

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



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* EX OFFICIO BOARD MEMBER

PRESIDENT/CEO
THELLA F. BOWENS

AIRPORT LAND USE COMMISSION AGENDA

Thursday, January 15, 2015
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas?EntryId=1954>***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. ***Please note that agenda items may be taken out of order.*** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate & Information Governance and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. ***PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.***

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

CONSENT AGENDA (Items 1-7):

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or conditionally consistent. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

The Airport Land Use Commission is requested to approve minutes of prior Commission meetings.

RECOMMENDATION: Approve the minutes of the December 4, 2014 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF LAND USE ACTIONS DETERMINED TO BE CONSISTENT WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 7 ATTACHED RESIDENTIAL UNITS AT 2124-2130 FRONT STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0001 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 815 DOVER COURT, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0002 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 4180 UVAS STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0003 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

6. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 1701 EL PICO DRIVE, CITY OF EL CAJON:

The Commission is requested to make a consistency determination on a proposed project in the City of El Cajon.

RECOMMENDATION: Adopt Resolution No. 2015-0004 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

**7. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – COMMUNITY
PLAN AMENDMENT TO CONSTRUCT THREE RESEARCH &
DEVELOPMENT BUILDINGS AND THREE PARKING STRUCTURES AT
10300 CAMPUS POINTE DRIVE, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2015-0005 ALUC, making the determination that the project is conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal by using public transit via the San Diego MTS system, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
February 19	Thursday	9:00 a.m.	Regular	Board Room
March 19	Thursday	9:00 a.m.	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, DECEMBER 4, 2014
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:05 a.m. on Thursday, December 4, 2014 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commission Members: Berman (Ex Officio), Boling, Cox, Desmond, Farnam (Ex Officio), Gleason, Hubbs, Robinson, Sessom, Smisek

ABSENT: Commission Members: Alvarez, Ortega (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Lorraine Bennett, Assistant Authority Clerk II; Linda Gehlken, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT:

RICHARD OPPER, SAN DIEGO, representing Pro Point Loma, expressed concern with the proposed installation of stadium lighting at Point Loma High School. He stated that a follow up letter on the issue will be provided to the Board.

Chair Gleason referred the matter to staff for any additional work needed, based upon the comments by Mr. Opper.

Board Member Desmond requested that staff notify the Board when the Federal Aviation Administration has made its height determination on the stadium light poles.

CONSENT AGENDA (Items 1-6):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Smisek to approve the Consent Agenda. Motion carried by the following vote: YES – Boling, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – Alvarez (Weighted Vote Points: YES – 87; NO – 0; ABSENT – 13)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 6, 2014 regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 4 DETACHED RESIDENTIAL UNITS AT 4950 SARATOGA AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2014-0024 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 3 DETACHED RESIDENTIAL UNITS AT 5095 VOLTAIRE STREET AND 2185 & 2191 ABBOTT STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2014-0025 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 320 ATTACHED RESIDENTIAL UNITS AND ESTABLISHMENT OF A RESTAURANT AT 340 14TH STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2014-0026 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – ESTABLISHMENT OF ADULT SCHOOL AND DORMITORY FOR 450 STUDENTS WITHIN EXISTING FORMER HOSPITAL AT 3475 KENYON STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2014-0027 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

- 6. CONSISTENCY DETERMINATION – GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS – ADOPTION OF GENERAL PLAN AND ZONING CODE AMENDMENTS TO IMPLEMENT THE GILLESPIE FIELD AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY PLANS, CITY OF EL CAJON:**
RECOMMENDATION: Adopt Resolution No. 2014-0028 ALUC, making the determination that the project is consistent with the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 9:12 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
15th DAY OF JANUARY, 2015.

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

Airport Land Use Commission

Report of Land Use Actions Determined to be Consistent with Airport Land Use Compatibility Plans (ALUCPs)

Item No.

2

Meeting Date: **January 15, 2015**

Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has determined that the following land use actions are consistent with their respective ALUCPs:

San Diego International Airport (SDIA) ALUCP

Expansion of Area of Existing Retail Service Building at 650 Gateway Center Drive, City of San Diego

Deemed Complete & Consistent on December 11, 2014

Description of Project: The proposed project involves the expansion in area of an existing retail sales building to add a dairy cooler.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies retail and storage uses within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because the expansion does not increase the height of the existing building.

