

Board Members

Johanna Schiavoni (Chair)
Paul Robinson (Vice Chair)
Catherine Blakespear
Gil Cabrera
Mary Casillas Salas
Robert T. Lloyd
Paul McNamara
Nora E. Vargas
Marni von Wilpert

Airport Land Use Commission Agenda

Thursday, July 1, 2021

9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building
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-08-21 which suspends certain requirements of the Ralph M. Brown Act. During the current State of Emergency and in the interest of public health, all Commission 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 Commission 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; each of these comments will be read for up to three minutes or for the time determined by the Chair. 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 Commission and submitted into the written record for the meeting.

Comment on Agenda Items

Public comment on agenda items may be submitted to the Authority clerk at clerk@san.org. Comments received no later than 8:00 a.m. on the day of the meeting will be distributed to the Commission and included in the record.

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

Thursday, July 1, 2021

- **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=13921>
- **Step 3:** When the Commission 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. Please mute the webcast to avoid any feedback. Staff will then ask you to state your name and begin your comments.

How to Watch the Meeting

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=13921>

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 clerk@san.org. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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.

Thursday, July 1, 2021

CALL TO ORDER:

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 Board.

CONSENT AGENDA (ITEMS 1- 2):

The consent agenda contains items that are routine in nature and non-controversial. Some items may be referred by a standing Board Committee or approved as part of the budget process. 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 June 3, 2021 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 2124 FROUDE STREET, CITY OF SAN DIEGO AND 2077 CABLE STREET, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)

PUBLIC HEARINGS:

OLD BUSINESS:

Thursday, July 1, 2021

NEW BUSINESS:

3. CONSISTENCY DETERMINATION: FALLBROOK COMMUNITY AIRPARK AIRPORT LAND USE COMPATIBILITY PLAN: GENERAL AND SPECIFIC PLAN AMENDMENTS AND ZONE RECLASSIFICATION FOR PEPPERTREE PARK UNITS 9 & 10, FALLBROOK, COUNTY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2021-0002 ALUC, making a determination that the proposed project: General and Specific Plan Amendments and Zone Reclassification for residential use of Unit 9 and commercial use of Unit 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, could qualify to be exempt from or is not consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.

Adopt Resolution No. 2021-0003 ALUC, making a determination that the proposed project: General and Specific Plan Amendments and Zone Reclassification for residential use of Units 9 and 10 of the Peppertree Park Specific Plan, Fallbrook, County Of San Diego, is not consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.

(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, July 1, 2021

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 submit an email to the Clerk at clerk@san.org 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 submit an email 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.

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

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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.

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JUNE 3, 2021
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Schiavoni called the meeting of the Airport Land Use Commission to order at 11:06 a.m. on Thursday, June 3, 2021, 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: Blakespear, Cabrera, Casillas Salas, Dallarda (Ex-Officio), Lloyd, McNamara, Robinson, Schiavoni, Vargas, von Wilpert

ABSENT: Commissioners: Dockery (Ex-Officio), Miller (Ex-Officio)

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

NON-AGENDA PUBLIC COMMENT: None.

Chair Schiavoni announced that Item 3 under *New Business* was being pulled from the agenda and would be moved to the July 1, 2021 meeting.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner Blakespear to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, Casillas Salas, Lloyd, McNamara, Robinson, Schiavoni, Vargas, von Wilpert; NO – None; ABSENT – None; (Weighted Vote Points: YES – 100; NO – 0; ABSENT – 0)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 6, 2021 regular meeting.

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, 3910 CHAPMAN STREET, CITY OF SAN DIEGO, 4645 SANTA MONICA AVENUE, CITY OF SAN DIEGO, 1136 C STREET, CITY OF SAN DIEGO, 3125 PACIFIC HIGHWAY, PORT OF SAN DIEGO; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORP AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, AND SAN DIEGO INTERNATIONAL AIRPORT, AMENDMENT TO MUNICIPAL CODE FOR SHORT TERM RESIDENTIAL OCCUPANCY REGULATIONS, CITY OF SAN DIEGO:**
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

3. **CONSISTENCY DETERMINATION/FALLBROOK COMMUNITY AIRPARK AIRPORT LAND USE COMPATIBILITY PLAN: GENERAL AND SPECIFIC PLAN AMENDMENTS AND ZONE RECLASSIFICATION FOR PEPPERTREE PARK UNITS 9 & 10, FALLBROOK, COUNTY OF SAN DIEGO:**
RECOMMENDATION:
ACTION: This item was pulled from the agenda.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 11:07 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 1ST DAY OF JULY, 2021.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: July 1, 2021

Report of Determinations of Consistency with Airport Land Use Compatibility Plans

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 ALUCP:

Increase in Bedrooms and Height of Existing Residential Unit and Establishment of Second Residential Unit with Increase in Bedrooms and Height at 2124 Froude Street, City of San Diego

Deemed Complete and Conditionally Consistent on May 21, 2021

Description of Project: The proposed project involves the addition of new bedrooms, including by the addition of a second story, to an existing primary residence as well as the conversion of an existing guest quarters into an accessory dwelling unit also with new bedrooms and a second story addition on a single property.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the new bedrooms of each residential unit 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 new bedrooms of each residential unit must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height must be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 86 feet above mean sea level (20 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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of Residential Unit at 2077 Cable Street, City of San Diego

