

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

Catherine Blakespear
Greg Cox
Mark Kersey
Robert T. Lloyd
Paul McNamara
Paul Robinson
Johanna S. Schiavoni
Mark B. West

AIRPORT LAND USE COMMISSION AGENDA

Thursday, November 5, 2020
9:00 AM of immediately following the Board Meeting

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

Ex-Officio Board Members

Gustavo Dallarda
Col. Charles B. Dockery
Gayle Miller

President / CEO

Kimberly J. Becker

This meeting of the Airport Land Use Commission of the San Diego County Regional Airport Authority Board will be conducted pursuant to the provisions of California Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. During the current State of Emergency and in the interest of public health, all Board members will be participating in the meeting electronically. In accordance with the Executive Order, there will be no members of the public in attendance at the Board Meeting. We are providing alternatives to in-person attendance for viewing and participating in the meeting. In lieu of in-person attendance, members of the public may submit their comments in the following manner.

Comment on Non-Agenda Items

Public comments on non-agenda items must be submitted to the Authority Clerk at clerk@san.org, no later than 4:00 p.m. the day prior to the posted meeting in order to be eligible to be read into the record. The Authority Clerk will read the first 30 comments received by 4:00 p.m. the day prior to the meeting into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 4:00 p.m. the day prior and before 8:00 a.m. the day of the meeting, will be provided to the Authority Board and submitted into the written record for the meeting.

Public comments on agenda items received no later than 8:00 a.m. on the day of the meeting will be distributed to the Board and included in the record.

Comment on Agenda Items

If you'd like to speak to the Board live during the meeting, please follow these steps to request to speak:

- **Step 1:** Fill out the online [Request to Speak Form](#) to speak during the meeting via teleconference. The form must be submitted by 4 p.m. the day before the meeting or by 4:00 p.m. the Friday before a Monday meeting. After completing the form, you'll get instructions on how to call in to the meeting.
- **Step 2:** Watch the meeting via the Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=13375>

- **Step 3:** When the Board begins to discuss the agenda item you want to comment on, call in to the conference line, you will be placed in a waiting area. ***Please do not call until the item you want to comment on is being discussed.***
- **Step 4:** When it is time for public comments on the item you want to comment on, Authority Clerk staff will invite you into the meeting and unmute your phone. Staff will then ask you to state your name and begin your comments.

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=13375>

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the Authority Clerk at (619) 400-2550 or <mailto:clerk@san.org>. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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 Board 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 Board Services 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 Board Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Board Services/Authority Clerk Department.

CALL TO ORDER:

ROLL CALL:

PRESENTATIONS:

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 1-2):

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:

RECOMMENDATION: Approve the minutes of the October 1, 2020 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 918-932 27TH STREET, CITY OF SAN DIEGO (DOWNTOWN COMMUNITY PLAN), CITY OF SAN DIEGO, 2015 ALBATROSS STREET, CITY OF SAN DIEGO; GILLESPIE FIELD 10775 ROCKVILL STREET, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT WEST OAKS WAY AND PALOMAR OAKS WAY, CITY OF CARLSBAD:

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a “Request to Speak” form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is 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.
- 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.
- 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 SDCRAA Building by using public transit via the San Diego MTS System, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, OCTOBER 1, 2020
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Vice Chair Robinson called the meeting of the Airport Land Use Commission to order at 9:03 a.m. on Thursday, October 1, 2020, electronically and via teleconference pursuant to Executive Order N-29-20 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Cox, Dockery (Ex-Officio), Kersey, Lloyd, McNamara, Robinson, Schiavoni,

ABSENT: Commissioners: Blakespear, Boling, Dallarda (Ex-Officio), Miller (Ex-Officio), West

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Dustin Heick, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Lloyd and seconded by Commissioner Cox to approve the Consent Agenda noting Vice Chair Robinson's ABSTENTION on Item 2 as it relates to the project on 4103 Voltaire Street. Motion carried by the following votes: YES – Cox, Boling, Kersey, Lloyd, McNamara, Robinson, Schiavoni; NO – None; ABSENT – Blakespear, Boling, West; (Weighted Vote Points: YES – 62; NO – 0; ABSENT – 38)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the September 3, 2020 regular meeting.