Safety Zones: The proposed project is located outside all safety zones.

Overflight Notification: The proposed project is located within the overflight notification area but does not contain any residential use subject to overflight notification requirements.

McClellan-Palomar Airport ALUCP

Establishment of Surface Automotive Vehicle Storage at 5815 Dryden Place, City of Carlsbad

Deemed Complete & Consistent on December 11, 2014

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Description of Project: The proposed project involves the grading and enclosure by masonry wall and chain link security fencing of a property for the storage of automotive vehicles.

Noise Contours: The proposed project is located within the 70-75 and 75+ dB CNEL noise contours. The ALUCP identifies automobile parking uses located within the 70-75 and 75+ dB CNEL noise contours as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.

Safety Zones: The proposed project is located within Safety Zone 1. The ALUCP identifies automobile surface parking uses located within Safety Zone 1 as conditionally compatible with airport uses, provided that the use is located outside the Object Free Area of the Runway Protection Zone; the proposed use is located outside the OFA of the RPZ.

Overflight Notification: The proposed project is located within the overflight notification area but does not contain any residential use subject to overflight notification requirements.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 15, 2015**

Item # 3 Resolution # 2015-0001 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 7 ATTACHED RESIDENTIAL UNITS AT 2124-2130
FRONT STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of seven, attached residential units within two separate buildings of three stories each, one of which will adjoin an existing historic resource structure on a 7,880 square foot property. The application was deemed complete by ALUC staff on December 29, 2014.

Noise Contours: The proposed project is located within the 75+ decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 75+ 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 located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 89 feet Above Ground Level (AGL), and the structure is approximately 40 feet AGL. Therefore, the project complies with the TSS. Additionally, a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zone 2 East: Uptown. The ALUCP identifies residential uses located within Safety Zone 2 East: Uptown as conditionally compatible with airport uses, provided that the project complies with a density of 58 units per acre. That translates into an allowance of 11 units for the property site area, and therefore the seven units comply with the ALUCP limitation.

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Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for each new residential land use be recorded with the County Recorder. However, no separate overflight notification is required when recordation of an avigation easement is already required.