Deemed Complete and Conditionally Consistent on June 7, 2021

Description of Project: The project involves the construction of a new residential unit on a lot with an existing residential unit to remain.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the new residence is 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 new residence 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 40 feet above mean sea level (20 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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Airport Land Use Commission Staff Report

Meeting Date: July 1, 2021

Consistency Determination: Fallbrook Community Airpark Airport Land Use Compatibility Plan

General and Specific Plan Amendments and Zone Reclassification for Peppertree Park Units 9 & 10, Fallbrook, County of San Diego

Description of Project: Based on plans submitted to the ALUC, the project proposes Amendments to the County of San Diego (County) General Plan and the Peppertree Park Specific Plan together with a corresponding Zone Reclassification (Rezone) to change the land use designation and zoning from the original, Office/Professional use of the Specific Plan to one of either two development scenarios on a property of 19.7 acres: (1) Village Residential use, with a density of 7.3 dwelling units per acre, for Unit 9 and General Commercial use for Unit 10, or (2) Village Residential use at a density of 7.3 dwelling units per acre for both Units 9 and 10.

ALUC Scope

In 2011, the ALUC determined that the County General Plan and associated zoning were consistent with all applicable ALUCPs within County land use jurisdiction, including the Fallbrook Community Airpark ALUCP, because the County incorporated the standards of the ALUCPs to apply to the use of subject properties located within Airport Influence Areas (AIAs). The County thus retains original jurisdiction to review all project development and design details associated with any proposed development, pursuant to the 2011 consistency determination.

However, any proposed plan amendments or rezones must be submitted and considered by the ALUC pursuant to an explicit State mandate (Cal. Pub. Util. Code §21676(b)) for the ALUC to review all general and specific plan amendments and adoption or amendment of zoning ordinances, irrespective of whether a local agency has assumed implementation jurisdiction of an ALUCP per ALUC consistency determination.

Therefore, the scope of ALUC review for this project is limited to just the consistency of the General Plan Amendment (GPA), Specific Plan Amendment (SPA), and Rezone aspects of the project without consideration of the project site subdivision, planned development standards, and site design details, all of which remain within the purview of the County to further assess consistency with the ALUCP.

Airport Land Use Commission Staff Report

Page 2 of 4

Meeting Date: July 1, 2021

However, any determination by the ALUC that a project is not consistent with the ALUCP prevents the County from authorizing the project, unless the County Board of Supervisors overrules the ALUC determination of inconsistency in accordance with procedures and findings per State statute (Cal. Pub. Util. Code §21676(b)).

Original Specific Plan and 2003 General Plan Amendment

The Peppertree Park Specific Plan was adopted by the County in 1991, and development of its residential unit phases proceeded thereafter. The land of currently undeveloped Units 9 and 10 was originally designated by the Specific Plan for Office/Professional uses with no residential density.

In 2003, prior to the 2006 adoption of the Fallbrook Community Airpark ALUCP, a GPA application was initiated by the development sponsor to increase the overall density of the entire 162.9 acres of the Specific Plan from 1.65 to 2.24 dwelling units per acre. The GPA included conceptual levels of variable density over a vacant 74.57-acre area within the northern land area of the Specific Plan that included the 19.7-acre area of the current project.

The County deemed the application for 2003 GPA complete, but in order to effectuate the conceptually proposed density levels and corresponding zoning in the Specific Plan, the development sponsor was directed in a project scoping letter (see Attachment A) by the County to submit concurrent applications for an SPA and Rezone as requisite components of the GPA to evaluate and entitle the project.

The County later submitted the 2003 GPA to the ALUC for consistency determination, and the ALUC responded (see Attachment B) that the subject property was located outside the AIA of the Fallbrook Community Airpark Comprehensive Land Use Plan (CLUP) then in effect, and, as such, that project was not subject to a determination of consistency with the CLUP. The CLUP was superseded by adoption of the ALUCP by the ALUC in 2006.

Current Project General and Specific Plan Amendments and Rezone

The development sponsor submitted an application to the County in 2020 with the current project description of two alternative development scenarios at the beginning of this report. The application includes an SPA and Rezone for Units 9 and 10 to accompany the 2003 GPA application, which now applies only to the 19.7-acre area containing Units 9 and 10.

County staff submitted to the ALUC applications for consistency determination for each of the two development scenarios involving the GPA, SPA, and Rezone on April 6, 2021, and the applications were deemed complete by ALUC staff on May 3, 2021.

Because the Specific Plan originally provided for only an Office/Professional land use designation without any residential density over the subject 19.7-acre property of the

Airport Land Use Commission Staff Report

Page 3 of 4

Meeting Date: July 1, 2021

current project, both development scenarios of the current project propose changes “in a substantive manner” to the “original approval(s)” of the Specific Plan, rather than building out any vested, prior entitlements. The current project thus does not qualify to be considered as a continuation of a “long-term project”, as defined by the ALUCP (Policy 1.2.2(f)), which would otherwise not be subject to the ALUCP.

First Development Scenario: Residential Unit 9, Commercial Unit 10

The first development scenario of the current project, proposing residential use for Unit 9 and commercial use for Unit 10, reflects a conceptual design associated with the 2003 GPA, but the SPA and Rezone necessary to implement that scenario were submitted in 2020, and the central question governing ALUCP consistency is whether the SPA and Rezone constitute “subsequent implementing action(s)” in order to invoke Policy 1.2.2(e) of the ALUCP.