CONSISTENCY DETERMINATIONS

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 3250 BARNETT AVENUE, CITY OF SAN DIEGO, 4781-4787 CEREZA STREET, CITY OF SAN DIEGO, 4614 CAPE MAY AVENUE, CITY OF SAN DIEGO, 192 66TH STREET, CITY OF SAN DIEGO, 1801 5TH AVENUE, CITY OF SAN DIEGO AND 4103 VOLTAIRE STREET, CITY OF SAN DIEGO; GILLESPIE FIELD 8708 COTTONWOOD AVENUE, CITY OF SANTEE; BROWN FIELD MUNICIPAL AIRPORT EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN AMENDMENT, COUNTY OF SAN DIEGO; SAN DIEGO INTERNATIONAL AIRPORT, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, BROWN FIELD MUNICIPAL**

**AIRPORT, AND GILLESPIE FIELD LAND DEVELOPMENT CODE AMENDMENTS
FOR MOVABLE TINY HOMES, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

Item 3 was heard in tandem with Item 4. Staff's Presentation, public testimony and public comment received during Item 3 is incorporated into and considered part of the record for Item 4 as well.

3. CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE NAVAL AIR STATION NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN:

Vice Chair Robinson opened the public hearing.

Ralph Redman, Manager, Planning & Environmental Affairs, provided a presentation on the Certification of an Environmental Impact Report for the Naval Air Station North Island – Airport Land Use Compatibility Plan and Adoption of the Naval Air Station North Island – Airport Land Use Compatibility Plan that included ALUCP Adoption Status, ALUCP Overview, Role of Caltrans Handbook, Role of AICUZ, Four Components of an ALUCP, Noise & Safety Compatibility, Noise & Compatibility Standards, Airspace Compatibility, Overflight, NASNI ALUCP Progress, Public Input/Outreach Process, Public Input/Outreach Strategy, Working Group Input on ALUCP, Environmental Impact Overview, EIR Timeline, EIR Findings, Potential Impacts, Project Objectives, EIR Alternatives Evaluation, Significant and Unavoidable Impacts, Statement of Overriding Considerations and Response to New Comments.

BLAIR KING, CITY MANAGER, representing the City of Coronado, spoke in opposition to staff's recommendation to adopt the Airport Land Use Compatibility Plan for the Naval Air Station North Island and to certify the Final Environmental Impact Report and provided a video on behalf of the city.

CAPT. JOHN DE PREE, COMMANDING OFFICER, Naval Base Coronado, spoke in support of staff's recommendation to adopt the Airport Land Use Compatibility Plan for the Naval Air Station North Island and to certify the Final Environmental Impact Report.

Vice Chair Robinson closed the public hearing.

Commissioner Cox asked whether a majority of the quorum or a majority of the Commission must approve this item. Amy Gonzalez, General Counsel stated that this item requires both a numerical and a weighted majority vote for the total voting membership of the Commission.

Commissioner Cox stated that there were adequate provisions within the ALUC and AICUZ process where, if the local jurisdiction does not agree with the plan, could overrule the Airport Authority with a super majority vote.

RECOMMENDATION: Adopt Resolution No. 2020-0001 ALUC, certifying the Final Environmental Impact Report for the Naval Air Station North Island Airport Land Use Compatibility Plan and adopting California Environmental Quality Act Finding of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.

ACTION: Moved by Commissioner Kersey and seconded by Commissioner Schiavoni to approve the staff's recommendation. Motion carried by the following votes: YES – Cox, Kersey, Lloyd, McNamara, Robinson, Schiavoni; NO – None; ABSENT – Blakespear, Boling, West; (Weighted Vote Points: YES – 62; NO – 0; ABSENT – 38)

4. ADOPTION OF THE NAVAL AIR STATION NORTH ISLAND AIRPORT LAND USE COMPATIBILITY PLAN:

RECOMMENDATION: Adopt Resolution No. 2020-0002 ALUC, adopting the Airport Land Use Compatibility Plan for Naval Air Station North Island.

Vice Chair Robinson opened the public hearing. General Counsel Amy Gonzalez noted for the record that Staff's Presentation, public testimony and public comment received during Item 3 are incorporated into and considered part of the record of the public hearing for Item 4. Vice Chair Robinson asked if there was any additional public comment on Item 4 and Authority Clerk Tony Russell noted that there was not.

Vice Chair Robinson closed the public hearing.

ACTION: Moved by Commissioner Kersey and seconded by Commissioner Schiavoni to approve the staff's recommendation. Motion carried by the following votes: YES – Cox, Kersey, Lloyd, McNamara, Robinson, Schiavoni; NO – None; ABSENT – Blakespear, Boling, West; (Weighted Vote Points: YES – 62; NO – 0; ABSENT – 38)

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

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

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5TH DAY OF NOVEMBER, 2020.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission
Report of Determinations of Consistency with Airport Land
Use Compatibility Plans

Item No.
2

Meeting Date: **November 5, 2020**

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 issued the following consistency determinations per their respective ALUCPs:

San Diego International Airport (SDIA) ALUCP

Construction of 24 Attached Residential Units at 918-932 27th Street, City of San Diego

Deemed Complete & Conditionally Consistent on October 2, 2020

Description of Project: The project involves the construction of 24 attached residential units within two buildings on a property of 0.54 acres with 2 existing, attached residential units to remain.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the buildings are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the buildings must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 230 feet above mean sea level (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: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for each residential unit.

