

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

AIRPORT LAND USE COMMISSION AGENDA

Thursday, September 17, 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

Board Members

Robert H. Gleason
Board Chair

David Alvarez

C. April Boling

Greg Cox

Jim Desmond

Lloyd B. Hubbs

Jim Janney

Paul Robinson

Mary Sessom

Ex-Officio Board Members

Laurie Berman

Eraina Ortega

Col. Jason G. Woodworth

President / CEO

Thella F. Bowens

***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 1-9):

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 July 23, 2015, 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 9 ATTACHED RESIDENTIAL UNITS AT 1860 6TH AVENUE, 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. 2015-0020 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 A DETACHED RESIDENTIAL UNIT AT 4736 NIAGARA AVENUE, 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. 2015-0021 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 11 ATTACHED AND DETACHED RESIDENTIAL UNITS AT B STREET AT 29TH 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. 2015-0022 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 – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A HOTEL AT 1441-1447 6TH AVENUE, 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. 2015-0023 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)

7. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 604 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 710 BROADWAY, 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. 2015-0024 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)

8. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 85 ATTACHED RESIDENTIAL UNITS WITH AN EATING & DRINKING ESTABLISHMENT AT 2054 STATE 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. 2015-0025 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)

9. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS AT 9914-9936 BUENA VISTA AVENUE, CITY OF SANTEE:

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

RECOMMENDATION: Adopt Resolution No. 2015-0026 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

OLD BUSINESS:

NEW BUSINESS:

**10. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN –
CONSTRUCTION OF EATING & DRINKING ESTABLISHMENT AT 9370
SCRANTON ROAD, 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. 2015-0027 ALUC, making the determination that the project is not consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

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. The MTS bus stop at Terminal 1 is a very short walking distance from the Commuter Terminal. ADA paratransit operations will continue to serve the Commuter Terminal as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400-2685.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
October 15	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JULY 23, 2015
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:55 a.m. on Thursday, July 23, 2015 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: Alvarez, Berman (Ex Officio), Boling, Cox, Desmond, Farnam (Ex Officio), Gleason, Hubbs, Janney, Robinson, Sessom

ABSENT: Commission Members: Ortega (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Lorraine Bennett, Assistant Authority Clerk II.

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-3):

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Cox to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boling, Cox, Desmond, Gleason, Hubbs, Janney, Robinson, Sessom; NO – None; ABSENT – None (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0), noting Commissioner Robinson’s ABSTENTION on Item 3.

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the June 25, 2015, regular meeting.

CONSISTENCY DETERMINATIONS

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

RECOMMENDATION: Receive the report.

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 368 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 460 16TH STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2015-0019 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

OLD BUSINESS: None

NEW BUSINESS: None

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 9:57 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 17th DAY OF SEPTEMBER, 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: **September 17, 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:

Brown Field Municipal Airport, Gillespie Field, Montgomery Field, Marine Corps Air Station (MCAS) Miramar, and San Diego International Airport (SDIA) Airport ALUCPs

Solar Energy Systems Ordinance, City of San Diego

Deemed Complete & Consistent on August 31, 2015

Description of Project: The project proposes a new land use classification of solar energy systems to the City of San Diego land development code and provides for expedited permitting and appeal procedures in compliance with State law. The project does not propose any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
September 17, 2015**

Item # 3 Resolution # 2015-0020 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 9 ATTACHED RESIDENTIAL UNITS AT 1860 6TH
AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 9 attached residential units in three stories over a subterranean parking garage on a property of 10,000 square feet. The application was deemed complete by ALUC staff on August 10, 2015.

Noise Contours: The proposed project is located within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 70-75 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 height of the proposed project structure will be 48 feet above ground level. The proposed project is located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 169 feet Above Ground Level (AGL), and the structure is approximately 48 feet AGL. Therefore, the project complies with 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 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 Safety Zone 2 East – Uptown. (See the attached map.) 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. For the 0.23 acre project area, that equates to an allowance of 13 units. The project proposes 9 units, and therefore complies with the Safety Zone 2 East – Uptown limitation.

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 method as approved by the ALUC. However, in instances when an avigation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by American West Coast Construction Co., Inc of San Diego. 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.

