

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Robert H. Gleason
Jim Janney
Mark Kersey
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Mary Sessom

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Eraina Ortega
Col. Jason Woodworth

President / CEO

Kimberly J. Becker

AIRPORT LAND USE COMMISSION AGENDA

Thursday, June 1, 2017
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

***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 1-6):

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 meetings.

RECOMMENDATION: Approve the minutes of the May 4, 2017 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.

(Development: Jeffrey Woodson, Vice President)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 423 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE AND COMMERCIAL SPACE AT PARK BOULEVARD & MARKET STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0006 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Development: Jeffrey Woodson, Vice President)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 218 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT SEVENTH AVENUE & MARKET STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0007 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Development: Jeffrey Woodson, Vice President)

5. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 336 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT 499 WEST ASH STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0008 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Development: Jeffrey Woodson, Vice President)

6. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4526 CAPE MAY AVENUE, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination.

RECOMMENDATION: Adopt Resolution No. 2017-0009 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Development: Jeffrey Woodson, Vice President)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

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

The Commission is requested to receive a status update presentation.

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

(Development: Jeffrey Woodson, Vice President)

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>
July 6	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, MAY 4, 2017
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Vice Chair Robinson called the regular meeting of the Airport Land Use Commission to order at 9:59 a.m. on Thursday, May 4, 2017, 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: Commission Members: Cox, Desmond, Gleason, Robinson, Schumacher, Sessom, Woodworth (Ex Officio)

ABSENT: Commission Members: Berman (Ex Officio), Boling, Janney, Kersey, Ortega (Ex Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Martha Morales, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1- 3):

Vice Chair Robinson announced his recusal on Item 3 due to a potential conflict of interest.

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Sessom to approve the Consent Agenda, noting Commissioner Robinson's **RECUSAL** on Item 3. Motion carried by the following Vote: **YES – Cox, Desmond, Gleason, Robinson, Schumacher, Sessom; NO – None; ABSENT – Boling, Janney, Kersey (Weighted Vote Points: YES – 62; NO – 0; ABSENT – 38).**

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the April 6, 2017 regular meeting.

CONSISTENCY DETERMINATIONS

- 2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 364 ATTACHED RESIDENTIAL UNITS AT FIRST STREET & BEECH STREET, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2017-0004 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF 10 ATTACHED RESIDENTIAL UNITS AT 4405-4411 WEST POINT LOMA BOULEVARD, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2017-0005 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:

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

Angela Jamison, Acting Director, Airport Planning provided a presentation on the 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 adjourned at 10:14 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 1st DAY OF JUNE, 2017

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: **June 1, 2017**

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:

Marine Corps Air Station (MCAS) Miramar ALUCP

Community Plan Amendment to Construct a Research & Development Building at 9775 Towne Centre Drive, City of San Diego

Deemed Complete & Consistent on April 26, 2017

Description of Project: The proposed project involves a community plan amendment to construct a research & development building.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies research & development 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 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. The ALUCP identifies research & development uses located within APZ II as conditionally compatible with airport uses, provided that the project complies with an intensity of 50 people per acre, which the ALUCP represents as a floor area ratio (FAR) of 0.34. The project proposes an FAR of 0.31.

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

Gillespie Field ALUCP

**Construction of Medical Office Building at Buena Vista Avenue at
Cuyamaca Street, City of Santee**

Deemed Complete & Consistent on May 5, 2017

Description of Project: The proposed project involves the construction of a medical office building.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office 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 Federal Aviation Administration.

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

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

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 1, 2017**

Item # 3 Resolution # 2017-0006 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 423 ATTACHED RESIDENTIAL UNITS WITH
LEASABLE OFFICE AND COMMERCIAL SPACE AT PARK BOULEVARD &
MARKET STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two mixed-use buildings of up to 34 stories comprised of 423 attached residential units and leasable office and commercial space on a property of 1.19 acres. (See the attached map.) The application was deemed complete by ALUC staff on May 12, 2017.

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 370 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). Moreover, as the height of a crane for the construction of the building is presently unknown, and to ensure that any such future construction crane for the project would not adversely impact the flight procedures for SDIA, the proposed project must secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.