Under that policy, the project could qualify to be exempt from the ALUCP under the GPA submitted to the ALUC in 2003 because the project was located outside the AIA of the CLUP and was deemed complete by the County prior to the ALUCP coming into effect. The ALUCP specifies that “any subsequent implementing action(s) associated with that project” do “not require subsequent ALUC review” under the ALUCP “unless the project changes in a substantive manner” to exceed specified criteria (Policy 2.3.4(b)).

But if the SPA and Rezone submitted in 2020 do not constitute “subsequent implementing action(s)” of the 2003 GPA, then they would represent new actions to implement that GPA and would be subject to the ALUCP since the SPA and Rezone were not deemed complete by the County prior to the ALUCP adoption.

Second Development Scenario: Residential Units 9 and 10

The second development scenario of the current project, proposing residential use for both Units 9 and 10, was neither part of the original Specific Plan nor the 2003 GPA previously reviewed by the ALUC. It is therefore a new project that is subject to the ALUCP.

Noise Contours: The proposed project is partially located within the north/“suburban” 55-60 decibel Community Noise Equivalent Level (dB CNEL) noise contour (see Attachment C). The ALUCP identifies residential and commercial uses located within the north/“suburban” portion of the 55-60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of potential, proposed project structures will be a maximum of 35 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 FAA.

Safety Zones: The property of Units 9 and 10 lies primarily within Safety Zones 2 and 3, with smaller portions of Unit 10 within Safety Zones 4 and 6 (see Attachment D). The

Airport Land Use Commission Staff Report

Page 4 of 4

Meeting Date: July 1, 2021

ALUCP identifies commercial uses located within Safety Zone 6 as compatible and within Safety Zones 2, 3, and 4 as compatible or conditionally compatible with airport uses, provided that the occupancy intensity does not exceed levels as specified in the ALUCP for the north/"suburban" zones.

The ALUCP identifies residential uses located within Safety Zone 3 as conditionally compatible with airport uses, provided that the subject property does not exceed a density of 8 units per acre and provides "open land", subject to standards defined in the ALUCP (Policy FAL.2.9), for the potential use of light aircraft in a controlled emergency landing.

The ALUCP (Policy FAL.2.4(b)) identifies residential uses located within Safety Zone 2 as incompatible with airport uses. Moreover, the ALUCP (Policy 3.1.1(a)(2)) also does not allow for residential uses within Safety Zone 2 to be considered compatible per an infill development designation.

Because the project proposes a GPA, SPA, and Rezone to allow for residential density within Safety Zone 2, the project is not compatible with the ALUCP safety policies. Only if the SPA and Rezone constitute "subsequent implementing action(s)" of the GPA deemed complete by the County in 2003, could the first development scenario of the current project, providing for residential use in Unit 9 and commercial use in Unit 10, qualify to be exempt from the ALUCP if the criteria of "changes in a substantive manner" between the 2003 GPA and current project SPA and Rezone are not exceeded.

But if the SPA and Rezone do not constitute "subsequent implementing action(s)" of the 2003 GPA, the first development scenario would be inconsistent with the ALUCP. The second development scenario is inconsistent with the ALUCP because the 2003 GPA did not reflect any residential use in Unit 10, so that development scenario is entirely new and subject to the ALUCP.

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.

Staff Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Fallbrook Community Airpark ALUCP, staff recommends that the ALUC make two consistency determinations as follows:

- (1) The first development scenario of the current project proposing a GPA, SPA, and Rezone to allow for residential uses in Unit 9 and commercial uses in Unit 10 could qualify to be exempt from or is not consistent with the Fallbrook Community Airpark ALUCP; and
- (2) The second development scenario of the current project proposing a GPA, SPA, and Rezone to allow for residential uses in both Units 9 and 10 is not consistent with the Fallbrook Community Airpark ALUCP.

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GARY L. PRYOR
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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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June 27, 2003

Thure Stedt
TRS Consultants
7867 Convoy Ct. #312
San Diego, CA 92111

CASE NUMBER: GPA03-xx; ACCOUNT NUMBER: CP 332; PROJECT
NAME: Peppertree Park General Plan Amendment

Dear Mr. Stedt:

The Department of Planning and Land Use (DPLU) has reviewed your application for a General Plan Amendment and has determined that your application is complete pursuant to Section 65943 of the Government Code. The Department is providing you with this letter as a guide for the further processing of this application.

This letter lists those concerns that have been identified and specifies any revisions and additional information that may be necessary to process this application. Additionally, an estimated time schedule and estimated cost of processing this application have been included as well as draft conditions that will likely be made part of any resolution of approval.

1. **PROJECT DESCRIPTION**

This is a request to change the text of the Fallbrook Community Plan that guides development of the Peppertree Park Specific Plan Area. The changes would increase the density of the Specific Plan Area from 1.65 dwelling units per acre to 2.24 dwelling units per acre, change the housing mix from 100% single family residential to 83.5% single family residential and 16.5% multi-family residential and allow General Commercial uses on a 6.7 acre portion of the Specific Plan Area. Reclassification of Pepper Tree Lane from Light Collector to Rural Light Collector is proposed.

2. **DEPARTMENT OF PLANNING AND LAND USE – PLANNING ISSUES**

The Department has identified the following issues:

The General Plan Amendment Report (GPAR) is internally inconsistent. An application for a General Plan Amendment is the only application that was submitted. However, the GPAR references concurrent processing of a Specific Plan Amendment and proposed zoning. In addition, the discussion of consistency with the General Plan and Fallbrook Community Plan is incomplete. A revised GPAR is required. A red-line copy of the GPAR is attached for your use.