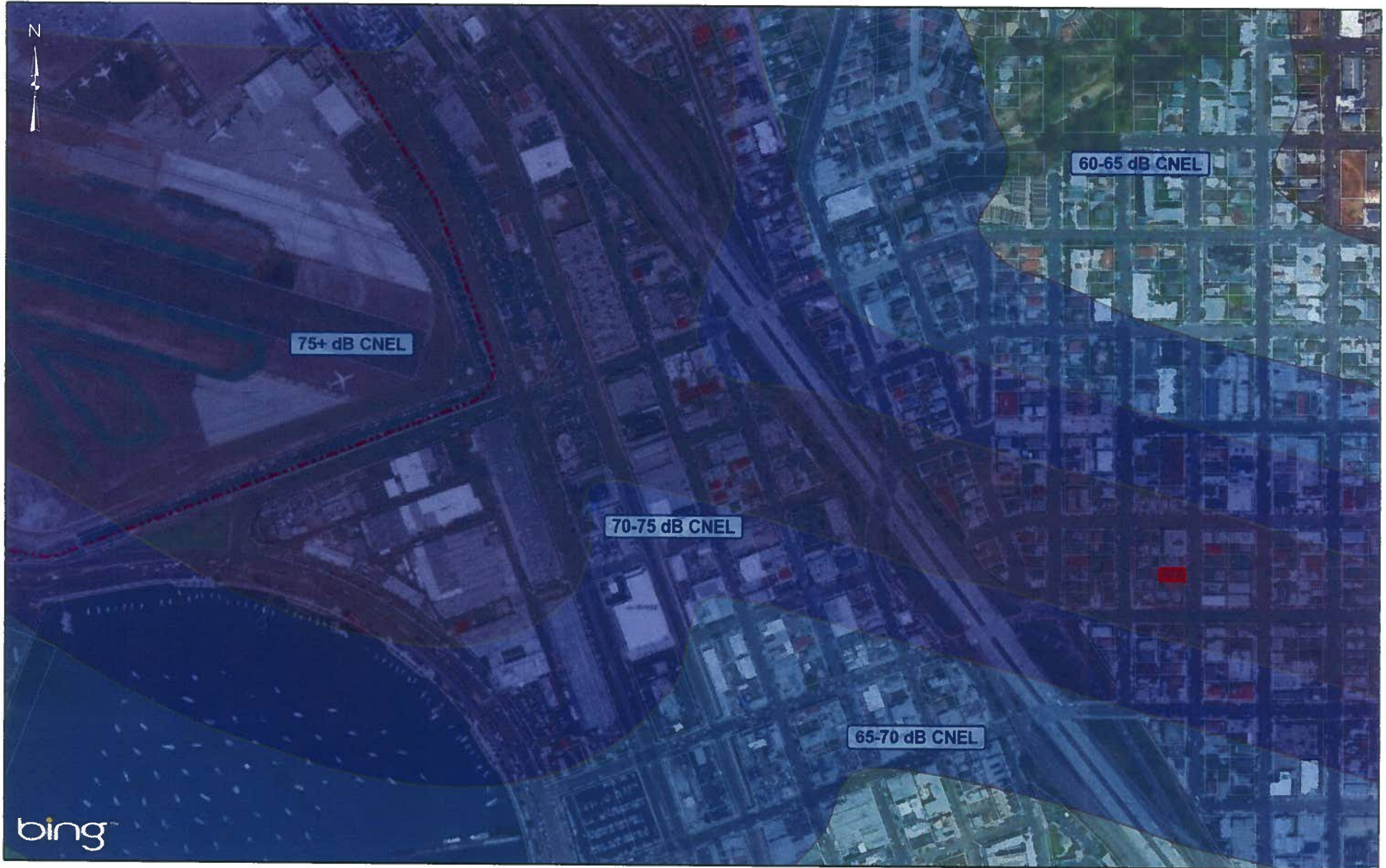
Interests Disclosure: The property is owned by Bankers Hill Property LLC. The architect is Di Donato Associates of San Diego.

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 conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.
2) Recordation of an avigation easement with the County Recorder.

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2124-2130 Front Street



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- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 325 650 1,300 Feet

1 inch = 658 feet

Image courtesy of USGS © 2014 Microsoft Corporation

RESOLUTION NO. 2015-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 7 ATTACHED RESIDENTIAL UNITS AT 2124-2130 FRONT 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 7 Attached Residential Units at 2124-2130 Front 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of seven, attached residential units on a property with an existing residential unit; and

WHEREAS, the proposed project would be located within the 75+ decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the SDIA Threshold Siting Surface (TSS) height restrictions and a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within Safety Zone 2 East: Uptown, and the ALUCP identifies residential uses located within Safety Zone 2 East: Uptown as conditionally compatible with airport uses, provided that the project complies with a density of 58 units per acre; and

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WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require separate overflight notification when recordation of an avigation easement is already required; 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: Construction of 7 Attached Residential Units at 2124-2130 Front Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of seven, attached residential units on a property with an existing residential unit.
- (2) The proposed project is located within the 75+ dB CNEL noise contour. The ALUCP identifies residential uses located within the 75+ dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located within the TSS. The maximum allowable height for a project on this site is approximately 89 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 40 feet AGL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP. Additionally, a determination of no hazard to air navigation has been issued by the FAA.

- (4) The proposed project is located within Safety Zone 2 East: Uptown. The ALUCP identifies residential uses located within Safety Zone 2 East: Uptown as conditionally compatible with airport uses, provided that the project complies with a density of 58 units per acre. That translates into an allowance of 11 units based upon project site area, and therefore the seven units comply with the ALUCP limitation.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require separate overflight notification when recordation of an aviation easement is already required.
- (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 the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of January, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 15, 2015**

Item # 4 Resolution # 2015-0002 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 815 DOVER COURT, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a three-story, detached, residential unit of 2,603 square feet and attached garage on a property of 2,402 square feet. The application was deemed complete by ALUC staff on December 19, 2014.

