

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



SPECIAL AIRPORT LAND USE COMMISSION AGENDA

Thursday, July 11, 2013
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

BOARD MEMBERS

DAVID ALVAREZ
LAURIE BERMAN*
BRUCE R. BOLAND
GREG COX
JIM DESMOND
COL. JOHN FARNAM*
ROBERT H. GLEASON
LLOYD B. HUBBS
PAUL ROBINSON
MARY SESSOM
TOM SMISEK

* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO
THELLA F. BOWENS

***Live webcasts of Authority Board meetings can be accessed at
http://www.san.org/airport_authority/boardmeetings.asp.***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. ***Please note that agenda items may be taken out of order.*** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate 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 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 Services/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 June 6, 2013 regular meeting.

CONSISTENCY DETERMINATIONS

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

The Commission is requested to receive the report.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4564 DEL MONTE AVENUE, CITY OF SAN DIEGO:

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

RECOMMENDATION: Adopt Resolution No. 2013-0012 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 – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CITY OF EL CAJON GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2021:

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

RECOMMENDATION: Adopt Resolution No. 2013-0013 ALUC, making the determination that the project is conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

NEW BUSINESS:

5. STATUS UPDATE ON THE DEVELOPMENT OF THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN:

The Commission is requested to receive the report.

RECOMMENDATION: Receive the report.

(Airport Planning: Angela Jamison, Manager)

COMMISSION COMMENT:

ADJOURNMENT:

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

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal by using public transit via the San Diego MTS system, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
August 1	Thursday	9:00 a.m.	Regular	Board Room
September 12	Thursday	9:00 a.m.	Special	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JUNE 6, 2013
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the meeting of the Airport Land Use Commission to order at 10:40 a.m. on Thursday, June 6, 2013 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commission Members: Alvarez, Boland, Cox, Desmond, Farnam (Ex-Officio), Gleason, Hubbs, Robinson, Sessom, Smisek

ABSENT: Commission Members: Berman (Ex-Officio)

ALSO PRESENT: Angela Shafer Payne, Vice President, Planning and Operations; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Services/Authority Clerk; Lorraine Bennett, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-5):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Alvarez to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Boland, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – None. (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 2, 2013 regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – 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 SINGLE-FAMILY RESIDENTIAL UNIT AT 4535 DEL MONTE AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2013-0009 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 8 MULTI-FAMILY RESIDENTIAL UNITS AT 3045 BROADWAY, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2013-0010 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

5. CONSISTENCY DETERMINATION – MCCLELLAN-PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION FROM INDUSTRIAL TO OFFICE LAND USE DESIGNATION AT 6010 HIDDEN VALLEY ROAD, CITY OF CARLSBAD:

RECOMMENDATION: Adopt Resolution No. 2013-0011 ALUC, making the determination that the project is conditionally consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 10:41 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
11TH DAY OF JULY, 2013.

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

Airport Land Use Commission
Report of Land Use Actions Determined to be Consistent with
Airport Land Use Compatibility Plans (ALUCPs)

Item No.
2

Meeting Date: **July 11, 2013**

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 an Office Building and Parking Structure at 9455 Towne Centre Drive, City of San Diego

Deemed Complete & Consistent on June 3, 2013

Description of Project: The proposed project involves the construction of an office building and parking structure.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office and parking 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 (FAA).

Safety Zones: The proposed project is located partially within the Transition Zone (TZ). The ALUCP identifies office and parking uses located within the TZ as compatible with airport uses.

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

1. Land Development Code Amendment Related to Microbreweries, City of San Diego

Deemed Complete & Consistent on June 11, 2013

Description of Project: The project proposes to modify the allowable size for development of a restaurant that would be accessory to a brewery in an industrial zone under specified conditions. The code amendment would apply within all AIAs within the City of San Diego, but no physical construction is proposed, and

the classification would be consistent with existing ALUCP provisions for eating and drinking establishments and accessory uses.

