

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

Greg Cox
Jim Desmond
Robert H. Gleason
Lloyd B. Hubbs
Jim Janney
Mark Kersey
Paul Robinson
Mary Sessom

AIRPORT LAND USE COMMISSION AGENDA

Thursday, October 20, 2016
9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

Ex-Officio Board Members

Laurie Berman
Eraina Ortega
Col. Jason Woodworth

President / CEO

Thella F. Bowens

Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>

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 the Corporate & Information Governance/Authority Clerk Department 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 1-4):

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 September 15, 2016 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.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 5 ATTACHED RESIDENTIAL UNITS AT 2724 REYNARD WAY, 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. 2016-0015 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 19 ATTACHED RESIDENTIAL UNITS AT 1478 PARROT 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. 2016-0016 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)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

5. CONSISTENCY DETERMINATION – McCLELLAN-PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD:

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

RECOMMENDATION: Adopt Resolution No. 2016-0017 ALUC, making the determination that the project is not consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

6. STATUS UPDATE AND POSSIBLE POLICY DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS:

The Commission is requested to receive the update.

RECOMMENDATION: Receive the presentation and possibly provide policy direction to staff.

(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 Administration Building. Bring your ticket to the third floor receptionist for validation.

You may also reach the Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building 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>
November 17 th	Thursday	9:00 a.m.	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, SEPTEMBER 15, 2016
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 11:47 a.m. on Thursday, September 15, 2016, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioner Members: Boling, Desmond, Gleason, Hubbs, Janney, Kersey, Robinson, Col. Woodworth (Ex Officio)

ABSENT: Commissioner Members: Berman (Ex Officio), Cox, Ortega (Ex Officio), Sessom

ALSO PRESENT: Thella F. Bowens, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Dawn D'Acquisto, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-4):

ACTION: Moved by Commissioner Gleason and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following vote: YES – Boling, Desmond, Gleason, Hubbs, Janney, Kersey, Robinson; NO – None; ABSENT – Cox, Sessom. (Weighted Vote Points: Yes – 84; NO – 0; ABSENT – 16)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the July 21, 2016 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 34 ATTACHED RESIDENTIAL UNITS AT 2828-2834 BROADWAY, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2016-0013 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4925 SARATOGA AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2016-0014 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS:

5. STATUS UPDATE AND POSSIBLE POLICY DIRECTION ON AIRPORT LAND USE COMPATIBILITY PLANS:

Angela Jamison, Manager, Airport Planning, provided a presentation on the Status Update on Airport Land Use Compatibility Plans, which included NAS North Island ALUCP and Rural Airport ALUCPs.

RECOMMENDATION: Receive the presentation and possibly provide policy direction to staff.

ACTION: No action was taken on this item.

COMMISSION COMMENT: None

ADJOURNMENT: The meeting was adjourned at 11:49 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
20th DAY OF OCTOBER, 2016.

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

APPROVED AS TO FORM:

AMY GONZALEZ
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: **October 20, 2016**

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

San Diego International Airport ALUCP

Construction of Eating & Drinking Establishment and Public Deck at 1360 North Harbor Drive, Unified Port of San Diego

Deemed Complete & Consistent on September 26, 2016

Description of Project: The proposed project involves the construction of an eating and drinking establishment and public viewing deck with outdoor seating and boat slips.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies high intensity service and marina uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

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

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

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

McClellan-Palomar Airport ALUCP

Specific Plan Amendment and Zone Reclassification to Construct 123 Detached Residential Units at Poinsettia Lane near Cassia Road, City of Carlsbad

Deemed Complete & Consistent on September 26, 2016

Description of Project: The proposed project involves a specific plan amendment and zone reclassification to construct 123 detached residential units.

Noise Contours: 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.

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

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification for new residential uses which is satisfied by the existing City of Carlsbad Noise Impact Notification Area.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
October 20, 2016**

Item # 3 Resolution # 2016-0015 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 5 ATTACHED RESIDENTIAL UNITS AT 2724 REYNARD WAY, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of five attached, three-story, residential units on a property of 9,135 square feet. The application was deemed complete by ALUC staff on September 30, 2016.

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 with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be 40 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. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Six Coyote LLC, whose managers are disclosed as Tyler Wallace of San Diego and Sherry and John Wallace of Portland, Oregon. The architect is TWFA of San Diego. The civil engineer is Alidade Engineering of Temecula. The biological resources surveyor is Balk Biological, Inc. of Encinitas.

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.

2724 Reynard Way



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

0 300 600 1,200 Feet

1 inch = 607 feet

Image courtesy of USGS © 2016 Microsoft Corporation

RESOLUTION NO. 2016-0015 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 5 ATTACHED RESIDENTIAL UNITS AT 2724 REYNARD WAY, 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 5 Attached Residential Units at 2724 Reynard Way, 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 5 attached 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 conditionally 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; 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 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 method as approved by the ALUC, 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 5 Attached Residential Units at 2724 Reynard Way, 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 5 attached 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 aviation 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 aviation easement 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 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 20th day of October, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
October 20, 2016**

Item # 4 Resolution # 2016-0016 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF 19 ATTACHED RESIDENTIAL UNITS AT 1478 PARROT STREET, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC by the City of San Diego, the project proposes the construction of 19 attached residential units in 12 buildings of 2 or 3 stories on a property of 1.33 acres. The application was deemed complete by ALUC staff on October 10, 2016.