3. **DEPARTMENT OF PLANNING AND LAND USE – ENVIRONMENTAL ISSUES**

The Department of Planning and Land Use has completed its review of your AEIS and determined it not to be "complete" as defined by the CEQA. At this time, additional information will be required to determine your project's potential impacts on the environment and to complete the CEQA Environmental Initial Study.

The County of San Diego's environmental review guidelines require that the following environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants. A General Plan Amendment Report was accepted with the initial submittal. This report served to assist in the scoping process.

These reports will be reviewed for technical accuracy and to determine whether a Negative Declaration or Environmental Impact Report will be necessary for your project. Additional copies of the final technical report(s) will be required when your project's environmental documents are circulated for public review.

As discussed at our meeting on July 2, 2003, you intend to submit applications for the permits (a Specific Plan Amendment, Rezone, Tentative Maps and Major Use Permits) that will be necessary to implement this proposed GPA. As we discussed, the project will be re-evaluated and re-scoped when these implementing permit applications are submitted. These permit applications are necessary for a complete and thorough environmental review of the project.

The following information is required at this time:

A. TRAFFIC ANALYSIS

The GPA report states (Pg.3) that the Fallbrook Planning Community Planning Group has been supportive of the proposed development. The GPA report

Appendix should include correspondence from the Planning Group that documents their support of the proposed GPA.

The GPA report references (Pg.4) a traffic analysis update dated April 20, 1989. A comprehensive traffic analysis should be prepared that analyzes the proposed project based on current conditions/circumstances and addresses the following comments:

1. The traffic analysis should include a detailed project description.
2. The currently proposed GPA is only for the northern half of the Peppertree Park development. The traffic analysis should describe the status of development for the southern portion of the development.
3. The traffic analysis should provide a description of the existing roadway conditions/geometrics for the following County Circulation Element roads: 1) Mission Road (SF 1305) and 2) Pepper Tree Lane (SC 90). The description of the roadway conditions should include road width, number of lanes, posted and prevailing speed, daily traffic volumes, pavement conditions, and shoulder availability.
4. The GPA report states (Pg.3) that Pepper Tree Lane will be improved and realigned as part of the project. The traffic analysis should provide map figures that show and compare the existing, previously approved (Pg.3), and currently proposed alignments of Pepper Tree Lane. The proposed Pepper Tree Lane realignment should be consistent with the County's Public Road Standard and with any easements that the County has previously obtained for the purposes of future roadway improvements. Maps of the various alignments should show the entire segment of Pepper Tree Lane from Mission Road to Stage Coach Lane.
5. The GPA report states (Pg.3) that Pepper Tree Lane will be improve to Rural Light Collector Standards. Pepper Tree Lane (SC 90) is classified a Light Collector. The differences between the Rural Light Collector and Light Collector standards should be identified.
6. The traffic analysis should include a conceptual striping plan for the proposed improvements to Pepper Tree Lane for the segment that traverses the project site.
7. The GPA report states that the alignment of Pepper Tree Lane is being altered in order to avoid existing off-site developments. The GPA report and traffic analysis should provide maps that identify and show the off-site developments.

8. The project's trip generation and trip distribution assumptions should be identified in the traffic analysis. The trip generation assumptions should account for the maximum development potential of the site. The trip distribution assumptions should reflect near-term and long-range project-related trip distribution with and without the Pepper Tree Lane extension/connection.
9. The following scenarios should be assessed in the traffic analysis:
 - Existing conditions
 - Existing plus project
 - Existing plus project plus other proposed projects (Near-term Cumulative)
 - Future-year/2020 with (Proposed General Plan/zoning) and without (Adopted General Plan/zoning) the proposed project
10. The project applicant/consultant should coordinate with the County's Department of Planning and Use (DPLU) in order to identify what projects should be included in the near-term cumulative analysis. In addition, DPLU staff should review the proposed GPA and verify consistency with the County's General Plan 2020 update land use plan.
11. The traffic analysis should include AM and PM Peak hour LOS analyses for key intersections along Mission Road and Pepper Tree Lane.
12. The GPA report discusses (Pg.4) the availability of alternative forms of transportation such as bus, rail, and bicycles. The traffic analysis should elaborate on the discussion of alternate transportation modes and identify what alternate modes are currently available at the project site and what additional modes that the proposed GPA will implement.
13. Efforts should be made to included pathways and/or walkways to encourage pedestrian traffic. Connections to reduce pedestrian travel lengths should be provided where feasible.
14. The proposed GPA exceeds (Pg.4) the 2400 daily trips threshold identified in the 2002 Congestion Management Program (CMP) for the San Diego Region. An assessment of the project's impacts to Interstate 15 and State Route 76. The assessment should utilize the CMP Enhanced CEQA review guidelines.
15. The traffic analysis should address on-site circulation and verify that the internal roads are in conformance with the County's Public and/or Private Road Standards.

16. The traffic analysis should address the adequacy of corner sight distance for project access driveway(s) onto the County's public road system.
17. The traffic analysis should include a summary table that identifies the roadway segment and intersection LOS for all scenarios. In addition, the LOS summary table should include columns that identify the net increase in traffic volumes or intersection delays due to the project-related traffic, whether the project has a significant direct or cumulative impact, and recommended mitigation measures.
18. Five copies of the traffic study should be submitted to the Department of Public Works. Upon submittal, copies of the traffic study will be submitted to Caltrans for their review and comments.