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.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative methods as approved by the ALUC.

Interests Disclosure: The property is owned by Joel & Elizabeth Brilliant of San Diego. The architect is Golba Architecture Inc. of San Diego. The civil engineer is San Diego Land Surveying & Engineering Inc. of San Diego.

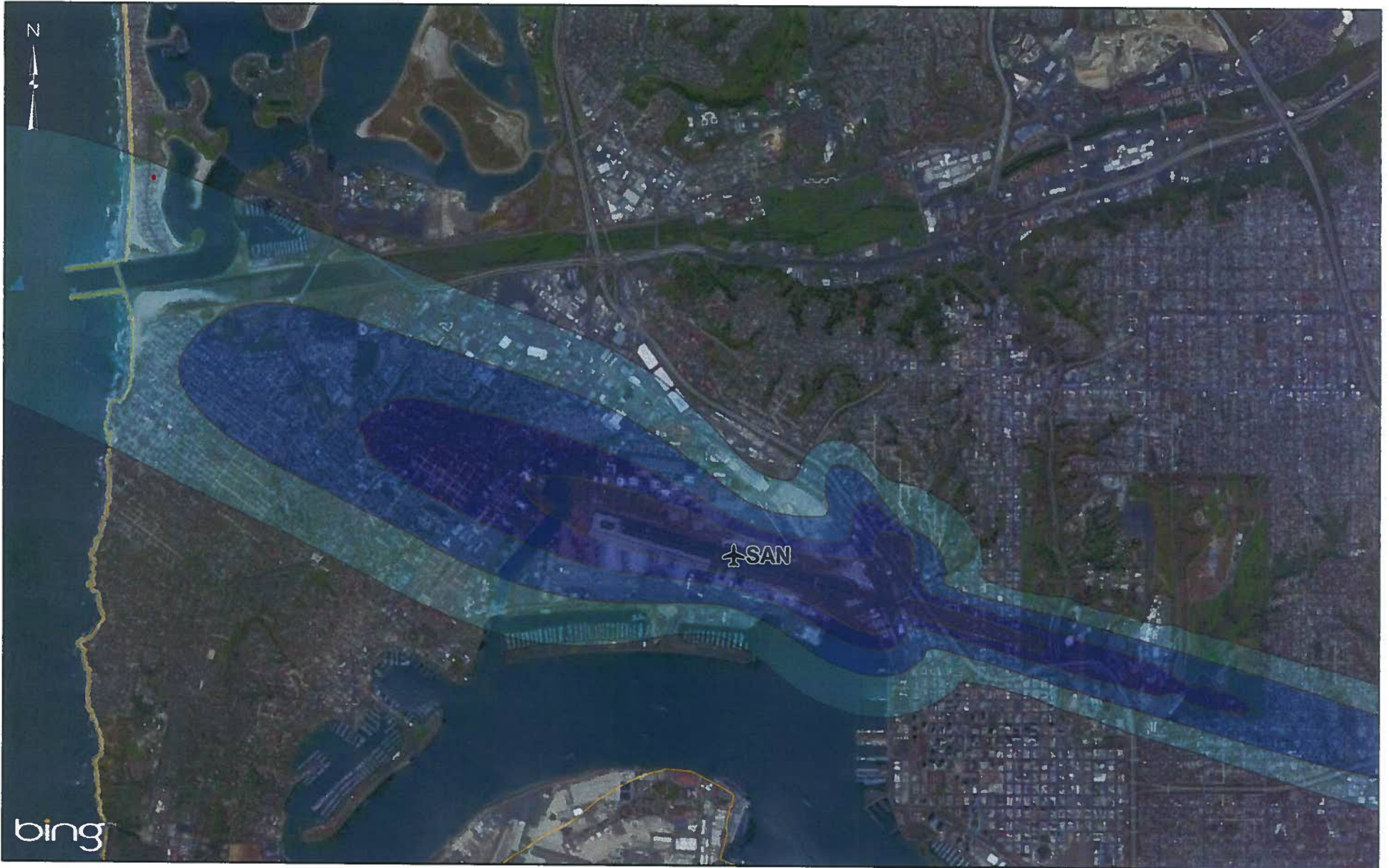
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Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA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

Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.
2) Recordation of an overflight notification with the County Recorder or other alternative methods as approved by the ALUC.

