVISION TO CREATE 21 SINGLE-FAMILY RESIDENTIAL UNITS AT 2270 SOUTH MISSION ROAD, COUNTY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE FALLBROOK COMMUNITY AIRPARK 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 County of San Diego to determine the consistency of a proposed development project: Subdivision to Create 21 Single-Family Residential Units at 2270 South Mission Road, County of San Diego, which is located within the Airport Influence Area (AIA) for the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP), adopted in 2006; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the subdivision of a property into 21 single-family residential lots with no construction proposed; and

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

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because potential heights of future structures would not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA); 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 that an overflight notification for each new residential lot be recorded with the County Recorder; and

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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 County 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: Subdivision to Create 21 Single-Family Residential Units at 2270 South Mission Road, County of San Diego, is conditionally consistent with the Fallbrook Community Airpark ALUCP, which was adopted in 2006, based upon the following facts and findings:

- (1) The proposed project involves the subdivision of a property into 21 single-family residential lots with no construction proposed.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies residential 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 potential heights of future structures would not exceed an airspace threshold which would require an obstruction evaluation from the FAA.
- (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 that an overflight notification for each new residential lot be recorded with the County Recorder.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Fallbrook Community Airpark 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 4<sup>th</sup> day of November, 2010, 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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