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

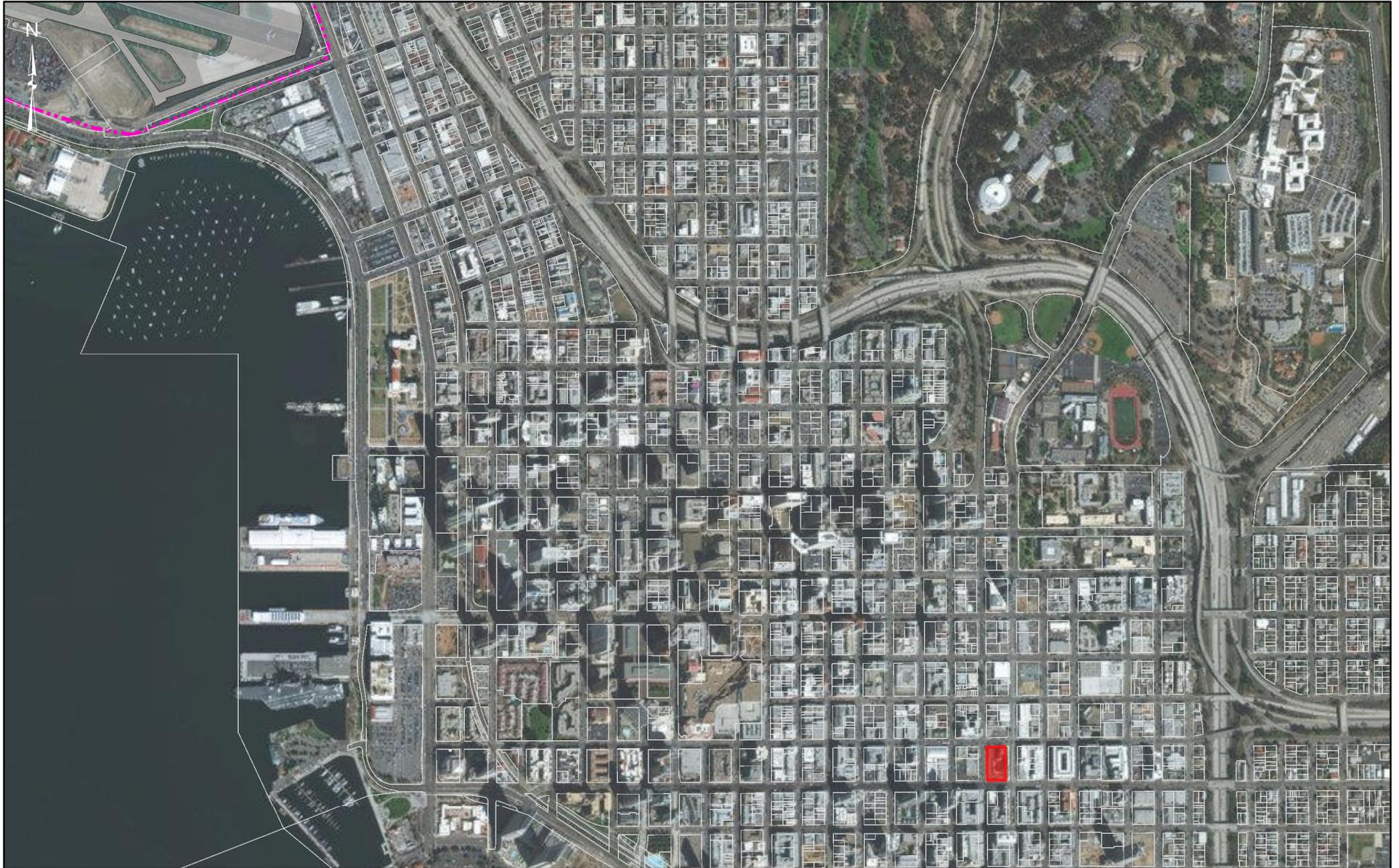
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property owner is the City of San Diego. The developer is Holland Partner Group of Vancouver, Washington. The architect is Carrier Johnson + Culture 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) Secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
3) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

Park Blvd. & Market St.