B. Airport Issues

General Plan Amendments must be sent to the San Diego County Regional Airport Authority (SDCRAA) for review to ensure that the project is consistent with the draft Airport Compatibility Plans. County staff will forward the project to SDCRAA in the future when implementing permit applications for this GPA are received. This should allow for a more detailed and thorough review by SDCRAA.

APPEAL INFORMATION: If you disagree with the above environmental processing requirements you may, in certain circumstances, be able to appeal some or all of the requirements to the appropriate hearing body pursuant to Section 6.3.3 or 7.2 of the San Diego County CEQA Guidelines. Such an appeal must be filed at the DPLU Zoning Counter, 5201 Ruffin Road, Suite B, San Diego, CA 92123 (Telephone: (858)565-5981) no later than 4:00 p.m. on the tenth calendar day after the date of this letter and must be accompanied by the appropriate appeal form. Appeal forms and other information are available at the DPLU Zoning Counter. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. the following day the County is open for business. No separate appeal fee is required but be aware that your deposit account will be charged for the staff time spent processing such an appeal (typically approximately 20 - 30 hours). Prior to filing an appeal you should, but are not required to, confirm with the project Environmental Analyst that the point(s) of your disagreement are in fact subject to appeal. Furthermore, discussing the points of the disagreement with staff often results in a clarification or compromise that may alleviate your concerns thereby eliminating the need for the appeal.

If you have any questions regarding these requirements, we encourage you to contact Robert Hingtgen, project Environmental Analyst, at (858) 694-3712.

4. **DEPARTMENT OF PUBLIC WORKS (DPW)**

The DPW does not provide road improvement requirements for General Plan Amendments. DPW has provided comments on the GPAR. These comments also address the traffic analysis that must be prepared for the project and are incorporated in the comments in Section 3, above. In addition, the DPW has the following comment regarding trails:

Address the trails aspects of this general plan amendment.

The DPLU notes that the discussion of conformance with the County General Plan and Fallbrook Community Plan should include a discussion about trails.

If you have any questions concerning trails, please call Jeff Bosvay at (858) 694-3266.

5. **DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)**

The DEH has not provided comments on the General Plan Amendment proposal. If the DEH provides comments, they will be forwarded to you under separate cover.

6. **PUBLIC FACILITY PROVIDERS**

No public facility providers provided comments on the General Plan Amendment proposal. If comments are received, they will be forwarded to you under separate cover.

7. **PLANNING/SPONSOR GROUP ISSUES**

The Fallbrook Community Planning Group will receive a copy of your General Plan Amendment Report at the next submittal. When the Planning Group provides comments, they will be forwarded to you under separate cover.

8. **ESTIMATED PROCESSING SCHEDULE**

An estimated time schedule is attached. Several assumptions were required to supply a schedule at this time and are listed at the bottom of the estimated schedule. If these assumptions prove to be incorrect, the schedule will be adjusted. The schedule also makes assumptions regarding County staff workload, submittal turnaround times by the applicant, and the number of

iterations of submittals required for the applicant to obtain an adequate document. These assumptions are based on staff's experience with this type of case. **If reports are determined to be acceptable with less than three reviews or the applicant turnaround times shortened, the "standard" schedule can be reduced by as much as 50 percent in some cases.**

9. **ESTIMATED PROCESSING COSTS**

The following is an estimate of the additional deposits required to process the application through hearing/decision:

AGENCY	DEPOSIT AMOUNT
DPLU-Planning	\$7,500
DPLU-Environmental	\$3,000
DPW	\$-
DEH	\$-
TOTAL ADDITIONAL DEPOSITS	\$

Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 states that:

The Director of Planning and Land Use may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit.

Several assumptions were required to supply the DPLU-Environmental cost estimate at this time in the process. If these assumptions prove to be incorrect, your cost estimate will be adjusted. These assumptions are listed at the bottom of the attached environmental cost estimate.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). The above estimate includes only the costs to get your present application(s) to hearing/decision and does not include these additional processing costs.

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Game for their review of the project environmental document (Fish and Game Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The project analyst will

remind you to pay this fee immediately prior to public review of the project environmental document.

10. **SUBMITTAL REQUIREMENTS**

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. The following information and/or document(s) with the requested number of copies as specified:

INFORMATION/DOCUMENT	NO. OF COPIES	LEAD REVIEW DEPT./SECTION
Revised General Plan Amendment Report	7	Current(3)/ Resource(1)/DPW(2) /Fallbrook PG(1)
Traffic Report	7	Current(1)/ Resource(1)/DPW(5)
The staff turnaround goal for review of the requested information/document is 30 days.		

- c. Deposits in accordance with the following schedule as specified above in the Estimated Processing Costs section:

AGENCY	ACCOUNT NUMBER	DEPOSIT AMOUNT
DPLU-Planning	WN 7156	\$7,500
DPLU-Environmental	WE 1980	\$3,000
DPW		\$-
DEH		\$-
Other:		\$-

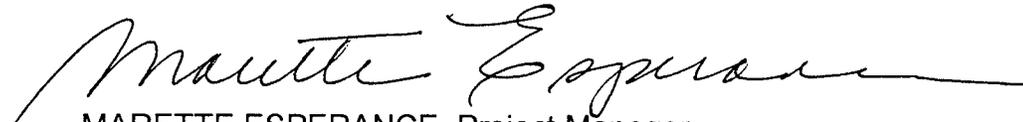
11. **SUBMITTAL DUE DATE**

In order to maintain adequate progress in the processing of your project, the DPLU requires that the revisions/information/deposits requested in this letter be submitted by **October 31, 2003**. An extension of this date may be granted at the

discretion of the Director of Planning and Land Use. To request an extension, submit a written request, signed and dated by the project applicant. The request must include the proposed new submittal date and a brief reasoning for the extension request. If the revised document(s) are not received, or an approved extension request is not granted by the Director by the above date, the Department may make a recommendation for denial of your project to the appropriate decision-making authority based upon inadequate progress pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15109.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 694-2969.