1860 6th Avenue



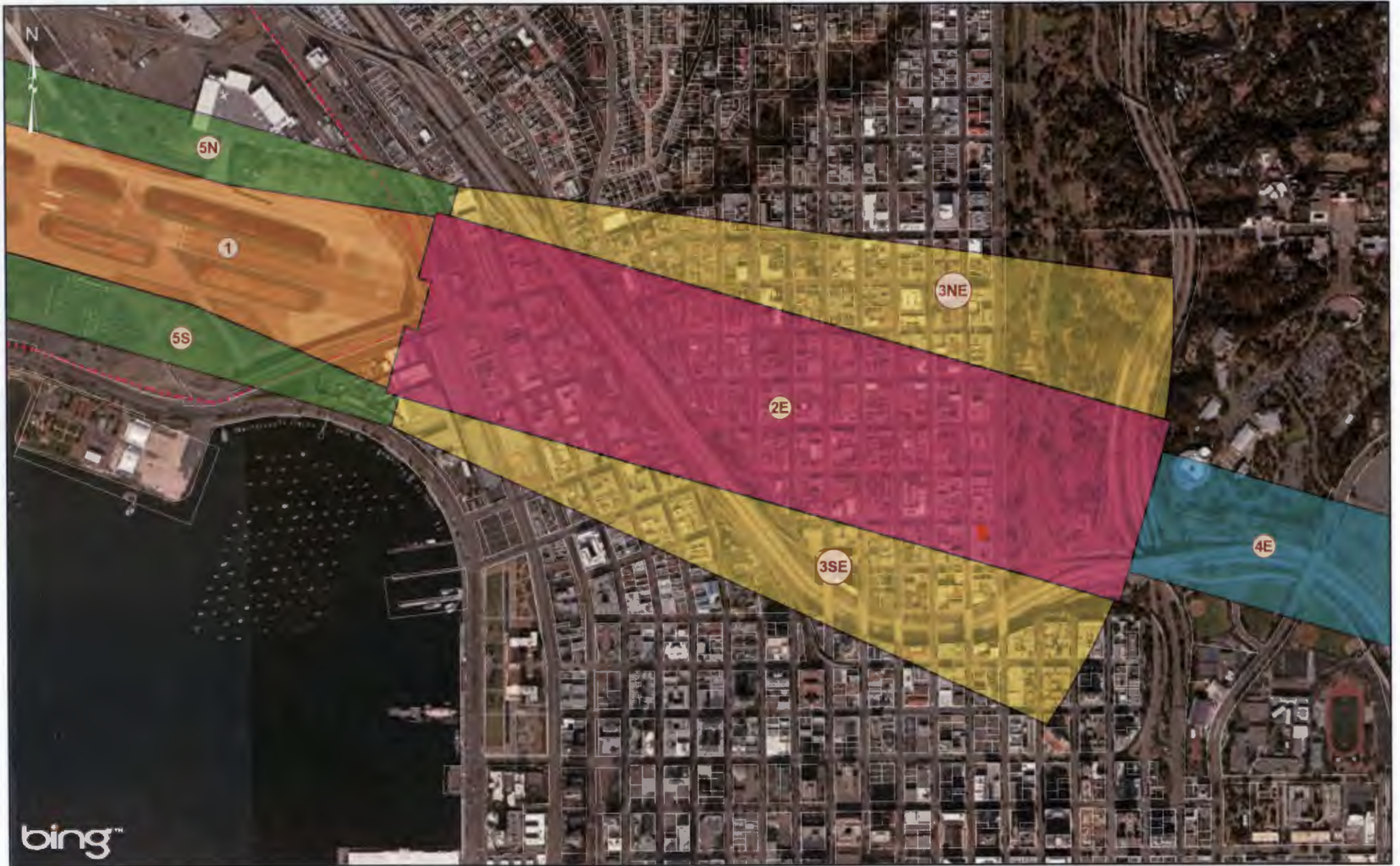
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75+ dB CNEL

0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

1860 6th Avenue



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

0 650 1,300 2,600 Feet
1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0020 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 9 ATTACHED RESIDENTIAL UNITS AT 1860 6TH AVENUE, 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 9 Attached Residential Units at 1860 6th Avenue, 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 9 attached residential units; 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 residential uses located within the 70-75 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 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 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

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

method as approved by the ALUC, 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 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 9 Attached Residential Units at 1860 6th Avenue, 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 9 attached residential units.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies residential uses located within the 70-75 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. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation 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 169 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 48 feet AGL. 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 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. For the area of the 0.23 acre property, that equates to an allowance of 13 units. The project proposes 9 units, and therefore complies with the Safety Zone 2 East – Uptown 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 or other alternative method as approved by the ALUC, but does not require an additional overflight notification where an avigation easement is 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 17th day of September, 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)
September 17, 2015**

Item # 4 Resolution # 2015-0021 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4736 NIAGARA AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a detached residential unit on a property of 7,000 square feet with an existing residential unit to remain. The application was deemed complete by ALUC staff on August 10, 2015.

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 maximum height of the proposed project structures will be 25 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 method as approved by the ALUC.

Interests Disclosure: The property is owned by Charles and Deborah Richards of San Diego. The architect is Ron Self of San Diego. The civil engineer is San Diego Land Surveying & Engineering 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.

Condition: 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.

4736 Niagara Avenue



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

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0021 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4736 NIAGARA AVENUE, 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 a Detached Residential Unit at 4736 Niagara Avenue, 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 determines that the proposed project: Construction of a Detached Residential Unit at 4736 Niagara Avenue, 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 17th day of September, 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)
September 17, 2015**

Item # 5 Resolution # 2015-0022 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 11 ATTACHED AND DETACHED RESIDENTIAL UNITS
AT B STREET AT 29TH STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the subdivision of a vacant property of 0.59 acres and the construction of 11 attached and detached residential units. The application was deemed complete by ALUC staff on August 31, 2015.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 65-70 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 on each new property with the County Recorder.

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project structure will be 36 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project designer 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Janco LLC of San Diego. The architect is H2 - Hawkins + Hawkins Architects, Inc. of San Diego. The civil engineer is Christensen Engineering and Surveying of San Diego. The landscape architect is Wimmer Yamada and Caughey of San Diego. The geotechnical engineer is Hetherington Engineering, Inc. of Carlsbad.

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 on each new property with the County Recorder.

B Street @ 29th Street



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

0 1,300 2,600 5,200 Feet
1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0022 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 11 ATTACHED AND DETACHED RESIDENTIAL UNITS AT B STREET AT 29TH 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 11 Attached and Detached Residential Units at B Street at 29th 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 subdivision of a vacant property and construction of 11 attached and detached residential units; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 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 on each new property with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) 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, but does not require an additional overflight notification where an avigation 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 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 11 Attached and Detached Residential Units at B Street at 29th 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 subdivision of a vacant property and construction of 11 attached and detached residential units.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 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 residence must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement on each new property must be recorded with the County Recorder.
- (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, but does not require an additional overflight notification where an avigation easement is 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 17th day of September, 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
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
September 17, 2015**

Item # 6 Resolution # 2015-0023 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF A HOTEL AT 1441-1447 6TH AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a nine-story, 98-guestroom hotel and 2,000 square feet of ancillary lounge and conference room space on a property of 7,500 square feet. (See the attached map.) The application was deemed complete by ALUC staff on August 31, 2015.

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

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project will be 100 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

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

Overflight Notification Area: The proposed project is located within the overflight notification area; however, the ALUCP only requires an overflight notification for new residential land uses to be recorded with the County Recorder.