County

0 700 1,400 2,800 Feet

1 inch = 1,500 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0006 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 423 ATTACHED RESIDENTIAL UNITS WITH LEASABLE OFFICE AND COMMERCIAL SPACE AT PARK BOULEVARD & MARKET 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 423 Attached Residential Units with Leasable Office and Commercial Space at Park Boulevard and Market 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 two mixed-use, multi-story buildings of attached residential units and leasable office and commercial space; 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 provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane; 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 423 Attached Residential Units with Leasable Office and Commercial Space at Park Boulevard and Market 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 two mixed-use, multi-story buildings of attached residential units and leasable office and commercial space.
- (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 370 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 FAA, and provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures, and shall secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
- (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 1st day of June, 2017, 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
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 1, 2017**

Item # 4 Resolution # 2017-0007 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 218 ATTACHED RESIDENTIAL UNITS WITH HOTEL,
LEASABLE OFFICE AND COMMERCIAL SPACE AT SEVENTH AVENUE &
MARKET STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two mixed-use buildings of up to 39 stories comprising 218 attached residential units, a 153 guest room hotel, and leasable office and commercial space on a property of 1.38 acres. (See the attached map.) The application was deemed complete by ALUC staff on May 12, 2017.

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 473 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). Moreover, as the height of a crane for the construction of the building is presently unknown, and to ensure that any such future construction crane for the project would not adversely impact the flight procedures for SDIA, the proposed project must secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.

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

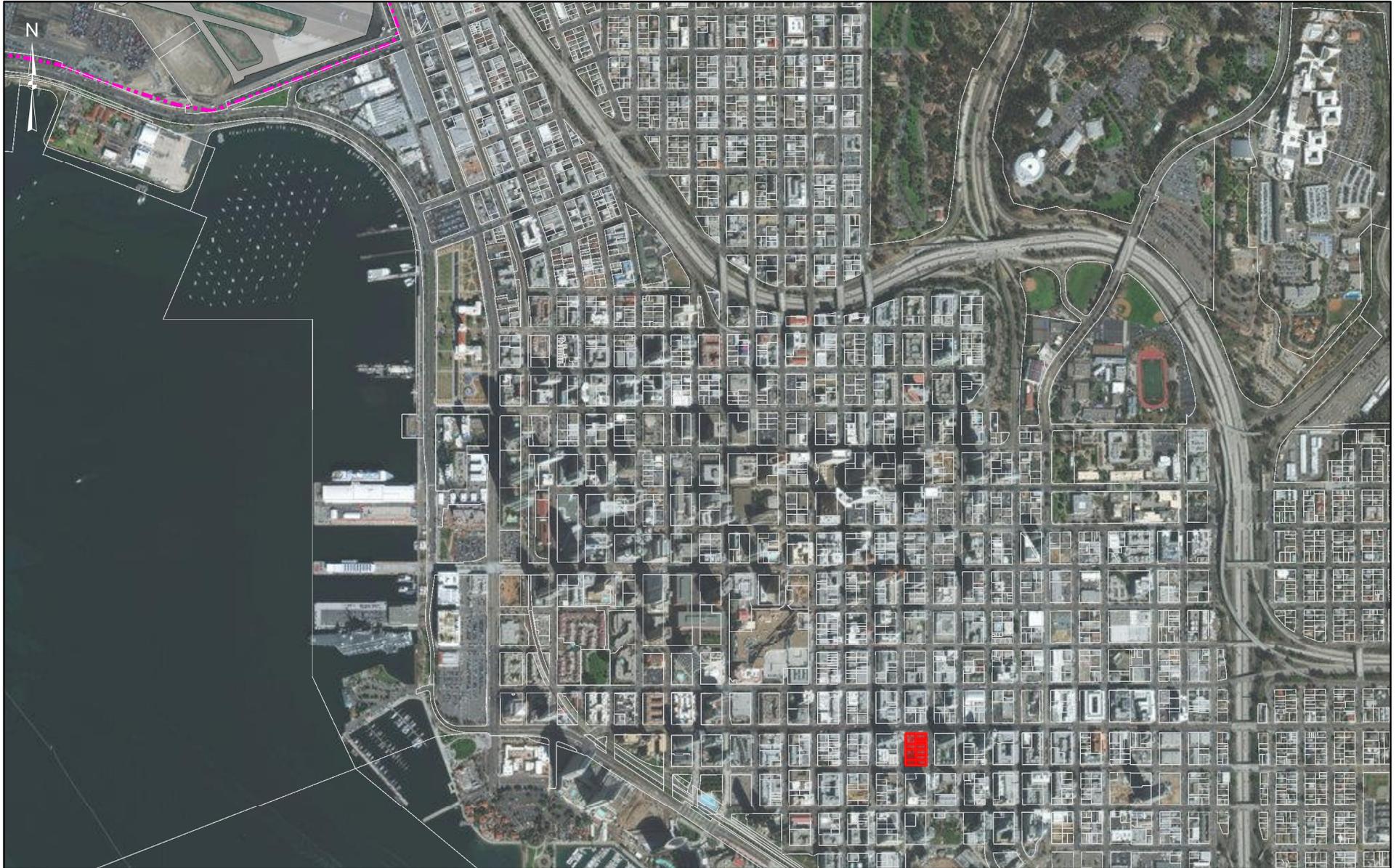
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder or other alternative method as approved by the ALUC.