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 structure will be 33 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.

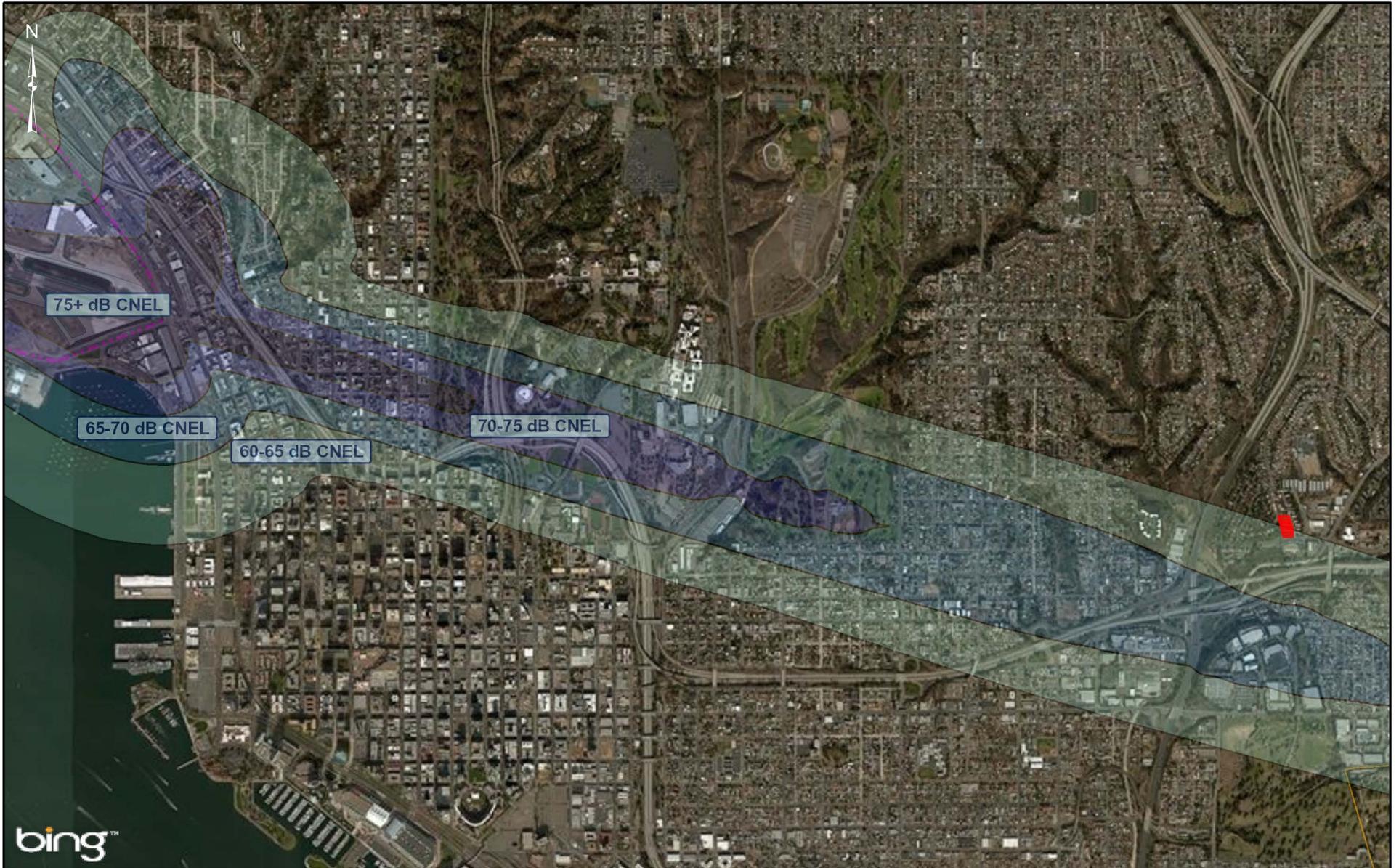
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property is owned by Mahmoud Amirnovin of San Diego. The developer is ARC Construction of San Diego. The civil engineer is Landmark Consulting of San Diego. The landscape architect is Sam Wade 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 overflight notification with the County Recorder or other alternative method as approved by the ALUC.