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

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

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

Overflight Notification: The proposed project does not involve any residential development and thus is not subject to any overflight notification.

2. Eighth Update to Land Development Code, City of San Diego

Deemed Complete & Consistent on June 24, 2013

Description of Project: The project proposes a variety of miscellaneous amendments to the City of San Diego land development code in matters such as permit streamlining, parking, and environmental quality. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

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

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

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

Overflight Notification: The proposed project does not involve any residential development and thus is not subject to any overflight notification.

**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 11, 2013**

Item # 3 Resolution # 2013-0012 ALUC

Recommendation: Conditionally Consistent

CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4564 DEL MONTE AVENUE, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a two-story, single-family residence of 2,450 square feet with a 2-car basement garage on a property of 7,000 square feet with an existing single-family residence. The application was deemed complete by ALUC staff on June 18, 2013.

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. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable height for a project on this site is approximately 400 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 172 feet AMSL and the structure is another 30 feet, resulting in a total project height of approximately 202 feet AMSL. Therefore, the project complies with the AAOZ.

Safety Zones: The proposed project is located outside the Runway Protection Zones (RPZs).

Interests Disclosure: The property is owned by Kyle Poe of San Diego. The architect and engineer is Sapphire Engineering of Thousand Oaks.

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.

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- Conditions:
- 1) Sound attenuation to an interior noise level of 45 dB CNEL.
 - 2) Recordation of an avigation easement with the County Recorder.

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4564 Del Monte Avenue
APN 448-642-04



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RESOLUTION NO. 2013-0012 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL UNIT AT 4564 DEL MONTE 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 Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of Single-Family Residential Unit at 4564 Del Monte 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), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a single-family residential unit and garage; 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 that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zones (RPZs); 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 Single-Family Residential Unit at 4564 Del Monte Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of a single-family residential unit and garage.
- (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 and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 400 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 202 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZs.
- (5) 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 this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego
County at a special meeting this 11th day of July, 2013, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

**CONSISTENCY DETERMINATION
GILLESPIE FIELD
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
July 11, 2013**

Item # 4 Resolution # 2013-0013 ALUC

Recommendation: Conditionally Consistent

CITY OF EL CAJON GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2021

Description of Project: Based on plans submitted to the ALUC, the project consists of a comprehensive plan of goals, policies and programs to address current and future community housing needs, optimize housing supply and choices, and remove constraints to affordable housing in the City of El Cajon. The City of El Cajon General Plan has not been deemed consistent with the ALUCP by the ALUC. The application was deemed complete by ALUC staff on June 20, 2013.

Noise Contours: The proposed project contains properties located within all Community Noise Equivalent Level (CNEL) noise contours. The ALUCP identifies residential uses located within the 60-65 dB (decibel) 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 identifies residential uses located within any noise contour of 65 or greater dB CNEL as incompatible with airport uses.

Airspace Protection Surfaces: No construction is proposed by the project. Any future structure constructed would be consistent with the ALUCP if it does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA), or if a determination of no hazard to air navigation has been issued by the FAA for those structures meeting its notice criteria.

Safety Zones: The proposed project contains properties located within all Safety Zones. The ALUCP identifies residential uses located within Safety Zone 1 as incompatible with airport uses. Residential uses located within Safety Zones 2 through 5 inclusive are identified as conditionally compatible subject to density limitations as specified in the ALUCP. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.

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Overflight Notification Area: The proposed project contains properties located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses, or an avigation easement for structures in high terrain areas identified within the ALUCP, be recorded with the County Recorder.

Ownership: The project is sponsored by the City of El Cajon.

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

Conditions:

- 1) Sound attenuation to an interior noise level of 45 dB CNEL if required by the ALUCP, or not permitted if incompatible with the ALUCP.
- 2) Compliance with FAA notice criteria for hazard or obstruction determinations.
- 3) Compliance with Safety Zone density limitations if applicable, as required by the ALUCP.
- 4) Recordation of an avigation easement or overflight notification with the County Recorder if required by the ALUCP.