000011

815 Dover Court



- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 2,550 5,100 10,200 Feet

1 inch = 5,266 feet

RESOLUTION NO. 2015-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 815 DOVER COURT, 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of Detached Residential Unit at 815 Dover Court, 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a detached residential unit; 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 compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative methods as approved by the ALUC; 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 hereby determines that the proposed project: Construction of Detached Residential Unit at 815 Dover Court, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of a detached residential unit.
- (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 compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (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 the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of January, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 15, 2015**

Item # 5 Resolution # 2015-0003 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 4180 UVAS STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction by relocation of an existing, 2,145 square foot, detached residential unit onto a property of 6,300 square feet. The application was deemed complete by ALUC staff on December 19, 2014.

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.

Airspace Protection Surfaces: The height of the proposed project structure will be 22 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative methods as approved by the ALUC.

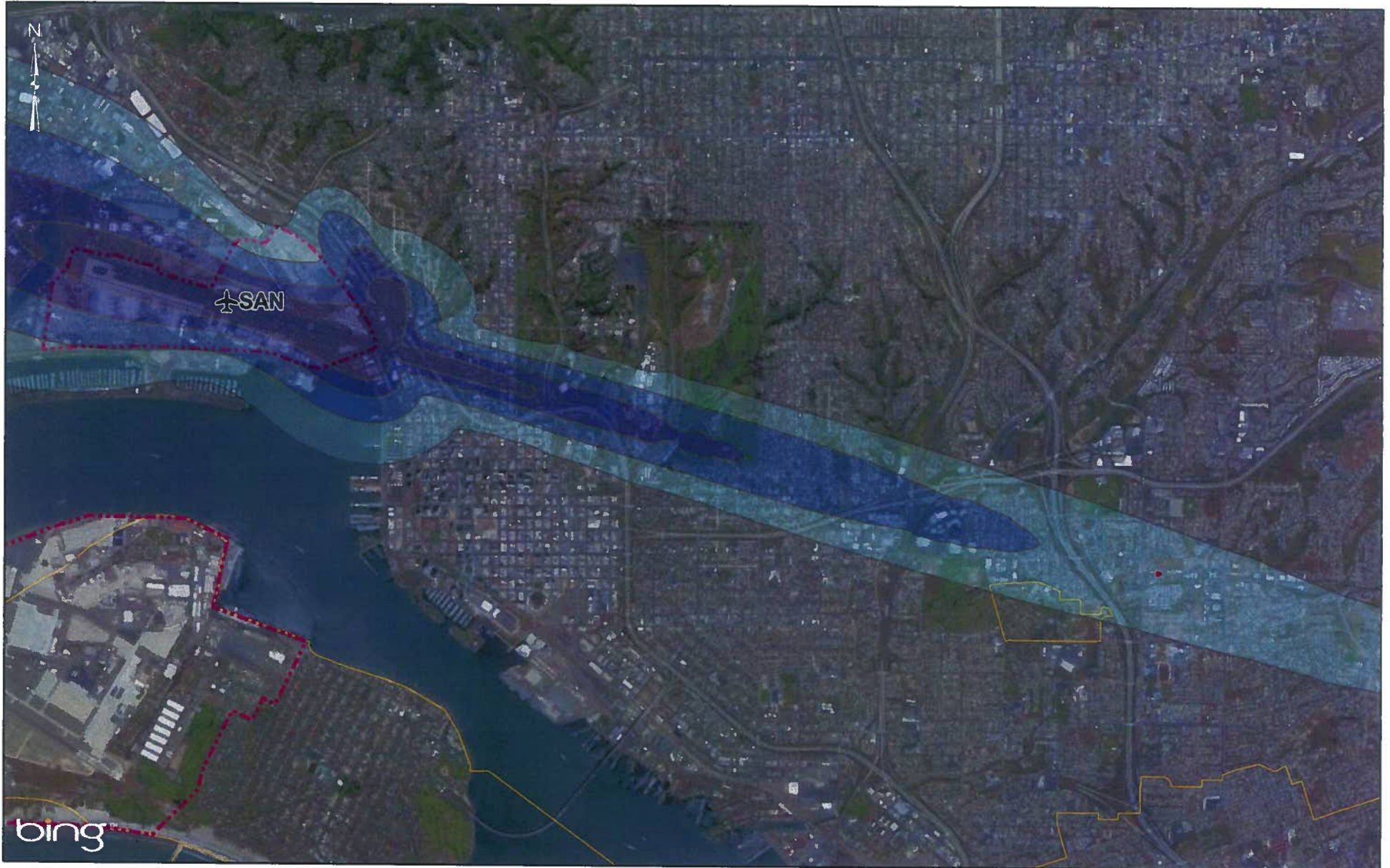
Interests Disclosure: The property is owned by Pine to Uvas LLC of National City. The architect is Brisebois Architecture of Chula Vista.