1478 Parrot Street



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

0 1,350 2,700 5,400 Feet

1 inch = 2,760 feet

Image courtesy of USGS © 2016 Microsoft Corporation

RESOLUTION NO. 2016-0016 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 19 ATTACHED RESIDENTIAL UNITS AT 1478 PARROT 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 19 Attached Residential Units at 1478 Parrot 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 19 attached residential units; 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 method 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 19 Attached Residential Units at 1478 Parrot Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 19 attached residential units.
- (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 residences 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 20th day of October, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
McCLELLAN-PALOMAR AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
October 20, 2016**

Item # 5 Resolution # 2016-0017 ALUC

Recommendation: Not Consistent

**SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES
WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF
CARLSBAD**

Description of Project: Based on plans submitted to the ALUC, the project proposes a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building of 29,316 square feet on a property of 3.13 acres. The application was deemed complete by ALUC staff on September 30, 2016.

Noise Contours: The building of 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 auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: No change is proposed in the height of the existing building.

Safety Zones: The proposed project is located within Safety Zone 1. (See the attached map.) As described above, the proposed project would involve a specific plan amendment to allow a new use within an existing nonconforming building.

The ALUCP nonconforming use provisions (PAL 2.11.2(c)(2)) generally allow for the alteration or reconstruction of an existing nonconforming nonresidential building where there would be no increase in the nonresidential intensity. Here, however, the subject application is seeking a consistency determination for a specific plan amendment that would allow new uses within the existing building. The nonconforming nonresidential use provisions, therefore, do not apply.

The proposed project would allow a new use (repair garages) within Safety Zone 1 that the ALUCP identifies as incompatible with airport uses. Therefore, the

proposed project is not compatible with the safety compatibility standards of the ALUCP. This finding of incompatibility in relation to the proposed specific plan amendment has no impact on the continued non-conforming use of the existing building.

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 Durkin – CAC Lot 24 LLC, whose president is disclosed as Michael Durkin of San Diego. The planning consultant is Howes Weiler & Associates of Carlsbad.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the McClellan-Palomar Airport ALUCP, staff recommends that the ALUC make the determination that the project is not consistent with the McClellan-Palomar Airport ALUCP.

5817 Dryden Place



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

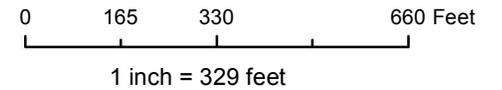


Image courtesy of USGS © 2016 Microsoft Corporation

5817 Dryden Place



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

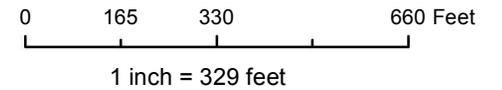


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RESOLUTION NO. 2016-0017 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: SPECIFIC PLAN AMENDMENT TO ESTABLISH VEHICLE SERVICE USES WITHIN EXISTING BUILDING AT 5817 DRYDEN PLACE, CITY OF CARLSBAD, IS NOT CONSISTENT WITH THE McCLELLAN-PALOMAR 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 Carlsbad to determine the consistency of a proposed project: Specific Plan Amendment to Establish Vehicle Service Uses within Existing Building at 5817 Dryden Place, City of Carlsbad, which is located within the Airport Influence Area (AIA) for the McClellan-Palomar Airport - Airport Land Use Compatibility Plan (ALUCP), originally adopted in 2010 and amended in 2010 and 2011; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building; 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 auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level; and

WHEREAS, no change is proposed in the height of the existing building; and

WHEREAS, the proposed project is located within Safety Zone 1, and, though the use would occur within an existing nonconforming building without increase in existing intensity, the project proposes to change the land use designation of a property to allow a repair garage use which the ALUCP identifies within Safety Zone 1 as incompatible with airport uses; and

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

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

WHEREAS, the ALUC has provided an opportunity for the City of Carlsbad 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: Specific Plan Amendment to Establish Vehicle Service Uses within Existing Building at 5817 Dryden Place, City of Carlsbad, is not consistent with the McClellan-Palomar Airport ALUCP, which was originally adopted in 2010 and amended in 2010 and 2011, based upon the following facts and findings:

- (1) The proposed project involves a specific plan amendment to establish automotive vehicle repair, maintenance, paint and body work, and inspections within an existing nonconforming building.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies auto repair uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component is sound attenuated to 50 dB CNEL interior noise level.
- (3) No change is proposed in the height of the existing building.
- (4) The proposed project is located within Safety Zone 1. Though the proposed use would occur within an existing nonconforming building without increase in existing intensity, the project proposes to change the land use designation of a property to allow a repair garage use which the ALUCP identifies within Safety Zone 1 as incompatible with airport uses.
- (5) The proposed project is located within the overflight notification area but does not involve any new residential use subject to overflight notification requirements.
- (6) Therefore, the proposed project is not consistent with the McClellan-Palomar Airport 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 20th day of October, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

AIRPORT
LAND USE
COMMISSION

Status Update on
Airport Land Use
Compatibility Plans

October 20, 2016



NAS North Island ALUCP

- October 13: Meeting with City of Coronado staff
- October 14: Meeting with Hotel Del Coronado
- October 9: Working group meeting on overflight compatibility factor
- October 26: Public information meeting



Rural Airport ALUCPs

- October 7: conference call with technical consultant
- Today: meeting with technical consultant



Questions?