Interests Disclosure: The property owner is San Diego Hope Partners, LP of San Diego. The architect is Joseph Wong Design Associates of San Diego. The civil engineer/surveyor is Landmark Consulting 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: Structural marking and lighting per FAA procedures.

1441-1447 6th Avenue



0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0023 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A HOTEL AT 1441-1447 6TH AVENUE, 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 a Hotel at 1441-1447 6th Avenue, 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 hotel; 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; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by 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 but is not a new residential use subject to overflight notification requirements; 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 a Hotel at 1441-1447 6th Avenue, 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 hotel.
- (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 proposed project is located outside the TSS. The maximum height of the proposed project is approximately 100 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area but is not a new residential use subject to overflight notification requirements.
- (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 17th day of September, 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
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
September 17, 2015**

Item # 7 Resolution # 2015-0024 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 604 ATTACHED RESIDENTIAL UNITS WITH
LEASABLE COMMERCIAL SPACE AT 710 BROADWAY, CITY OF SAN
DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of mixed-use buildings of 21 and 41 stories comprising 604 residential units; 21,600 square feet of two-story, leasable commercial space; and four levels of underground parking garages on a property of 1.38 acres. (See the attached map.) The application was deemed complete by ALUC staff on August 31, 2015.

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

Airspace Protection Surfaces: The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The height of the proposed project will be 438 feet above ground level. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

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 method as approved by the ALUC.

Interests Disclosure: The property owner and developer is Broadway Block Owner, LLC of Encinitas. The architect is Joseph Wong Design Associates of San Diego. The civil engineer is Project Design Consultants of San Diego. The landscape architect is Lifescapes International, Inc. of Newport Beach. The project consultant is Boretto + Merrill Consulting 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) Structural marking and lighting per FAA procedures.
2) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

710 Broadway



0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0024 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 604 ATTACHED RESIDENTIAL UNITS WITH LEASABLE COMMERCIAL SPACE AT 710 BROADWAY, 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 604 Attached Residential Units with Leasable Commercial Space at 710 Broadway, 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 mixed-use, multi-story building of attached residential units and an eating and drinking establishment; 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; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by 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

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 604 Attached Residential Units with Leasable Commercial Space at 710 Broadway, 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 mixed-use, multi-story building of attached residential units and an eating and drinking establishment.
- (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 proposed project is located outside the TSS. The maximum height of the proposed project is approximately 438 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (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 17th day of September, 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)
September 17, 2015**

Item # 8 Resolution # 2015-0025 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 85 ATTACHED RESIDENTIAL UNITS WITH AN EATING & DRINKING ESTABLISHMENT AT 2054 STATE STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 85 attached residential units and 4,166 square feet of space for an eating and drinking establishment on a property of 0.78 acres. The application was deemed complete by ALUC staff on August 31, 2015.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies eating & drinking establishment uses within the 65-70 dB CNEL noise contour as compatible with airport uses and residential uses located within the 65-70 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 height of the proposed project structure will be approximately 81 feet above ground level. The proposed project is located within the SDIA Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 119 feet Above Ground Level (AGL), and the structure is approximately 81 feet AGL. Therefore, the project complies with the TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 2 East (SZ 2E) and 3 Southeast (SZ 3SE), with both zones in the Little Italy community. (See the attached map.) ALUCP Policy S.11 specifies that when a building is located within two or more safety zones, the density and intensity allowances are calculated for each portion of the property per safety zone and then summed together to produce a resultant total allowance.

ALUCP Policy S.8 specifies that for mixed-use projects, half of the total people per acre allowance is applied to nonresidential intensity and the remaining half to residential density, as converted to an intensity figure based upon people per household as specified by the ALUCP within the corresponding zone.

The portion of the property within SZ 2E is 0.64 acres, which, with a maximum intensity under the ALUCP of 255 people per acre, yields an intensity of 164 people per acre (0.64×255). Assigning half of those 164 people (82 people) to the residential portion, at the ALUCP rate of 1.51 people per household for SZ 2E, would yield 54 units ($82 \div 1.51$).

The portion of the property within SZ 3SE is 0.13 acres, which, with a maximum intensity of 732 people per acre, yields an intensity of 98 people per acre (0.13×732). Assigning half of those 98 people (49 people) to the residential portion, at the ALUCP rate of 1.57 people per household for SZ 3SE, would yield 31 units ($49 \div 1.57$). Thus, a maximum total of 85 residential units ($54 + 31$) are allowed, and the project complies in proposing 85 units.

The nonresidential half of the mixed-use project is entitled to a maximum of 131 people (82 people for SZ 2E + 49 people for SZ 3SE). The proposed eating & drinking establishment use of 4,166 square feet would have an occupancy of 60 people per square foot as designated by the ALUCP, and therefore 69 people ($4,166 \div 60$) is less than the allowed 131. The project therefore complies with the respective multiple Safety Zone and mixed-use project policies of the ALUCP.

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 method as approved by the ALUC. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by R.E.G.T. Properties, LLC of San Diego. The developer is Maple Multi-Family Land CA, LP of Carlsbad. The architect is Designarc LA, Inc. of Los Angeles. The civil engineer is Nasland Engineering of San Diego. The aviation consultant is Williams Aviation Consultants, Inc. of Gilbert, Arizona. The landscape architect is landLAB of San Diego. The environmental consultant is Rey Environmental, Inc. of Newport Beach. The geotechnical engineer is Leighton and Associates, Inc. of San Diego. The acoustical consultant is LSA Associates, Inc. of Irvine.