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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 overflight notification with the County Recorder or other alternative methods as approved by the ALUC.

4180 Uvas Street



000018



- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 2,550 5,100 10,200 Feet

1 inch = 5,266 feet

RESOLUTION NO. 2015-0003 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 4180 UVAS 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of Detached Residential Unit at 4180 Uvas 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), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction by relocation of an existing, detached residential unit; 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 compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative methods as approved by the ALUC; 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 City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC hereby determines that the proposed project: Construction of Detached Residential Unit at 4180 Uvas Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction by relocation of an existing, detached residential unit.
- (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 compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (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 the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of January, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 15, 2015**

Item # 6 Resolution # 2015-0004 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 1701 EL PICO DRIVE, CITY OF EL CAJON

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 2,440 square foot, detached residential unit and attached 3-car garage on a property of 0.47 acres. The application was deemed complete by ALUC staff on December 19, 2014.

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

Airspace Protection Surfaces: The height of the proposed project structure will be 18 feet above ground level on an existing terrain penetration to airspace. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA). However, the ALUCP requires that an aviation easement be recorded with the County Recorder for any development on property that constitutes an existing terrain penetration to airspace.

Safety Zones: The proposed project is located within Safety Zone 6. (See the attached map.) 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 new residential land uses be recorded with the County Recorder. However, in instances when an aviation easement is required, no additional overflight notification is required.

