

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
DECEMBER 2, 2010**

Item # 2 Resolution # 2010-0054 ALUC

Recommendation: Consistent

ESTABLISHMENT OF NEW USES WITHIN EXISTING NTC PROMENADE BUILDINGS AT LIBERTY STATION (DEWEY ROAD, HISTORIC DECATUR ROAD, ROOSEVELT ROAD, ROSECRANS STREET, & TRUXTON ROAD), CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the interior improvement of 16 existing, historic buildings ranging in area from 455 to 20,365 square feet. The buildings were all previously used as part of the Naval Training Center (NTC) and retain their original, numeric designations. The buildings propose a variety of new civic, commercial, office, and public assembly uses as detailed by building number in the attached table.

Noise Contours: The proposed project is located within the 75-80 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP does not address the compatibility of any new civic or commercial uses within any noise contours, but does define the 70 dB CNEL noise contour as a threshold above which offices and public assembly uses are not considered compatible. However, according to documentation from Heritage Architecture & Planning submitted to the ALUC, those project buildings which propose office and public assembly uses are continuing the prior uses of the corresponding buildings at the time of base closure. Therefore, these uses are considered existing land uses over which the ALUC does not have jurisdiction.

Airspace Protection Surfaces: The proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ); however, no changes are proposed to the existing heights of any project buildings, with one minor exception. A historic flag standard is proposed to be re-installed atop Building 22, but this action would not exceed the height of the adjacent buildings shielding it, and the project has accordingly provided a certification from the project proponent that the standard is substantially shielded by existing physical structures such that notification to the Federal Aviation Administration (FAA) is not required pursuant to Title 14 of the Code of Federal Regulations Part 77.15.

000005

Safety Zones: The proposed project is located outside the Runway Protection Zone (RPZ) of SDIA as promulgated by the FAA in the approved Airport Layout Plan (ALP).

Ownership: The property is owned by the Redevelopment Agency of the City of San Diego with the NTC Foundation as lessee. The architect is Heritage Architecture & Planning of San Diego.

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 consistent with the SDIA ALUCP.

**NTC FOUNDATION
Land Use Categories**

Building #	GSF (1)	Historic Use	Proposed Use
2	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
3	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
4	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
5	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms

000007

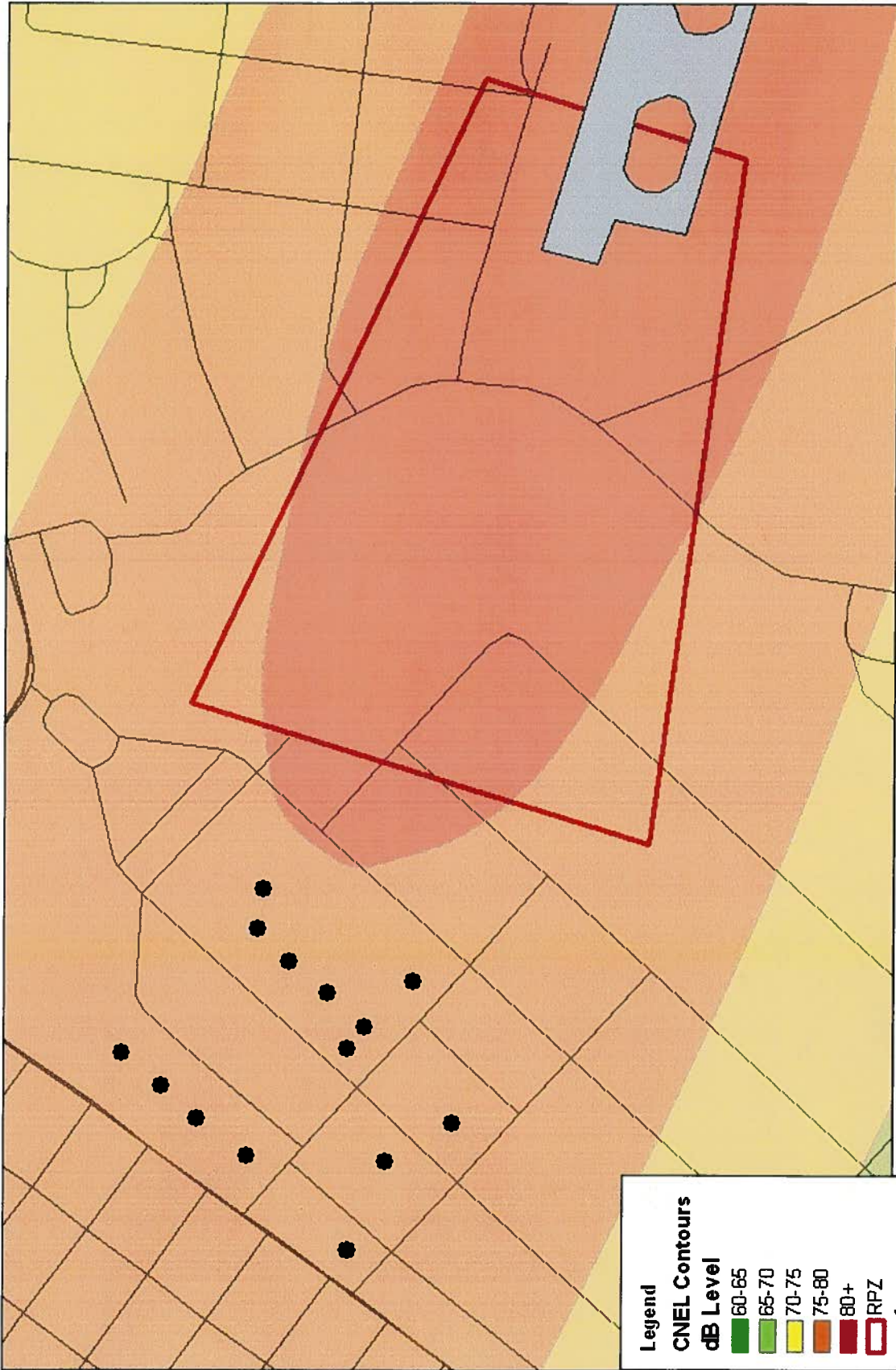
17	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
18	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
22	500	Pump House/Heating System	Museum Support, Gift Shop, Galleries, Food and Beverage Service, Retail, Artist Studios.
25	12,700	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
26	13,400	Barracks, Offices	Offices, Exercise Rooms, Food and Beverage service and entertainment, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Private Clubs, Lodges and Fraternal Organizations, Classrooms
35	20,400	Auditorium 1	Assembly use (2), Entertainment, Exhibitions, Live Theater, Cinema, Food and Beverage Service