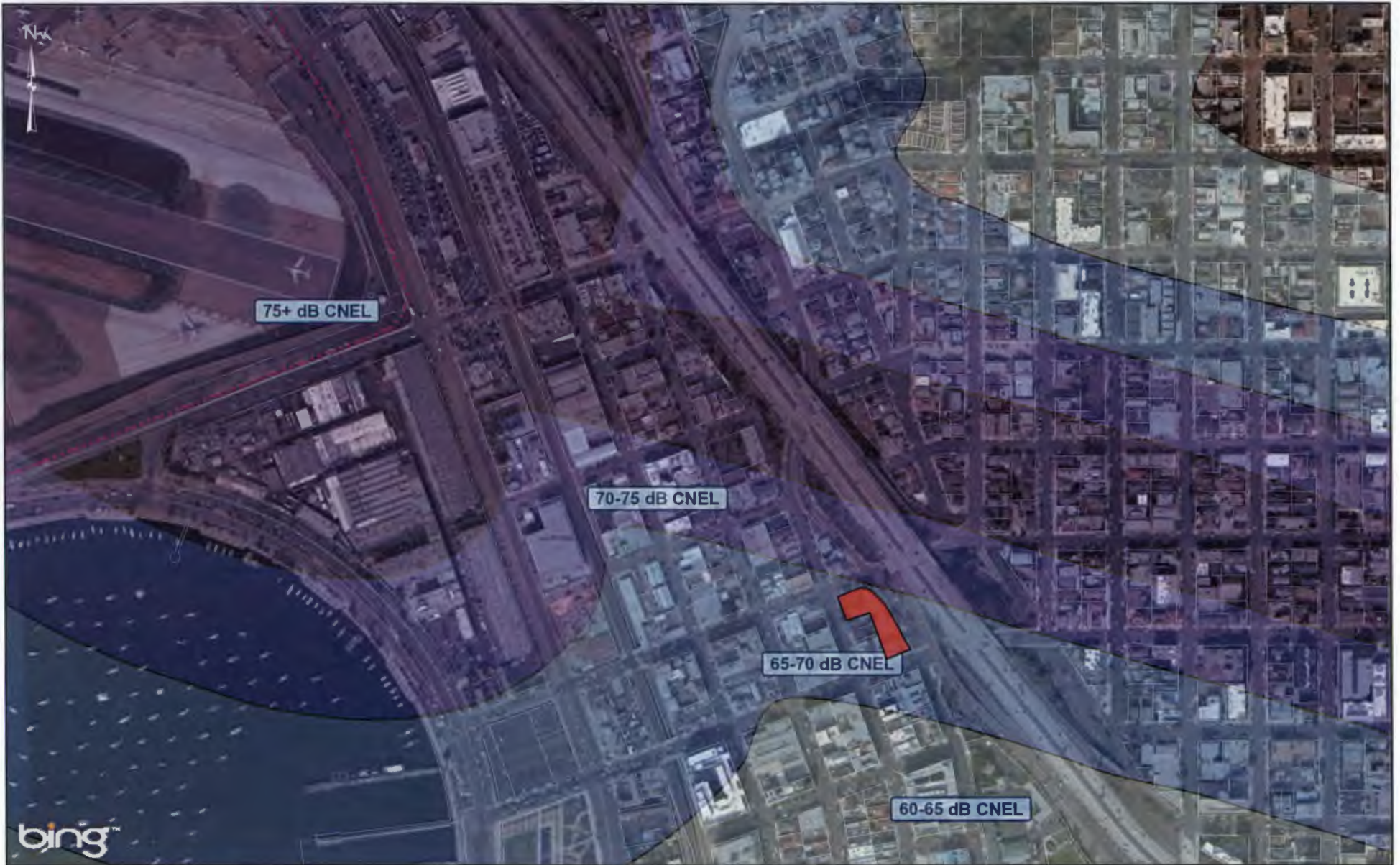
Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation of the residential units to an interior noise level of 45 dB CNEL.

2) Recordation of an avigation easement with the County Recorder.

3) Structural marking and lighting per FAA procedures.

2054 State Street



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

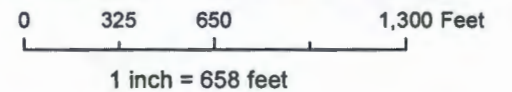







Image courtesy of USGS © 2015 Microsoft Corporation

2054 State Street



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

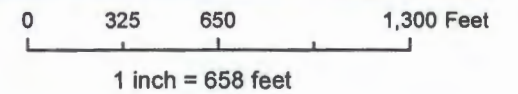


Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0025 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 85 ATTACHED RESIDENTIAL UNITS WITH AN EATING AND DRINKING ESTABLISHMENT AT 2054 STATE 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 85 Attached Residential Units with an Eating and Drinking Establishment at 2054 State 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 85 attached residential units and an eating and drinking establishment; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies eating and drinking establishment uses within the 65-70 dB CNEL noise contour as compatible with airport uses and residential uses located within the 65-70 dB CNEL noise contour as conditionally 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 would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is a mixed-use development located within Safety Zones 2 East and 3 Southeast of Little Italy, and the ALUCP identifies special policies for the allocation of uses for mixed-use development within multiple safety zones to be compatible with airport uses, provided that the project complies with applicable densities of units per acre and intensities of people per acre; 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 method as approved by the ALUC, 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 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 85 Attached Residential Units with an Eating and Drinking Establishment at 2054 State 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 85 attached residential units and an eating and drinking establishment.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies eating and drinking establishment uses within the 65-70 dB CNEL noise contour as compatible with airport uses and residential uses located within the 65-70 dB CNEL noise contour as conditionally 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. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation 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 119 feet Above Ground Level (AGL). The maximum height of the proposed project is approximately 81 feet AGL. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures.
- (4) The proposed project is located within Safety Zones 2 East and 3 Southeast of Little Italy. The ALUCP identifies special policies (S.8 and S.11) for the allocation of uses for mixed-use development within multiple safety zones to be compatible with airport uses, provided that the project complies with applicable densities of units per acre and intensities of people per acre. The project proposes the maximum allowance of 85 residential units and less than the allowed maximum of 131 people for the nonresidential allocation.
- (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, 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 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 17th day of September, 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
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
September 17, 2015**

Item # 9 Resolution # 2015-0026 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS AT 9914-9936
BUENA VISTA AVENUE, CITY OF SANTEE**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 40 attached residential units on a property of two acres. The application was deemed complete by ALUC staff on August 31, 2015.