Sincerely,



MARETTE ESPERANCE, Project Manager
Current Planning

cc: Duane Urquhart, Peppertree Village VI, LLC, 5256 South Mission Rd. #905,
Bonsall, CA 92003
Fallbrook Community Planning Group
Nael Areigat, Project Manager, Department of Public Works, M.S. O336
Susan Porter, Regional Planner, Department of Planning and Land Use,
M.S. O650
Glenn Russell, Environmental Coordinator, Department of Planning and Land
Use, M.S. O650
Rob Hingtgen, Project Analyst, Department of Planning and Land Use,
M.S. O650
File

Attachments

SUMMARY ENVIRONMENTAL COST ESTIMATE AND DEPOSIT SCHEDULE

Project #: **GPA03-xx**
 Name: **Peppertree Park**
 Date: **07/02/03**
 Estimator: **Robert Hingtgen**

TASK	Staff Hours	Management Hours	Word Proc. Hours
AEIS Completeness/Initial Study	25.9	1.4	2.2
Extended Initial Studies	N/A	N/A	N/A
MSCP/BMO or HLP Findings	N/A	N/A	N/A
Negative Declaration	26.3	4.7	2.7
Environmental Impact Report	N/A	N/A	N/A
Addendum/Use of Previous CEQA Document	N/A	N/A	N/A
Board Policy I-119 Review	N/A	N/A	N/A
TOTAL LABOR HOURS	52.2	6.1	4.9
Charge Rates (\$/hour)	\$ 102.01	\$ 122.86	\$ 39.99
Subtotal - County Labor Costs*			\$ 6,300
Fish and Game Fees**			\$ 1,275
TOTAL ESTIMATED COST (Environmental)			\$ 7,575

DEPOSIT SCHEDULE

Environmental Deposits already paid	\$ 3,300
Submit Immediately or Upon Next Submittal, as Appropriate	\$ 3,000
Submit Immediately Prior to Public Review	N/A
Fish and Game Fees**	\$ 1,275
TOTAL DEPOSITS (Environmental)	\$ 7,575

This is an estimate of County staff time and costs related to Environmental processing only.
 Estimates do not include any of the applicant's consultant costs nor County special graphics charges.

* - Labor Cost Subtotal is rounded to the nearest \$100.

** - Fish and Game fees are collected by the County on behalf of the California Dept. of Fish and Game immediately prior to public review.

GENERAL ASSUMPTIONS:

- There will be no Extended Initial Studies required.
- The project will be able to be completed using a Negative Declaration.
- MSCP/BMO or HLP Findings are not required or HLP Fee has already been paid.

There may be substantial changes in this estimate if any of the following occur:

- The above general assumptions prove incorrect, especially if an EIR is deemed to be required;
- Applicant does not meet turnaround times;
- It takes more or less than three iterations to obtain an adequate EIR or Extended Study (if applicable);
- Previously unknown public controversy occurs;
- Recirculation of the ND or EIR for public review is required;
- Your project is appealed to a hearing body for any reason.

XIS Factor: N/A

MSCP/BMO/HLP Factor: N/A

Project Factor: 6

ESTIMATED PROCESSING SCHEDULE

Project Name:
 Project Number: **GPA03-XX**
 Staff Completing Schedule: Robert Hingtgen
 Decision-Making Body: Board of Supervisors
 Date Schedule Produced/Revised: 7/2/2003

TASK/ACTIVITY	Estimated Duration	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			5/14/2
DPLU reviews for application "completeness", determines project issues, costs and schedule	30	6/13/2003	7/3/2003
Applicant Submits 1st Draft Extended Initial Studies	120	10/31/2003	
DPLU Reviews 1st Draft Extended Initial Studies	30	12/1/2003	
Applicant Submits 2nd Draft Extended Initial Studies*	45	1/15/2004	
DPLU Reviews 2nd Draft Extended Initial Studies	21	2/5/2004	
Applicant Submits 3rd Draft Extended Initial Studies*	30	3/8/2004	
DPLU Reviews 3rd Draft Extended Initial Studies	21	3/29/2004	
DPLU finalizes Environmental Initial Study and Prepares Application Amendment Form	21	4/19/2004	
<i>Applicant submits Application Amendment form, F&G fees, copies of Extended Initial Studies</i>	14	5/3/2004	
DPLU completes, advertises and distributes draft Negative Declaration	21	5/13/2004	
Public review of draft Negative Declaration	30	6/14/2004	
<i>DPLU develops draft condition language and mitigation monitoring program</i>	30	6/14/2004	
DPLU reviews public review comments per "Fair Argument Standard", finalizes documentation	10	6/24/2004	
DPLU completes final documents, docket project and initial PROJECT HEARING/DECISION	42	8/5/2004	

Total Estimated Duration

64 weeks
14.8 months

Bolded tasks are under the control of applicant/consultant.