General and Community Plan Amendment and Municipal Code Amendment for Downtown Community Plan, City of San Diego

Deemed Complete & Consistent on October 2, 2020

Description of Project: The project proposes minor modifications to correct textual and mapping errors as part of amendments to the City of San Diego Municipal Code, General Plan, and Downtown Community Plan which were previously found to be consistent with the ALUCP. The modifications do not change the amendments previously determined to be consistent, and the project does not involve any physical development.

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

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

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

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

Construction of 7 Attached Residential Units at 2015 Albatross Street, City of San Diego

Deemed Complete & Conditionally Consistent on October 16, 2020

Description of Project: The project involves the construction of a building of 7 attached residential units on a property of 0.12 acres.

Noise Contours: The proposed project lies within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 159 feet above mean sea level (MSL; or, 39 feet above ground

level). The proposed project is located within the SDIA Threshold Siting Surface (TSS). The proposed project height is below the maximum allowable height of 250 feet above MSL of the TSS for a project on this site; therefore, the project complies with the TSS.

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

Safety Zones: The proposed project is located within Safety Zone 2 East (SZ 2E) – Uptown. The ALUCP identifies residential uses located within SZ 2E – Uptown as conditionally compatible with airport uses, provided that the project complies with a density of 58 units per acre. The 0.12 acre project site would allow for a maximum compatible limit of 7 units, and the project proposes 7 units and, therefore, complies with the SZ 2E – Uptown limitation.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Gillespie Field ALUCP

Construction of 4 Additional Storage Buildings at Existing Self-Storage Facility at 10775 Rockvill Street, City of Santee

Deemed Complete & Consistent on September 25, 2020

Description of Project: The project involves the construction of four new buildings up to three stories at an existing self-storage facility with four existing, single-story storage buildings and office, which were found to be consistent with the ALUCP by the ALUC in a 2015 determination of consistency.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies mini/other indoor storage uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 452 feet above mean sea level (36 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection

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

Safety Zones: The proposed project is located within Safety Zones 4 and 6. The ALUCP identifies mini-storage uses located within Safety Zones 4 and 6 as compatible with airport uses.

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.

McClellan-Palomar Airport ALUCP

General Plan Amendment and Rezone for Construction of 192 Attached Residential Units at West Oaks Way and Palomar Oaks Way, City of Carlsbad

Deemed Complete & Conditionally Consistent on October 1, 2020

Description of Project: The project involves a general plan amendment and rezone to change the land use designation and zoning from Planned Industrial to Multi-Unit Residential with a reduction in permitted structure height from 45 to 35 feet in order to allow for the construction of 192 attached units within 9 buildings and a leasing office and recreation building on a project site of 12.53 acres.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) and within the 60-65 and 65-70 dB CNEL noise exposure contours. The ALUCP identifies residential uses located outside the 60 dB CNEL noise contour as compatible and within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences within the 60-65 dB CNEL noise contour are sound attenuated to 45 dB CNEL interior noise level. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as incompatible with airport uses, and none of the proposed project residences are located within the portion of the project site within the 65-70 dB CNEL noise contour. Therefore, as a condition of project approval, the residences within the 60-65 dB CNEL noise contour must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 171 feet above mean sea level (35 feet above ground level). The maximum height of the proposed project cranes will be 181 feet above mean sea level (45 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued for both the project structures and cranes by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 3 and 6. The ALUCP identifies residential uses located within Safety Zone 3 as conditionally compatible with airport uses, provided that the project does not exceed 16 dwelling units per acre; complies with clustering requirements not exceeding 20 dwelling units per net acre within any single acre of area; and, for densities more than 4 but less than or equal to 8 dwelling units per acre, provides at least 10 percent of the site within the zone as open land as defined by the ALUCP. The project proposes 6.25 units per acre within Safety Zone 3; does not exceed 20 dwelling units per net acre within any single acre of the site within the zone; and provides more than 10 percent of the site within the zone as open land as defined by the ALUCP, and therefore complies with the Safety Zone 3 limitation. 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 that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for each residential unit.