Noise Contours: The proposed project site is located both outside the 60 and within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contours. (See the attached map.) The ALUCP (GIL 3.3.5(b)) provides that for a property bisected by more than one noise contour, the noise compatibility standards that encompass 75 percent or more of a proposed building would apply to the entire project. More than 75 percent of the building lies outside the 60 dB CNEL noise contour, and therefore, the standards for that noise condition apply. 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 structures will be 33 feet above ground level. 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).

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.

Interests Disclosure: The property is owned by Village Run Homes LLC of Lakeside. The architect is Roy Johnson Architecture & Planning of La Mesa.





The civil engineer is Draper Engineering of La Mesa. The landscape architect is George Mercer Landscape Architecture of La Mesa.

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 overflight notification with the County Recorder.

9914-9936 Buena Vista Avenue



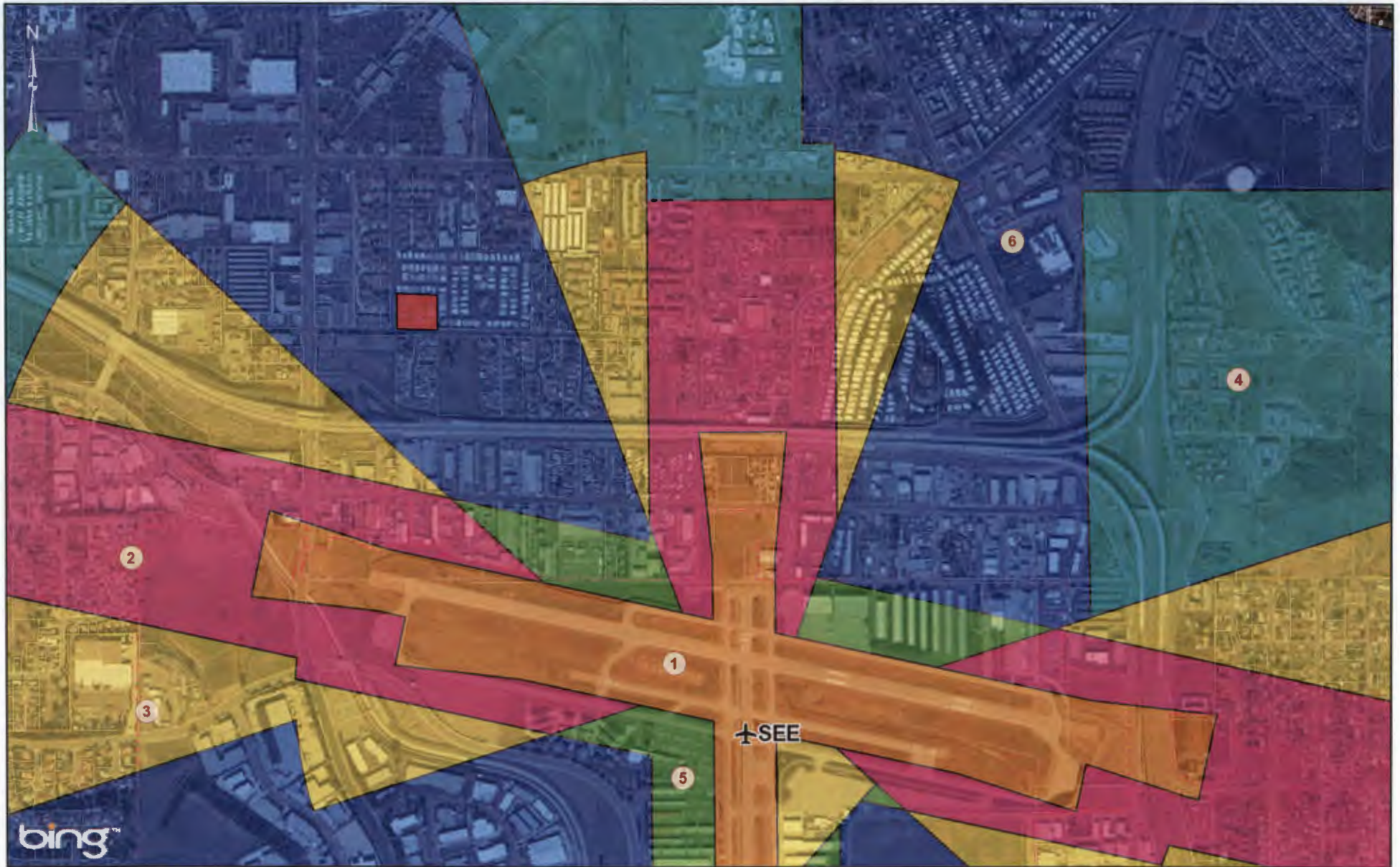
-  60-65 dB CNEL
-  65-70 dB CNEL
-  70-75 dB CNEL
-  75+ dB CNEL

0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

9914-9936 Buena Vista Avenue



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

0 650 1,300 2,600 Feet

1 inch = 1,317 feet

Image courtesy of USGS © 2015 Microsoft Corporation

RESOLUTION NO. 2015-0026 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 40 ATTACHED RESIDENTIAL UNITS AT 9914-9936 BUENA VISTA AVENUE, CITY OF SANTEE, 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 Santee to determine the consistency of a proposed project: Construction of 40 Attached Residential Units at 9914-9936 Buena Vista Avenue, City of Santee, 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 40 attached residential units; and