Interests Disclosure: The property owners are the City of San Diego and the heirs and devisees of Alfred Cowles. The developers are disclosed as Steven L. Black, Anthony Laureti, Vincent Jackson, and Larry J. Sidiropoulos. The architect is Carrier Johnson + Culture of San Diego. The structural engineer is KPFF Engineers of San Diego. The mechanical engineer is MA Engineers of San Diego. The landscape architect is Ken Smith Landscape Architects of New York City, New York. The civil engineer is FUSCOE Engineering of San Diego. The acoustical engineer is Veneklasen of Santa Monica. The traffic engineer is Chen Ryan 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) Secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
3) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

7th Avenue & Market St.



County

0 750 1,500 3,000 Feet

1 inch = 1,583 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0007 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 218 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT SEVENTH AVENUE & MARKET 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 218 Attached Residential Units with Hotel, Leasable Office and Commercial Space at Seventh Avenue and Market 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 two mixed-use, multi-story buildings of attached residential units, hotel, and leasable office and commercial space; 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 provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane; 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 218 Attached Residential Units with Hotel, Leasable Office and Commercial Space at Seventh Avenue and Market 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 two mixed-use, multi-story buildings of attached residential units, hotel, and leasable office and commercial space.
- (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 473 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 FAA, and provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures, and shall secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
- (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 1st day of June, 2017, 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
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
June 1, 2017**

Item # 5 Resolution # 2017-0008 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 336 ATTACHED RESIDENTIAL UNITS WITH HOTEL,
LEASABLE OFFICE AND COMMERCIAL SPACE AT 499 WEST ASH
STREET, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of four mixed-use buildings of up to 25 stories comprising 336 attached residential units, 524 hotel guest rooms, and leasable office and commercial space on a property of 1.38 acres. (See the attached map.) The application was deemed complete by ALUC staff on May 12, 2017.

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 264 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). Moreover, as the height of a crane for the construction of the building is presently unknown, and to ensure that any such future construction crane for the project would not adversely impact the flight procedures for SDIA, the proposed project must secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.

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.