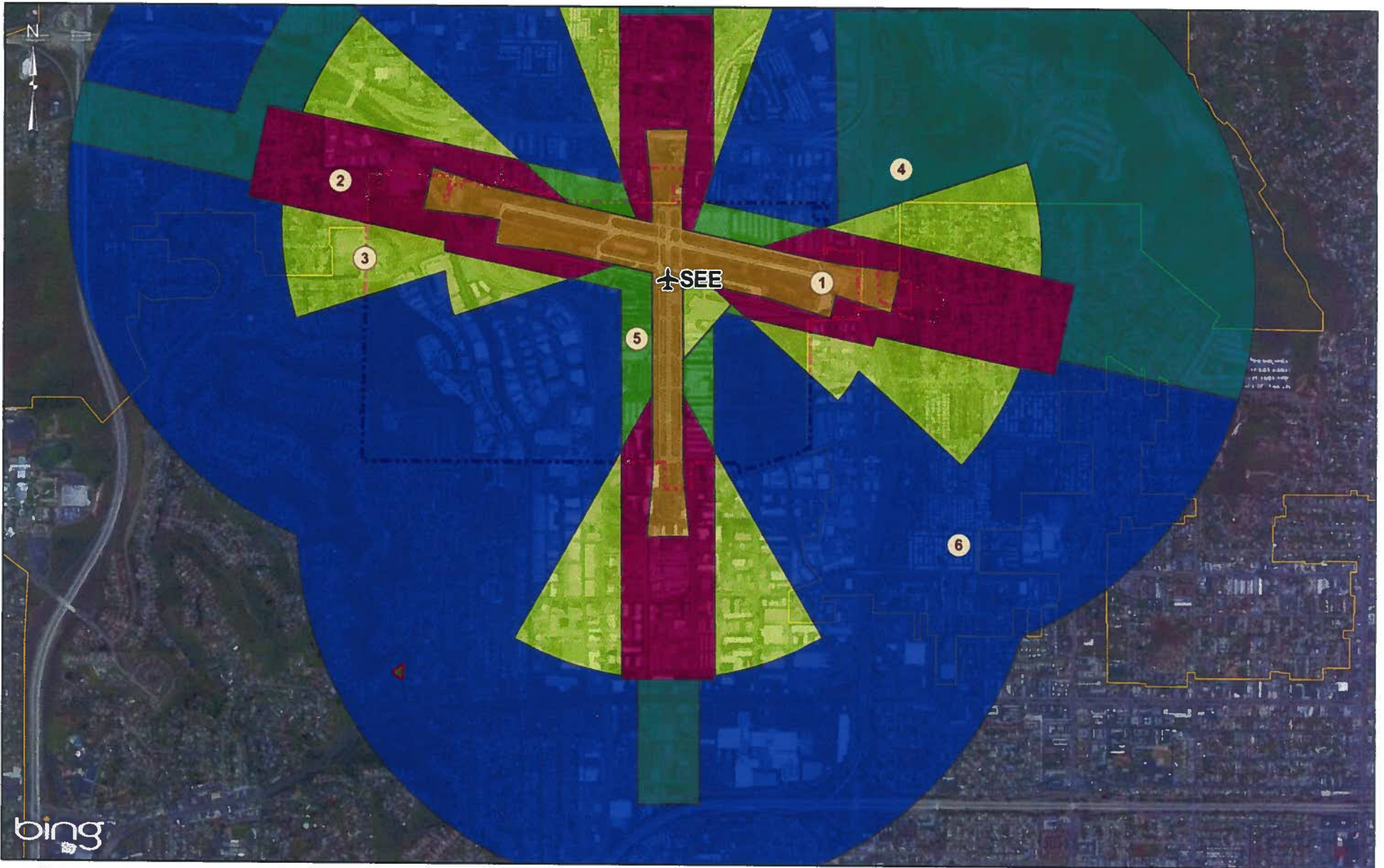
Interests Disclosure: The property is owned by Judd & Laura Carson of Lemon Grove. The building designer is Robin Franklin of San Diego.

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

Conditions: Recordation of an avigation easement with the County Recorder.

1701 El Pico Drive



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-  Safety Zone 1
-  Safety Zone 2
-  Safety Zone 3
-  Safety Zone 4
-  Safety Zone 5
-  Safety Zone 6

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2014 Microsoft Corporation

RESOLUTION NO. 2015-0004 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF DETACHED RESIDENTIAL UNIT AT 1701 EL PICO DRIVE, CITY OF EL CAJON, IS CONDITIONALLY 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 §21670.3 of the California Public Utilities Code, was requested by the City of El Cajon to determine the consistency of a proposed project: Construction of Detached Residential Unit at 1701 El Pico Drive, City of El Cajon, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a detached residential unit; 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 located within a terrain penetration to airspace and thus requires recordation of an aviation easement with the County Recorder, and is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by 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 recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an aviation easement is required; 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 El Cajon and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC hereby determines that the proposed project: Construction of Detached Residential Unit at 1701 El Pico Drive, City of El Cajon, is conditionally consistent with the Gillespie Field ALUCP, adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of a detached residential unit.
- (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 maximum height of the proposed project is approximately 18 feet above ground level on a property of existing terrain which penetrates airspace. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA. However, the ALUCP requires that an aviation easement be recorded with the County Recorder for any development on property that constitutes an existing terrain penetration to airspace. Therefore, as a condition of project approval, an aviation easement must be recorded with the County Recorder.
- (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 recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an aviation easement is required.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of January, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
MARINE CORPS AIR STATION (MCAS) MIRAMAR
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
January 15, 2015**

Item # 7 Resolution # 2015-0005 ALUC

Recommendation: Conditionally Consistent

COMMUNITY PLAN AMENDMENT TO CONSTRUCT THREE RESEARCH & DEVELOPMENT BUILDINGS AND THREE PARKING STRUCTURES AT 10300 CAMPUS POINTE DRIVE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes a community plan amendment to construct three research & development buildings each with three stories and one subterranean parking level for a total area of 276,600 square feet and three additional, three-level parking structures all on a property of 41.67 acres with an existing, 463,791 square foot research & development building to remain. The application was deemed complete by ALUC staff on December 19, 2014.