WHEREAS, the proposed project site is located outside the 60 and within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contours, but more than 75 percent of the proposed building lies outside the 60 dB CNEL noise contour, and the ALUCP specifies that the noise compatibility standards for the contour which encompasses 75 percent or more of the building apply, and, therefore, the applicable noise contour is outside the 60 dB CNEL, 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 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; 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 40 Attached Residential Units at 9914-9936 Buena Vista Avenue, City of Santee, is conditionally consistent with the Gillespie Field ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of 40 attached residential units.
- (2) The proposed project site is located outside the 60 and within the 60-65 dB CNEL noise contours. More than 75 percent of the proposed building lies outside the 60 dB CNEL noise contour, and the ALUCP specifies that the noise compatibility standards for the contour which encompasses 75 percent or more of the building apply. Therefore, the applicable noise contour is outside the 60 dB CNEL. 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 33 feet AGL. 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.
- (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. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder on each property containing a residential unit.
- (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 17th day of September, 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)
September 17, 2015**

Item # 10 Resolution # 2015-0027 ALUC

Recommendation: Not Consistent

**CONSTRUCTION OF EATING & DRINKING ESTABLISHMENT AT 9370
SCRANTON ROAD, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of an eating and drinking establishment on a property of 1.13 acres. The vacant parcel is part of a Planned Industrial Development (PID) approved by the City of San Diego in 1987, with a time extension granted in June 1993. However, the currently proposed eating and drinking establishment project does not qualify to be vested as part of a “long term project”, as defined by the ALUCP (MIR 2.3.2(e)), because (1) there is no evidence that the original PID permit was issued a consistency determination by the San Diego Association of Governments (SANDAG) as the predecessor ALUC under the Naval Air Station (NAS) Miramar Comprehensive Land Use Plan (CLUP) adopted by SANDAG in 1977, and (2) the “final approval” of that PID permit—even considering the time extension—was more than 15 years prior to the adoption of the current MCAS Miramar ALUCP in October 2008. The current project therefore does not constitute a vested “long term project” and is accordingly subject to the compatibility standards of the MCAS Miramar ALUCP. The application was deemed complete by ALUC staff on September 4, 2015.

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 commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be 20 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.

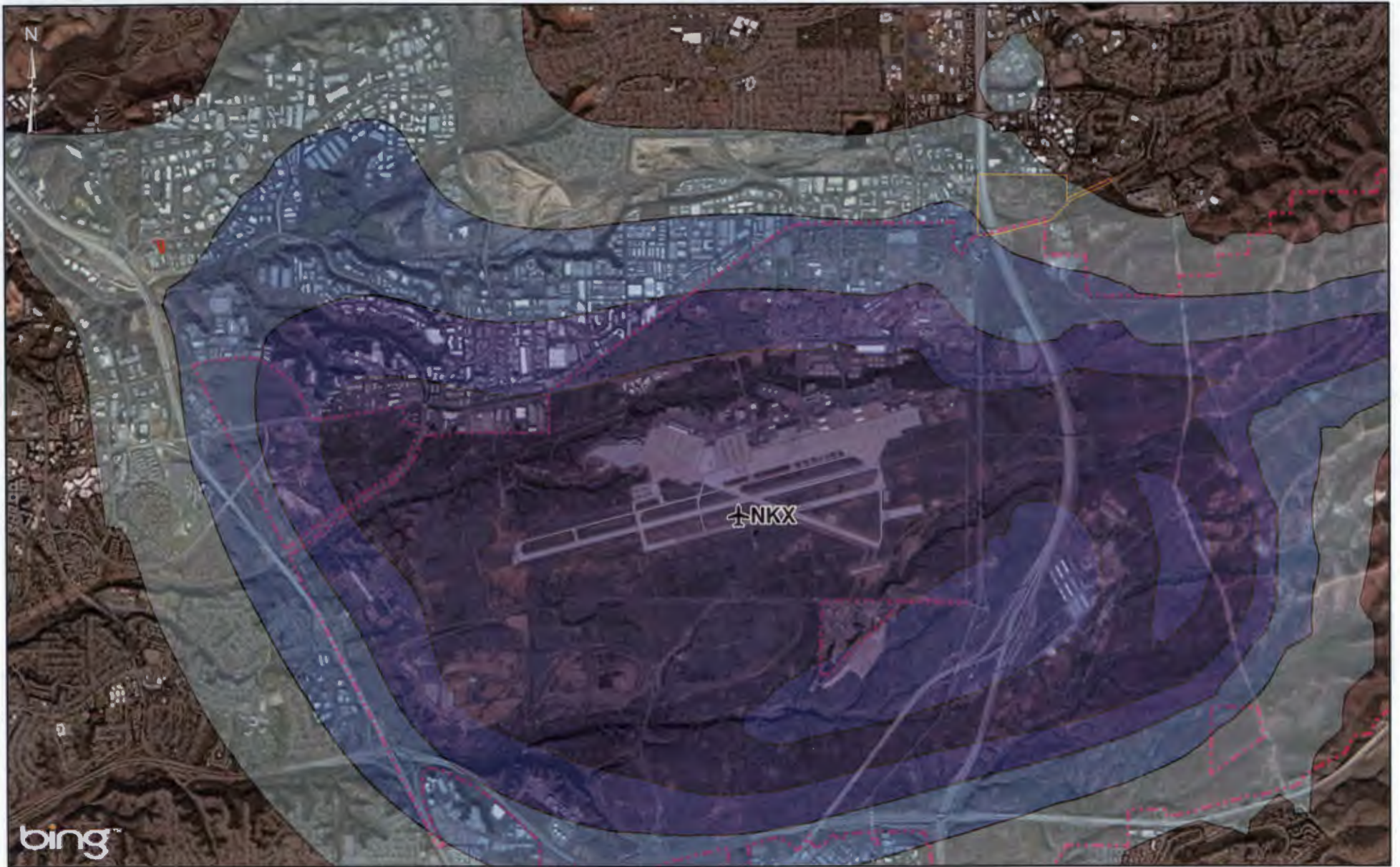
Safety Zones: The proposed project is located within Accident Potential Zone (APZ) II. (See the attached map.) As per the Air Installation Compatible Use Zones (AICUZ) study for MCAS Miramar with which the ALUCP must be consistent (Cal. Pub. Util. Code § 216759(b)), the ALUCP identifies eating and drinking establishment uses located within APZ II as incompatible with airport uses because of the lingering assembly of people. The project is not eligible to be permitted as infill development because the ALUCP does not allow infill development within APZs (MIR 2.11.1(b)). MCAS Miramar has issued a letter advising of the inconsistency of the project (see attachment).