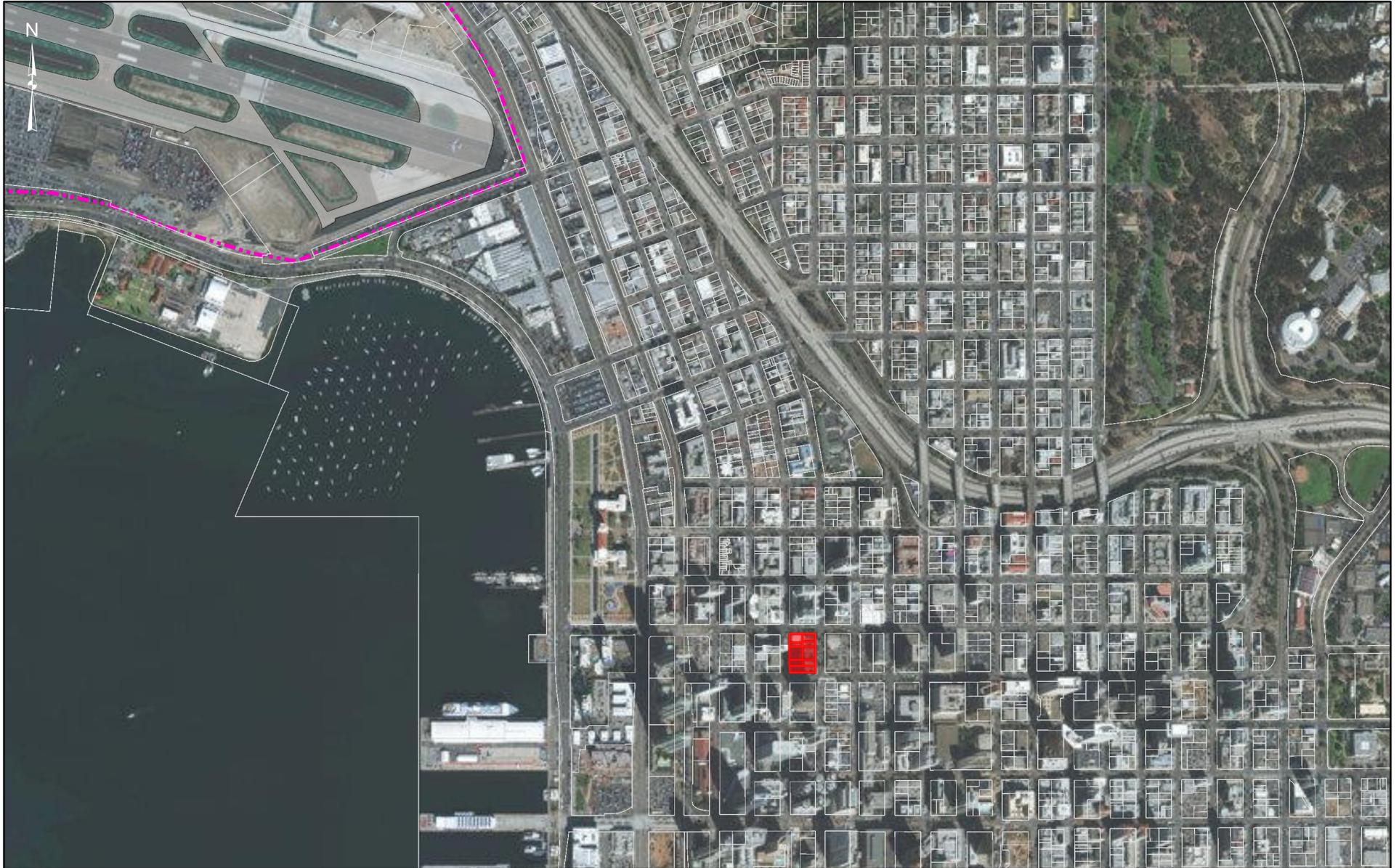
Interests Disclosure: See the attached summary prepared by the project sponsor.

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) Secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
- 3) Recordation of an overflight notification with the County Recorder or other alternative method as approved by the ALUC.

499 West Ash Street



County

0 625 1,250 2,500 Feet
1 inch = 1,292 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

499 West Ash Street - Interests Disclosure

Developer:

Bomel San Diego Equities, LLC
5455 Wilshire Blvd #800
Los Angeles, CA 90036
Phone: (310) 553-2626
Fax: (323) 658-7161
br@bomelco.com

Owners:

1. Rivergate S/D LLC & Abe-David San Diego, LLC
c/o Bomel San Diego Equities, LLC
Contact: Robert Rechnitz
5455 Wilshire Blvd #800 Los Angeles, CA 90036
 - a) Rivergate S/D LLC
Albert Nigri
462 7th Avenue, Suite 901
New York, NY 10018
 - b) Abe-David San Diego LLC
Pincus Rand
320 5th Avenue, 7th Flr.
New York, NY 10010
2. Tenants In Common (TIC)

State and A, LP

- a) The Giuseppe Simone Revocable Family Trust
- b) Simone Ventures Burr13, LLC
Giuseppe Simone, Lead Member
14044 Caminito Vistana, San Diego, CA 92130
 1. The Giuseppe Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
 2. The Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
 - c) Simone Ventures 466, LLC
Giuseppe Simone, Lead Member
14044 Caminito Vistana, San Diego, CA 92130

3. The Giuseppe Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
4. The Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
5. The Richard & Nancy Mowry Family Trust
14044 Caminito Vistana, San Diego, CA 92130

- d) Tait GME, LLC
Giuseppe Simone, Lead Member
14044 Caminito Vistana, San Diego, CA 92130

6. The Giuseppe Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
7. The Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130

