

**CONSISTENCY DETERMINATION
RAMONA AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
JANUARY 6, 2011**

Item # 3 Resolution # 2011-0001 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AND BARN AT
17135 WHIRLWIND LANE, COUNTY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 644 square foot, second dwelling unit and 3,000 square foot barn on a 9.15 acre property with an existing single-family residence.

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

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 22 feet above ground level. The height of the proposed project is consistent with the ALUCP because it is not located within the Primary Surface or beneath the Approach or Transitional Surfaces and does not exceed a height of 35 feet above ground level (RMO 3.4(b)).

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies residential and agricultural uses located within Safety Zone 6 as compatible with airport uses.

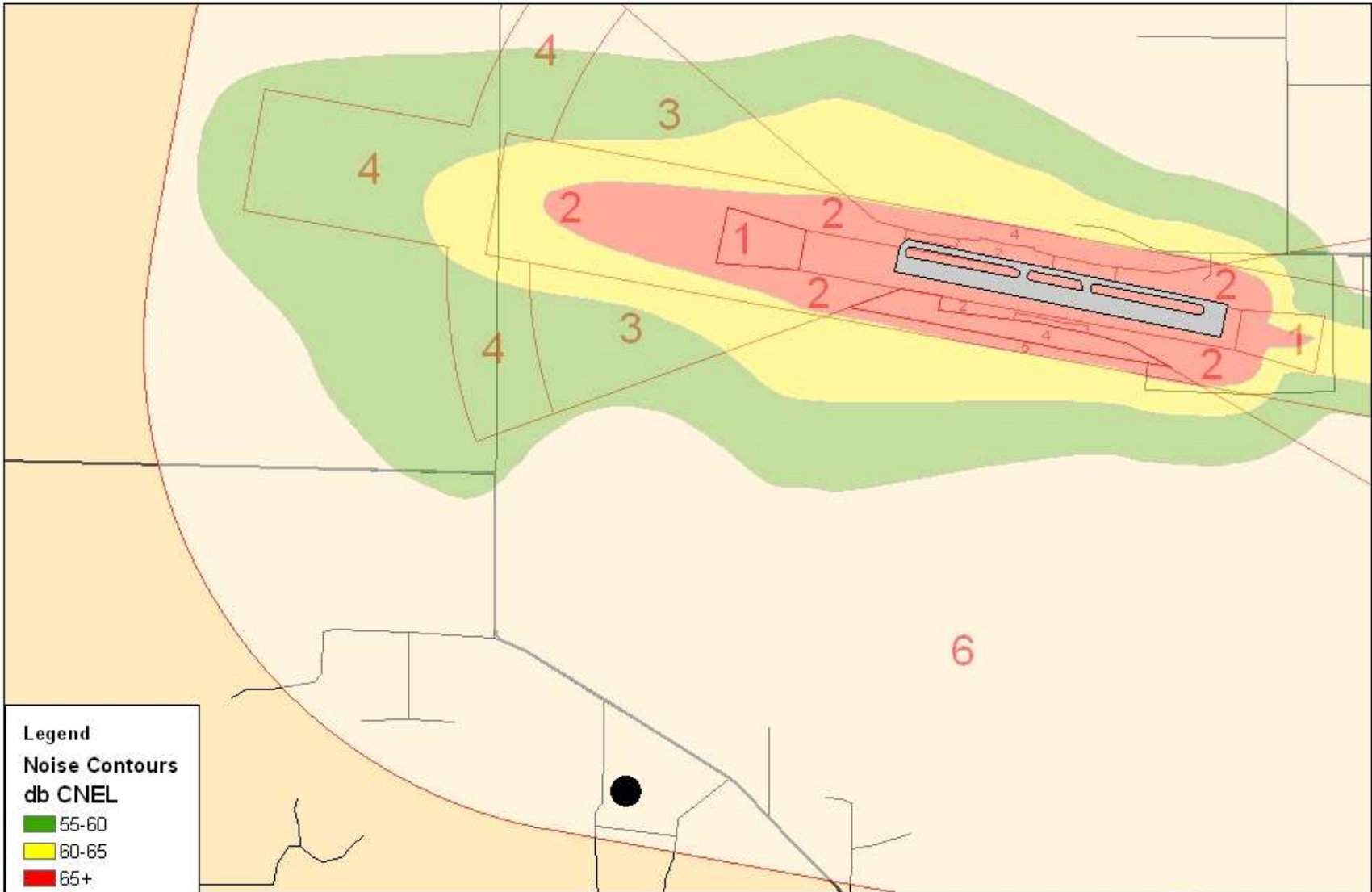
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder.

Ownership: The property is owned by Matheu and Brooke Royden of Ramona. The designer is Accudraft of Ramona.

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

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

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- Legend**
- Noise Contours
db CNEL**
- 55-60
 - 60-65
 - 65+
 - fwy
 - majorrds
 - roads

**17135 Whirlwind Lane
(APN: 277-120-39)**



RESOLUTION NO. 2011-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AND BARN AT 17135 WHIRLWIND LANE, COUNTY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE RAMONA AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the County of San Diego to determine the consistency of a proposed development project: Construction of Single-Family Residential Unit and Barn at 17135 Whirlwind Lane, County of San Diego, which is located within the Airport Influence Area (AIA) for the Ramona Airport - Airport Land Use Compatibility Plan (ALUCP), originally adopted in 2006 and amended in 2008; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a second dwelling unit and barn on a property with an existing single-family residence; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential and agricultural 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 it is not located within the Primary Surface or beneath the Approach or Transitional Surfaces and does not exceed a height of 35 feet above ground level; and

WHEREAS, the proposed project is located within Safety Zone 6, and the ALUCP identifies residential and agricultural uses located within Safety Zone 6 as compatible with airport uses; and

WHEREAS, the proposed project is a new residential unit located within the overflight notification area, and requires recordation of an overflight notification with the County Recorder; and

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WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the County of San Diego and interested members of the public to present information regarding this matter; and

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of Single-Family Residential Unit and Barn at 17135 Whirlwind Lane, County of San Diego, is conditionally consistent with the Ramona Airport ALUCP, which was adopted in 2006 and amended in 2008, based upon the following facts and findings:

- (1) The proposed project involves the construction of a second dwelling unit and barn on a property with an existing single-family residence.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies residential and agricultural uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because it is not located within the Primary Surface or beneath the Approach or Transitional Surfaces and does not exceed a height of 35 feet above ground level.
- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies residential and agricultural uses located within Safety Zone 6 as compatible with airport uses.
- (5) The ALUCP requires that an overflight notification be recorded with the County Recorder for new residential units located within the overflight notification area. Therefore, as a condition of project approval, an overflight notification must be recorded for the property with the County Recorder.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Ramona Airport ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 6th day of January, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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