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 Andrew and Peggy Cherng of South Pasadena. The developer is CFT Developments, LLC of Rosemead. The architect is C.R.H.O. of Tustin. The civil engineer is Truxaw and Associates of Orange. The landscape architect is John Hourian and Associates of San Clemente.

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 not consistent with the MCAS Miramar ALUCP.

9370 Scranton Road



-  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

9370 Scranton Road



- TZ
- APZ 2
- APZ 1
- CZ

0 1,300 2,600 5,200 Feet

1 inch = 2,633 feet

Image courtesy of USGS © 2015 Microsoft Corporation



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103
CP&L/411128
April 8, 2015

CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SUBMITTED PLANS PROCESSING
ATTN: GLENN GARGAS
1222 FIRST AVENUE MS 302
SAN DIEGO, CA 92101-4154

RE: MIRA MESA COMMUNITY PLAN; CHICK-FIL-A RESTAURANT (SORRENTO SOUTH CORPORATE CENTER), SW CORNER SCRANTON ROAD & MIRA MESA BOULEVARD, PN 411128, APN 341-321-47-00

Dear Mr. Gargas,

This is in response to the project submittal for Sorrento South Corporate Center which proposes construction of a commercial restaurant within the Mira Mesa Community Planning area. The United States Marine Corps (USMC) will continue to oppose the approval of any project which is inconsistent with the adopted safety guidelines of the 2005 Marine Corps Air Station (MCAS) Miramar Air Installations Compatible Use Zones (AICUZ) Study Update.

On October 2, 2008, the Airport Land Use Commission (ALUC) approved the adoption of a revised MCAS Miramar 2008 MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) that is consistent with the 2005 MCAS Miramar AICUZ Update. As a result, any future development on this site is subject to those guidelines and recommendations consistent with the 2005 AICUZ Update, and will be examined using these safety, height, noise and overflight standards.

The proposed site is contained within the "MCAS Miramar AICUZ Study Area" identified in the 2005 AICUZ Update for MCAS Miramar. It has been determined that this project is: 1) within the adopted 2008 MCAS Miramar ALUCP Airport Influence Area (AIA) Review Area I, 2) within the 60-65 dB Community Noise Equivalent Level (CNEL) noise contours, 3) within Accident Potential Zone II, 4) beneath the Outer Horizontal Surface of MCAS Miramar (Federal Aviation Regulation Part 77), and 5) beneath and/or near establish fixed

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April 8, 2015

and rotary-wing flight corridors for aircraft transiting to and from MCAS Miramar.

Specifically, the project is not consistent with safety compatibility recommendations as identified in Table 3 of the MCAS Miramar AICUZ Study (Eating and Drinking Establishment, Standard Land Use Coding Manual Category #58) for land uses in APZ II. Furthermore, the MCAS Miramar ALUCP also deems small eating/drinking establishments in free standing buildings (Table MIR-2) as incompatible land uses in APZ II. Accident Potential Zones continue to possess a measurable potential for aircraft mishaps with significant safety impacts at this location, therefore, considerable thought should be given and significant findings made prior to approving any incompatible land uses in safety sensitive areas.

The structural height does not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Outer Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. However, please note that the FAA is the only agency that can officially determine if a structure exceeds an airspace surface and/or what impact it would have on air navigation.

Any project at this location will experience significant noise impacts from the Julian, Seawolf and Ground Controlled Approach (GCA) Box Pattern Flight Corridors for fixed-wing operations. The site will also experience noise impacts from the Beach, Fairways and GCA Box Pattern Flight Corridors for helicopter operations.

Occupants will routinely see and hear military aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

Since the project is within the AIA for the MCAS Miramar ALUCP, and to ensure that the project is consistent with ALUCP guidelines, we recommend that the project be submitted to the ALUC for an official consistency determination.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations on the surrounding community, restrict the hours of operation

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April 8, 2015

Thank you for the opportunity to review this land use proposal.
If we may be of any further assistance, please contact Ms. Kristin
Camper at (858) 577-6603.

Sincerely,



J. H. Lias
Community Plans and Liaison Officer
By direction of the Commanding Officer

Copy to:
Mira Mesa Community Planning Group, Chair, John Horst
San Diego County Regional Airport Authority, Ed Gowens

RESOLUTION NO. 2015-0027 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF EATING AND DRINKING ESTABLISHMENT AT 9370 SCRANTON ROAD, CITY OF SAN DIEGO, IS NOT 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: Construction of Eating and Drinking Establishment at 9370 Scranton 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), 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 the construction of an eating and drinking establishment; 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 commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses; 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) II, and the ALUCP identifies eating and drinking establishment uses located within APZ II as incompatible with airport uses; and

WHEREAS, the proposed project is not eligible to be permitted as infill development because the ALUCP does not consider infill development to be compatible within APZs; and

WHEREAS, the proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements; 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, and the U.S. Marine Corps has documented its finding of inconsistency of the project with the Air Installation Compatible Use Zones (AICUZ) study with which the ALUCP is and must be consistent by law (Cal. Pub. Util. Code § 216759(b)).