- e) Exeter 16288 DE, LLC
 8. The 2006 Richard & Nancy Mowry Family Trust

3. Tenants In Common (TIC)

San Diego Carte Hotel, LLC

- a) Global Carte, LLC
20401 E Valley Blvd #200,
Walnut, CA 91789
JJ Zhang
Ried Floco
- b) Carte Management, Inc
20401 E Valley Blvd #200,
Walnut, CA 91789
JJ Zhang
Silver Slate Family Trust
- c) The Giuseppe Simone Revocable Family Trust
14044 Caminito Vistana,

San Diego, CA 92130

SimoneVentures 50th, LP

- a) The Giuseppe Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
- b) Simone Family Trust
14044 Caminito Vistana, San Diego, CA 92130
- c) The Simone Revocable Family Trust
14044 Caminito Vistana, San Diego, CA 92130
- d) The 2006 Richard & Nancy Mowry Family Trust
14044 Caminito Vistana, San Diego, CA 92130

Mechanical Engineer:

Robison Engineering, Inc. Chris Woodruff
Design & Operation
Phone: (206) 364-3343
cwoodruff@robisonengineering.com

Plumbing Engineer:

Robison Engineering, Inc.
Reed Jackson
Design & Operation
Phone: (206) 364-3343
rjackson@robisonengineering.com

Landscape Architect:

Wimmer Yamada and Caughey
Jason Jones, PLA, ASLA
Senior Associate/ Studio Manager
Phone: (619) 232-4004 - Ext. 15
jjones@wyac.com

Traffic Consultant:

Chen Ryan Associates
Monique Chen
Phone: (619) 318-4664
mchen@chenryanmobility.com

Architect:

Tucker Sadler Architects
Greg Mueller
CEO/Design Principal
Phone: (619) 236-1662
Fax: (619) 236-9267
Mobile: (619) 277-9478
gmueller@tuckersadler.com

Tucker Sadler Architects

Dan Martorana
Sr. Associate
Phone: (619) 236-1662
Mobile: (858) 735-4006
dmartorana@tuckersadler.com

Electrical Engineer

Robison Engineering, Inc.
Jim Dubois
Design & Operation
Phone: (206) 364-3343
jdubois@robisonengineering.com

Structural Engineer

PK Associates LLC

Clifford R. Paul, PE, SE

Principal

Phone: (714) 794-4237

Mobile: (602) 369-4566

cpaul@pkstructural.com

Civil Engineer

Latitude 33

Matthew Semic, PE

Senior Associate

Phone: (858) 875-1704

Fax: (619) 610-8484

matt.semic@latitude33.com

RESOLUTION NO. 2017-0008 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 336 ATTACHED RESIDENTIAL UNITS WITH HOTEL, LEASABLE OFFICE AND COMMERCIAL SPACE AT 499 WEST ASH 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 336 Attached Residential Units with Hotel, Leasable Office and Commercial Space at 499 West Ash 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 four mixed-use, multi-story buildings of attached residential units, a hotel, and leasable office and commercial space; 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 provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane; 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 336 Attached Residential Units with Hotel, Leasable Office and Commercial Space at 499 West Ash 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 four mixed-use, multi-story buildings of attached residential units, a hotel, and leasable office and commercial space.
- (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 264 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 FAA, and provided that the project secures a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures, and shall secure a determination of no hazard to air navigation issued by the FAA for any construction crane prior to erection of a construction crane.
- (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 1st day of June, 2017, 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)
June 1, 2017**

Item # 6 Resolution # 2017-0009 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4526 CAPE MAY AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a detached, single-story residential unit on a property of 5,226 square feet with an existing dwelling unit. The application was deemed complete by ALUC staff on May 12, 2017.

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 27 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 a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