RESOLUTION NO. 2013-0013 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CITY OF EL CAJON GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2021, IS CONDITIONALLY CONSISTENT WITH THE GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of El Cajon to determine the consistency of a proposed development project: City of El Cajon General Plan Housing Element Update 2013-2021, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2010; and

WHEREAS, the project submitted to the ALUC consists of a comprehensive plan of goals, policies and programs to address current and future community housing needs, optimize housing supply and choices, and remove constraints to affordable housing in the City of El Cajon; and

WHEREAS, the proposed project would be located within all Community Noise Equivalent Level (CNEL) noise contours, and the ALUCP identifies residential uses located within specified CNEL noise contours as compatible, conditionally compatible or incompatible with airport uses, according to noise contour location; and

WHEREAS, the proposed project would be in compliance with the ALUCP airspace protection surfaces because any future structures must comply with notice criteria and hazard or obstruction determinations of the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project would be located within all Safety Zones, and the ALUCP identifies residential uses located within Safety Zones as compatible, conditionally compatible or incompatible with airport uses, according to density criteria per Safety Zone; and

WHEREAS, the proposed project contains properties located within the overflight notification area, and the ALUCP requires that an overflight notification

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or an avigation easement be recorded with the County Recorder according to conditions within the ALUCP; 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 El Cajon 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: City of El Cajon General Plan Housing Element Update 2013-2021, is conditionally consistent with the Gillespie Field ALUCP, adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project consists of a comprehensive plan of goals, policies and programs to address current and future community housing needs, optimize housing supply and choices, and remove constraints to affordable housing in the City of El Cajon.
- (2) The proposed project would be located within all noise contours. The ALUCP identifies residential uses located within the 60-65 dB (decibel) 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 identifies residential uses located within any noise contour of 65 or greater dB CNEL as incompatible with airport uses. Therefore, as a condition of project approval, any residences must be sound attenuated to 45 dB CNEL interior noise level, or not permitted if incompatible with the ALUCP.
- (3) The proposed project would be in compliance with the ALUCP airspace protection surfaces if proposed structures do not exceed an airspace threshold which would require an obstruction evaluation from the FAA, or if a determination of no hazard to air navigation has been issued by the FAA for those structures meeting its notice criteria. Therefore, as a condition of project approval, any future structures must comply with FAA height limitations as applicable.
- (4) The proposed project would be located within all Safety Zones. The ALUCP identifies residential uses located within Safety Zone 1 as incompatible with airport uses. Residential uses located within Safety Zones 2 through 5 inclusive are identified as conditionally compatible subject to density limitations as specified by the ALUCP. The ALUCP identifies residential uses

located within Safety Zone 6 as compatible with airport uses. Therefore, as a condition of project approval, any residences must comply with density limitations of the ALUCP, or not be permitted if incompatible with the applicable ALUCP.

- (5) The proposed project contains properties located within the overflight notification area. The ALUCP requires that an overflight notification for new residential land uses or an avigation easement for structures in high terrain areas identified within the ALUCP be recorded with the County Recorder. Therefore, as a condition of project approval, an overflight notification or avigation easement shall be recorded with the County Recorder as required by the ALUCP.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a special meeting this 11th day of July, 2013, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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**SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
Airport Land Use Commission
STAFF REPORT**

Item No.
5

Meeting Date: July 11, 2013

Subject:

**Status Update on the Development of the San Diego International Airport-
Airport Land Use Compatibility Plan**

Recommendation:

Receive the report.

Background/Justification:

Airport Land Use Commission (ALUC) staff have completed the public Steering Committee and agency outreach process resulting in a draft Airport Land Use Compatibility Plan (ALUCP). The environmental review phase of the ALUCP process began in March 2013, with the release of the Notice of Preparation (NOP) and Initial Study (IS) for a draft Environmental Impact Report (EIR), along with the draft ALUCP, to the public on www.san.org/alucp.