178	41,000	Navy Exchange	Food and Beverage Service, Conference/Meeting and Assembly Space, Offices, Exercise Rooms, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Classrooms, Radio and Television Studio
198	1,600	Gate House #3	Food and Beverage Service, Offices, Exercise Rooms, Instructional Studios, Galleries, Exhibit Rooms, Museums, Retail, Artist Studios, Classrooms
Quarters A	3,274 (3)	Officers Quarters A	Offices, Museums, Visitor Accommodations, Instructional Studios, Galleries, Classrooms
Quarters B	1,637 (3)	Officers Quarters B	Offices, Museums, Visitor Accommodations, Instructional Studios, Galleries, Classrooms
Quarters C	1,637 (3)	Officers Quarters C	Offices, Museums, Visitor Accommodations, Instructional Studios, Galleries, Classrooms
Quarters D	3,480 (3)	Officers Quarters D	Offices, Museums, Visitor Accommodations, Instructional Studios, Galleries, Classrooms

Footnotes:

- (1) From Table 2.7 of NTC Precise Plan and Local Coastal Program – September, 2001.
- (2) Occupancy will not exceed historic occupancy of 1,800 persons
- (3) Properties not included in NTC Precise Plan and Local Coastal Program – September, 2001

August 24, 2010



Legend

CNEL Contours

dB Level

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



**NTC Promenade at Liberty Station
(Dewey Road, Historic Decatur Road,
Roosevelt Road, Rosecrans Street & Truxton Road)**

0 0.03 0.06 Miles

RESOLUTION NO. 2010-0054 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF NEW USES WITHIN EXISTING NTC PROMENADE BUILDINGS AT LIBERTY STATION (DEWEY ROAD, HISTORIC DECATUR ROAD, ROOSEVELT ROAD, ROSECRANS STREET, & TRUXTON ROAD), CITY OF SAN DIEGO, IS 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: Establishment Of New Uses Within Existing NTC Promenade Buildings At Liberty Station (Dewey Road, Historic Decatur Road, Roosevelt Road, Rosecrans Street, & Truxton Road), 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 interior improvement of 16 existing, historic buildings for a variety of civic, commercial, office, and public assembly uses; and

WHEREAS, the proposed project would be located within the 75-80 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP does not address the compatibility of any civic or commercial uses within any noise contours; and

WHEREAS, the proposed project would include office and public assembly uses, and while the ALUCP defines the 70 dB CNEL noise contour as a threshold above which offices and public assembly uses are not considered compatible, documentation presented to the ALUC indicates that the uses are continuing the office and public assembly uses which existed as the most recent uses of the respective buildings, and, as the ALUC does not have jurisdiction over existing uses, the continuation of existing uses is not subject to ALUC review; 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 is located within the Airport Approach Overlay Zone (AAOZ), but does not propose any changes in the heights of the existing buildings, apart from the reinstallation of a historic flag standard on one building which is shielded in height by adjacent buildings and therefore does not require notice to the Federal Aviation Administration (FAA) per certification from the project proponent; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ) of SDIA as promulgated by the FAA in the approved Airport Layout Plan (ALP); 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 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: Establishment Of New Uses Within Existing NTC Promenade Buildings At Liberty Station (Dewey Road, Historic Decatur Road, Roosevelt Road, Rosecrans Street, & Truxton Road), City of San Diego, is 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 interior improvement of 16 existing, historic buildings for a variety of civic, commercial, office, and public assembly uses.

- (2) The proposed project is located within the 75-80 dB CNEL noise contour. The ALUCP does not address the compatibility of any civic or commercial uses within any noise contours, but does identify office and public assembly uses as incompatible within any noise contour in excess of 70 dB CNEL. However, documentation presented to the ALUC indicates that the proposed office and public assembly uses are continuing the most recent uses of the respective buildings, and, as the ALUC does not have jurisdiction over existing uses, the continuation of existing uses is not subject to ALUC review.
- (3) The proposed project is located within the AAOZ for the SDIA but does not propose any changes in the heights of the existing buildings, apart from the reinstallation of a historic flag standard on one building which is shielded in height by adjacent buildings and therefore does not require notice to the FAA per certification from the project proponent.
- (4) The proposed project is located outside the RPZ of SDIA as promulgated by the FAA in the approved ALP.
- (5) Therefore, the proposed project is consistent with the adopted SDIA 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 of San Diego County at a regular meeting this 2nd day of December, 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**

000014