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 all 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 87 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located within Accident Potential Zone (APZ) 2. The ALUCP identifies research & development uses located within APZ 2 as conditionally compatible with airport uses, provided that the project complies with an intensity of 50 people per acre, which the ALUCP represents as a proxy of 0.34 floor area ratio (FAR). The project proposes an FAR of 0.41, which may exceed the allowed FAR of the ALUCP, provided that the total site intensity is limited by recorded deed restriction and maximum parking spaces to 50 people per acre. The project proposes a total of 1,851 parking spaces, which, assuming single-occupancy vehicles, effectively limits total site intensity below the 2,083

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people allowed with a 50 people per acre limitation on 41.67 acres. An occupancy deed restriction of 2,083 people over the property would need to be recorded with the County Recorder.

Overflight Notification Area: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Alexandria Real Estate Equities-SD Region No. 28 LLC of Pasadena. The architect is Carrier Johnson of San Diego. The civil engineer is RBF of San Diego. The soils engineer is Geocon Inc. of San Diego. The traffic engineer is Urban Systems Associates of San Diego. The landscape architect is Spurlock Poirier of San Diego. The environmental consultant is Recon of San Diego. The land use attorney is Hecht Solberg Robinson Goldberg & Bagley LLP of San Diego.

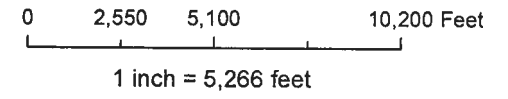
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the MCAS Miramar ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the MCAS Miramar ALUCP.

Conditions: Recordation of an occupancy deed restriction of 2,083 people with the County Recorder.

10300 Campus Pointe Drive



- TZ
- APZ 2
- APZ 1
- CZ



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RESOLUTION NO. 2015-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: COMMUNITY PLAN AMENDMENT TO CONSTRUCT THREE RESEARCH & DEVELOPMENT BUILDINGS AND THREE PARKING STRUCTURES AT 10300 CAMPUS POINTE DRIVE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MARINE CORPS AIR STATION MIRAMAR 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 §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Community Plan Amendment to Construct Three Research & Development Buildings and Three Parking Structures at 10300 Campus Pointe Drive, 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), originally adopted in 2008 and amended in 2010 and 2011; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve a community plan amendment to construct three research & development buildings and three parking structures on a property with an existing research & development building; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses, provided that the residences/buildings are sound attenuated to 45/50 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located within Accident Potential Zone (APZ) 2, and the ALUCP identifies research & development uses located within APZ 2 as conditionally compatible with airport uses, provided that the project complies with an intensity of 50 people per acre and that an occupancy deed

restriction is recorded with the County Recorder if the floor area ratio (FAR) exceeds 0.34; and

WHEREAS, the proposed project is located within the overflight notification area, but the ALUCP requires recordation of an overflight notification with the County Recorder only for new residential land 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

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;

NOW, THEREFORE, BE IT RESOLVED that the ALUC hereby determines that the proposed project: Community Plan Amendment to Construct Three Research & Development Buildings and Three Parking Structures at 10300 Campus Pointe Drive, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was originally adopted in 2008 and amended in 2010 and 2011, based upon the following facts and findings:

- (1) The proposed project involves a community plan amendment to construct three research & development buildings and three parking structures on a property with an existing research & development building.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The maximum height of the proposed project is approximately 87 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located within APZ 2. The ALUCP identifies research & development uses located within APZ 2 as conditionally compatible with airport uses, provided that the project complies with an intensity of 50 people per acre and that an occupancy deed restriction is recorded with the County Recorder if the FAR exceeds 0.34. The project proposes an FAR of 0.41 and thus requires an occupancy deed restriction to 50 people per acre per the

ALUCP, which would be 2,083 people for the 41.67 acre property. Therefore, as a condition of project approval, an occupancy deed restriction of 2,083 people must be recorded with the County Recorder.

- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder only for new residential land uses, and the proposed project does not contain any residential land uses.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of January, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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