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

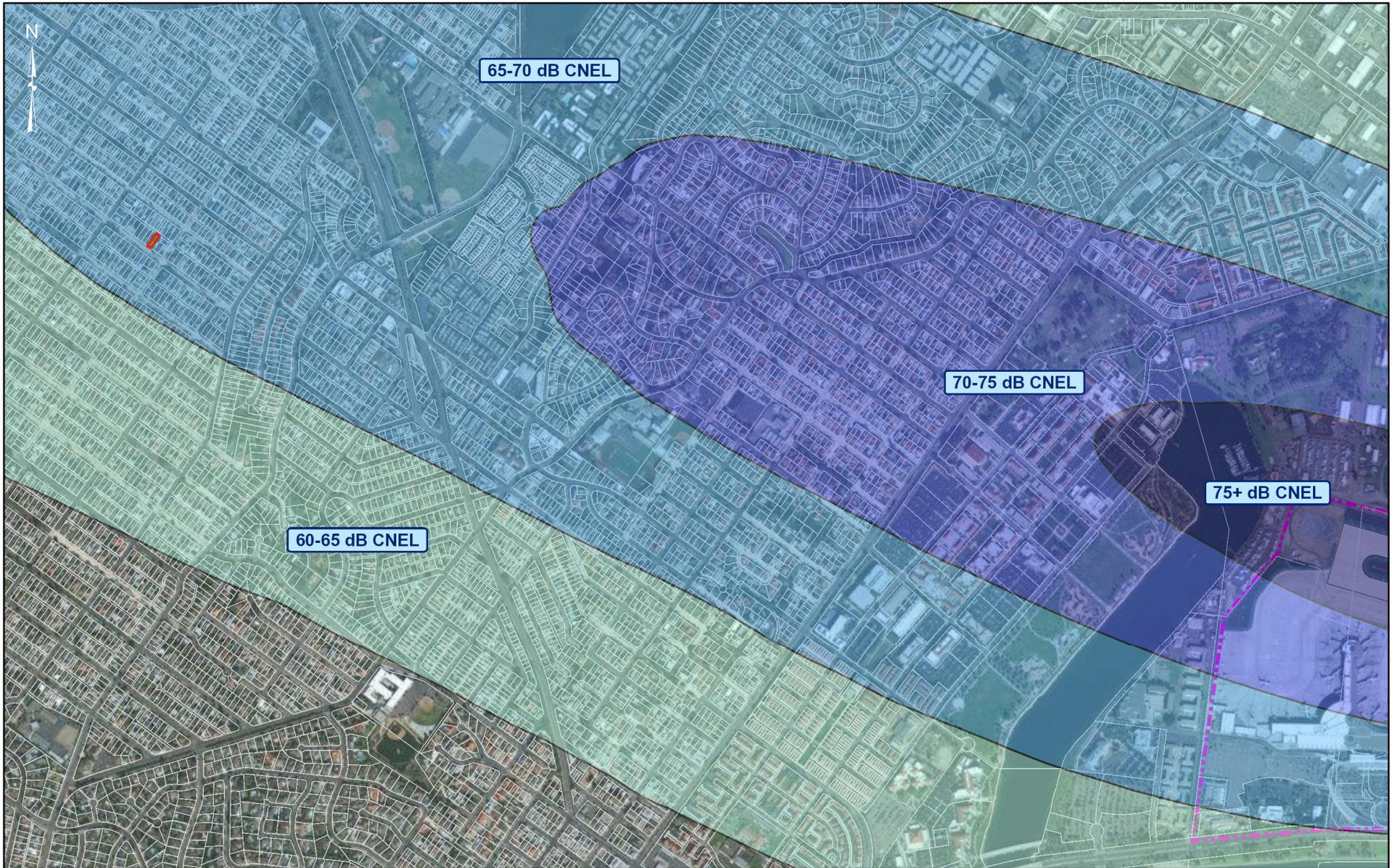
Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses be recorded with the County Recorder. However, in instances when an aviation easement is required, no additional overflight notification is required.

Interests Disclosure: The property is owned by Melissa Volpe of San Diego. The architect is Delgado Architecture and Planning of San Diego. The surveyor is Steven M. Howell of San Diego. The civil engineer is Snipes-Dye Associates of La Mesa.

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.

4526 Cape May Avenue



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

0 750 1,500 3,000 Feet
1 inch = 1,542 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. 2017-0009 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 4526 CAPE MAY 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 4526 Cape May 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 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 a determination of no hazard to air navigation has been 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 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 a Detached Residential Unit at 4526 Cape May 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 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 a determination of no hazard to air navigation has been issued by the FAA.
- (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 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 1st day of June, 2017, 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

June 1, 2017

Presented by: Jeffrey Woodson,
Vice President, Development



NAS North Island ALUCP

- May 31: Working group meeting
- Next Steps

Revisions to Rural Airport ALUCPs



Staff continues to work with consultant on technical data analysis





Questions?