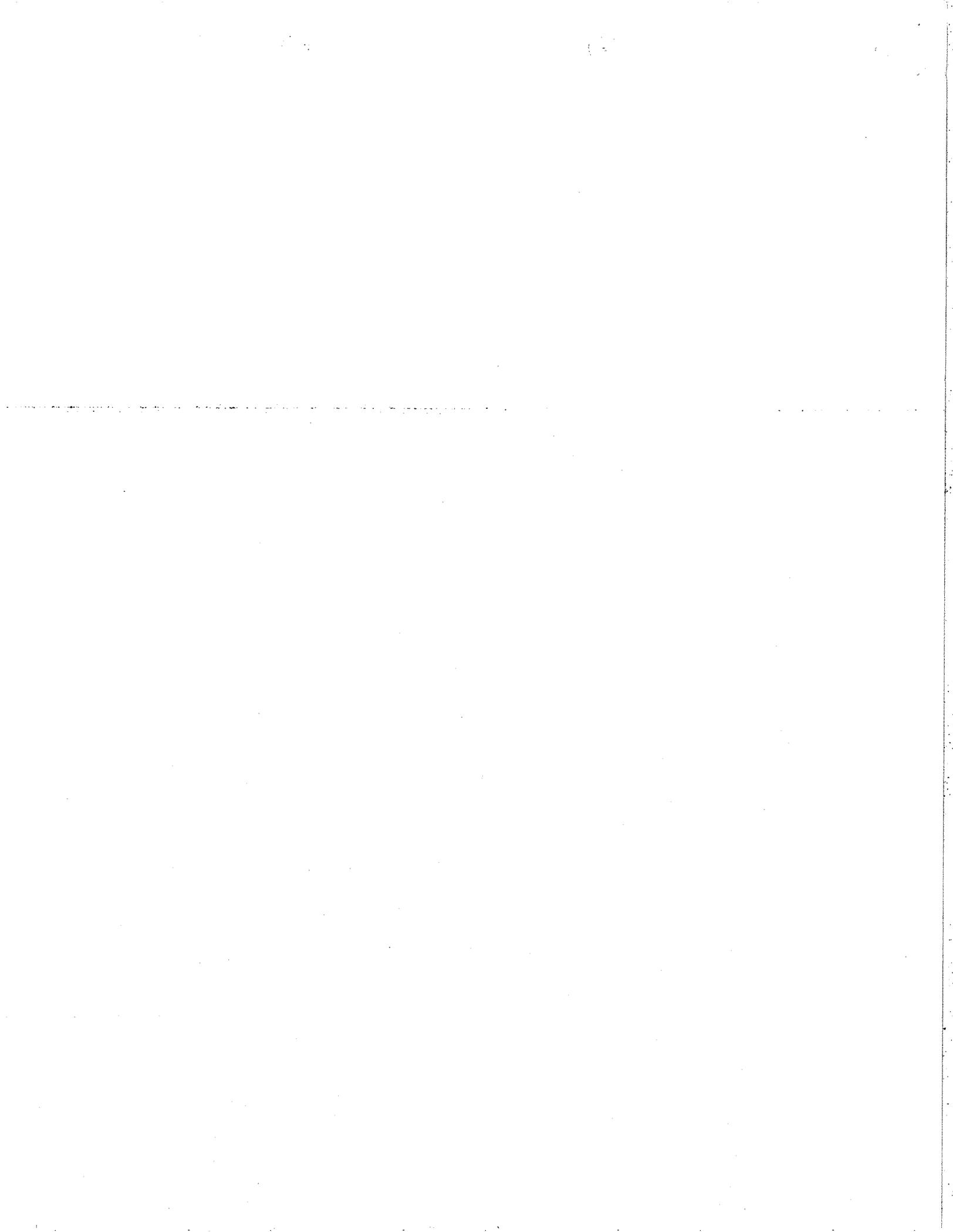
Italicized tasks are completed concurrently with other tasks.

* - Task can be eliminated if earlier draft documents are adequate.

Assumptions:

- Project will be completed using a Negative Declaration and extended Initial Studies will be required.
- Public Comments and Hearing comments will not meet the "Fair Argument" standard requiring an Environmental Impact Report.
- Applicant/consultant will provide adequate Extended Initial Studies in three iterations.
- Applicant/Consultant will submit all required information in accordance with the estimated schedule.
- The project will not be continued by the decision-making body nor appealed.
- Any Department of Public Works or Department of Environmental Health issues will be resolved concurrently with the environmental process.

The Hearing/Decision date is subject to Decision-Making Body availability and schedule.
 Dates which fall upon a holiday will have an actual completion date the first business day after such holiday.



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

December 22, 2003

Ms. Megan Jones
Environmental Management Specialist
County of San Diego
5201 Ruffin Road, Ste. B
San Diego, CA 92123-1666

**Re: San Diego County Regional Airport Authority ALUC Determination –
Peppertree Park Project; Pepper Tree Lane east of Mission Road; Fallbrook
Community Airpark CLUP**

Dear Megan:

The San Diego County Regional Airport Authority has received your application for review by the Airport Land Use Commission (ALUC) for the proposed project as described below:

Project: Peppertree Park Project; Pepper Tree Lane east of Mission Road

Proposed General Plan Amendment to modify the Peppertree Park Specific Plan Area text in the Fallbrook Community Plan to change the allowed density from 1.65 to 2.24 Dwelling Units/Acre.