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of Eating and Drinking Establishment at 9370 Scranton Road, City of San Diego, is not 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 the construction of an eating and drinking establishment.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) 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 II. The ALUCP identifies an eating and drinking establishment uses located within APZ II as incompatible 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 only for new residential land uses, and the proposed project does not involve any new residential use subject to overflight notification requirements.

(6) Therefore, the proposed project is not 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 17th day of September, 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

Item 10

**AIRPORT
LAND USE
COMMISSION**

9370 Scranton Road

September 17, 2015

ALUCP Safety Zone Map



ALUCP Safety Zone Matrix

CHAPTER 3 MCAS MIRAMAR POLICIES AND MAPS

Land Use Types / Typical Uses	CBC Group*	Safety Zone**				Criteria for Conditional (yellow) Uses
		CZ	APZ I	APZ II	TZ	
<ul style="list-style-type: none"> Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7) See Policy 3.4.7(c) for limits on ancillary uses ¹ 						<ul style="list-style-type: none"> Maximum intensity limits apply to all Conditional uses Abbreviations below refer to zones in which condition specified is applicable Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)
<p>Maximum Intensity Limits (People/Acre)</p> <ul style="list-style-type: none"> Applicable to nonresidential conditional land uses 		10	25	50	300	
Office, Commercial, Service, and Lodging Uses						
Large Eating/Drinking Establishments in free-standing building (capacity >300 people) [approx. 60 s.f./person]	A2, A-2.1					
Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people) [approx. 60 s.f./person]	A-3					
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	B					



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION
P.O. BOX 45001
SAN DIEGO, CA 92145-0001

11103
CPAL/411128
April 9, 2015

CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SUBMITTED PLANS PROCESSING
ATTN: GLENN GARGAS
1222 FIRST AVENUE MS 502
SAN DIEGO, CA 92101-4154

RE: MIRA MESA COMMUNITY PLAN; CHICK-FIL-A RESTAURANT (SORRENTO
SOUTH CORPORATE CENTER), SW CORNER SCRANTON ROAD & MIRA MESA
BOULEVARD, PN 411128, APN 941-330-47-00

Dear Mr. Gargas,

This is in response to the project submitted for Sorrento South
Corporate Center which proposes construction of a commercial
restaurant within the Mira Mesa Community Planning Area. The
United States Marine Corps (USMC) will continue to oppose the
approval of any project which is inconsistent with the adopted
safety guidelines of the 2005 Marine Corps Air Station (MCAS)
Miramar Air Installation Compatible Use Zones (AICUZ) Study
Update.

On October 2, 2008, the Airport Land Use Commission (ALUC)
approved the adoption of a revised MCAS Miramar 2008 MCAS Miramar
Airport Land Use Compatibility Plan (ALUCP) that is consistent
with the 2005 MCAS Miramar AICUZ Update. As a result, any future
development on this site is subject to those guidelines and
recommendations consistent with the 2005 AICUZ Update, and will be
examined using these safety, height, noise and overflight
standards.

The proposed site is contained within the "MCAS Miramar AICUZ
Study Area" identified in the 2005 AICUZ Update for MCAS Miramar.
It has been determined that this project is: 1) within the adopted
2008 MCAS Miramar ALUCP Airport Influence Area (AIA) Review Area
I, 2) within the 60-65 dB Community Noise Equivalent Level (CNEL)
noise contours, 3) within Accident Potential Zone II, 4) beneath
the Outer Horizontal Surface of MCAS Miramar (Federal Aviation
Regulation Part 77), and 5) beneath and/or near established fixed

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and rotary-wing flight corridors for aircraft transiting to and
from MCAS Miramar.

Specifically, the project is not consistent with safety
compatibility recommendations as identified in Table 1 of the MCAS
Miramar AICUZ Study (Eating and Drinking Establishment, Standard
Land Use Coding Manual Category #50) for Land uses in APE II.
Furthermore, the MCAS Miramar ALUCP also deems small
eating/drinking establishments in free standing buildings (Table
MIR-2) as incompatible land uses in APE II. Accident Potential
Zone continues to possess a measurable potential for aircraft
incidents with significant safety impacts at this location,
therefore, considerable thought should be given and significant
findings made prior to approving any incompatible land uses in
safety sensitive areas.

The structural height does not appear to penetrate the Federal
Aviation Administration (FAA) Part 77 Outer Horizontal Surface
and/or any Terminal Instrument Procedures (TERPS) surfaces.
However, please note that the FAA is the only agency that can
officially determine if a structure exceeds an airspace surface
and/or what impact it would have on air navigation.

Any project at this location will experience significant noise
impacts from the Julian, Seawolf and Ground Controlled Approach
(GCA) Box Pattern Flight Corridors for fixed-wing operations. The
site will also experience noise impacts from the Beach, Airways
and GCA Box Pattern Flight Corridors for helicopter operations.

Occupants will routinely see and hear military aircraft and
experience varying degrees of noise and vibration. Consequently,
we are recommending full disclosure of noise and visual impacts to
all initial and subsequent purchasers, lessees, or other potential
occupants.


Since the project is within the AIA for the MCAS Miramar ALUCP,
and to ensure that the project is consistent with ALUCP
guidelines, we recommend that the project be submitted to the ALUC
for an official consistency determination.

MCAS Miramar is a master air station, and as such, can operate 24
hours per day, 7 days per week. Fiscal and manpower constraints,
as well as efforts to reduce the noise impacts of our operations
on the surrounding community, restrict the hours of operation.

11103
CP&L/411128
April 9, 2019

Thank you for the opportunity to review this land use proposal.
If we may be of any further assistance, please contact Ms. Kristin
Cemper at (858) 477-8603.

Sincerely,



J. H. Lina
Community Plans and Liaison Officer
By direction of the Commanding Officer

Copy to:
Mira Mesa Community Planning Group, Chair, John Horst
San Diego County Regional Airport Authority, Ed Gowens

Recommendation: Not Consistent

Eating & drinking establishments are not consistent within Accident Potential Zone (APZ) 2