A public scoping meeting was held on March 27, 2013. Eleven people attended and seven attendees provided oral and written comments, which have been included in the scoping record. Overall, comments were received from four state agencies, two local agencies, three organizations, one community planning group and eight individuals. The scoping period closed on April 19, 2013. Since then, ALUC staff has been working with a technical consultant to refine the draft EIR. The document will assess any potential environmental impacts that might result from implementation of the SDIA ALUCP and takes into consideration all comments received during the scoping process.

As required by the California Environmental Quality Act (CEQA), the EIR will be circulated for a 45-day period of public review, which is expected to start on July 10, 2013. In concert with the public release of the draft EIR, ALUC staff anticipates presenting the draft ALUCP to the Land Use and Housing Committee of the City of San Diego City Council on July 17, 2013, as part of the continuing public outreach process.

Following the public review period, ALUC staff will prepare responses to comments received on the draft EIR and incorporate any revisions to the document. Additionally, staff will also accept and respond to any public comments on the draft ALUCP. The final SDIA ALUCP and final EIR are expected to be complete for ALUC consideration by late 2013.

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Fiscal Impact:

The SDIA ALUCP update program is funded through the Airport Planning FY13 operating budget. Adequate funds for the subject of this staff report are budgeted in the Airport Planning Department's FY13 operating budget within personnel costs and professional (i.e., consultant) services.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy Customer Strategy Employee Strategy Financial Strategy Operations Strategy

Environmental Review:

- A. This report is not a project that would have a significant effect on the environment as defined by CEQA, as amended, 14 Cal. Code Regs. §15378. This report is not a "project" subject to CEQA, Cal. Pub. Res. Code §21065.
- B. This report is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

Equal Opportunity Program:

Not applicable.

Prepared by:

ANGELA JAMISON
MANAGER, AIRPORT PLANNING

Status Update on the Development of the San Diego International Airport – Airport Land Use Compatibility Plan July 11, 2013



Environmental Process



- July 2013
 - Draft EIR released for 45-day public review period
 - Draft ALUCP released
- July 17, 2013 – Presentation to San Diego City Council Land Use & Housing Committee
- Fall 2013 – Responses to public comments prepared
- Late 2013 – ALUC certifies final EIR and adopts SDIA ALUCP

ALUCP Timeline



Technical Support Public Outreach ALUC Direction Draft ALUCP Draft CEQA Public Review Final CEQA Final ALUCP

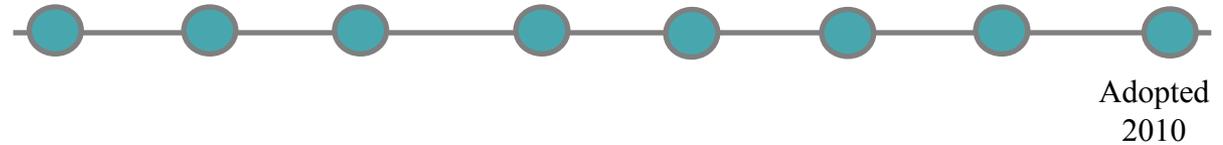
SDIA



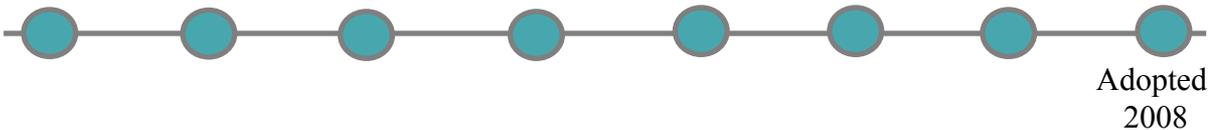
NAS North Island and NOLF Imperial Beach



Urban Airports



MCAS Camp Pendleton and MCAS Miramar



Rural Airports