The project is located outside the Airport Influence Area of Fallbrook Community Airpark. Therefore, staff review of the proposed project indicates that an ALUC consistency determination is not required. We appreciate your notification and wish you success with your project.

If you have any questions, please e-mail them to tanasis@san.org.

Sincerely,



TED ANASIS, AICP
Manager, Airport Planning
San Diego County Regional Airport Authority

TA/ljt

cc: Lori Ballance, Gatzke Dillon & Ballance LLP



SAN DIEGO
INTERNATIONAL
AIRPORT



PREPARE "OUTSIDE OF AIA LTR.

401 B Street, Suite 800
San Diego, CA CA 92101-4231
(619) 595-5300
Fax (619) 595-5305
www.sandag.org

FAX

MEMBER AGENCIES

- Cities of*
- Carlsbad
- Chula Vista
- Coronado
- Del Mar
- El Cajon
- Encinitas
- Escondido
- Imperial Beach
- La Mesa
- Lemon Grove
- National City
- Oceanside
- Poway
- San Diego
- San Marcos
- Santee
- Solana Beach
- Vista
- and
- County of San Diego

ADVISORY MEMBERS

- California Department of Transportation
- Metropolitan Transit System
- North San Diego County Transit Development Board
- United States Department of Defense
- San Diego Unified Port District
- San Diego County Water Authority
- Tijuana/Baja California/Mexico

Date: December 19, 2003

To: Lynda Tamura **Fax Number:** 400-2458

From: Nan Valerio

Subject: Fallbrook Properties

No. Pages: 2 (including transmittal page)

To Reply: Telephone: (619) 595-5365
Fax: (619) 595-5305

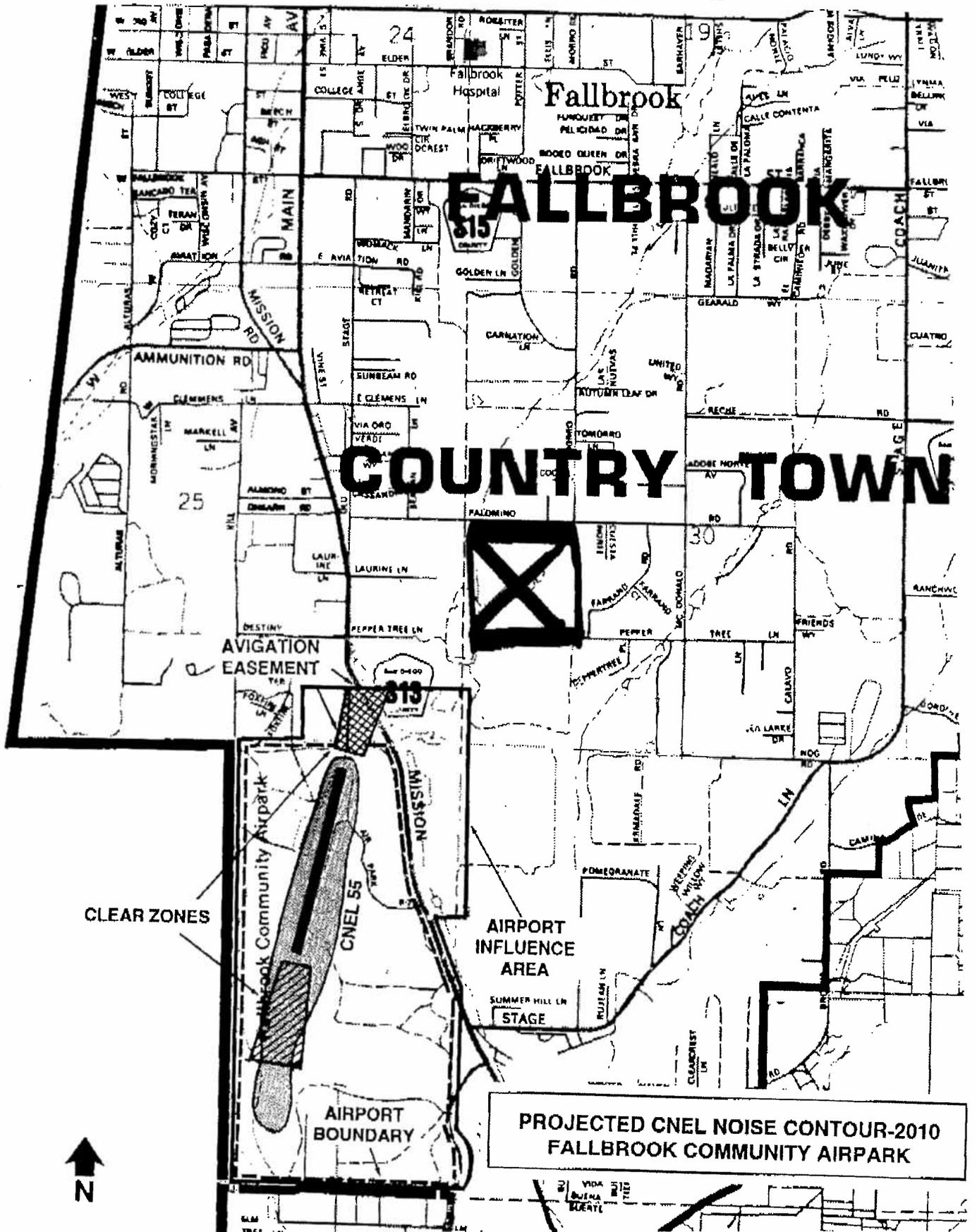
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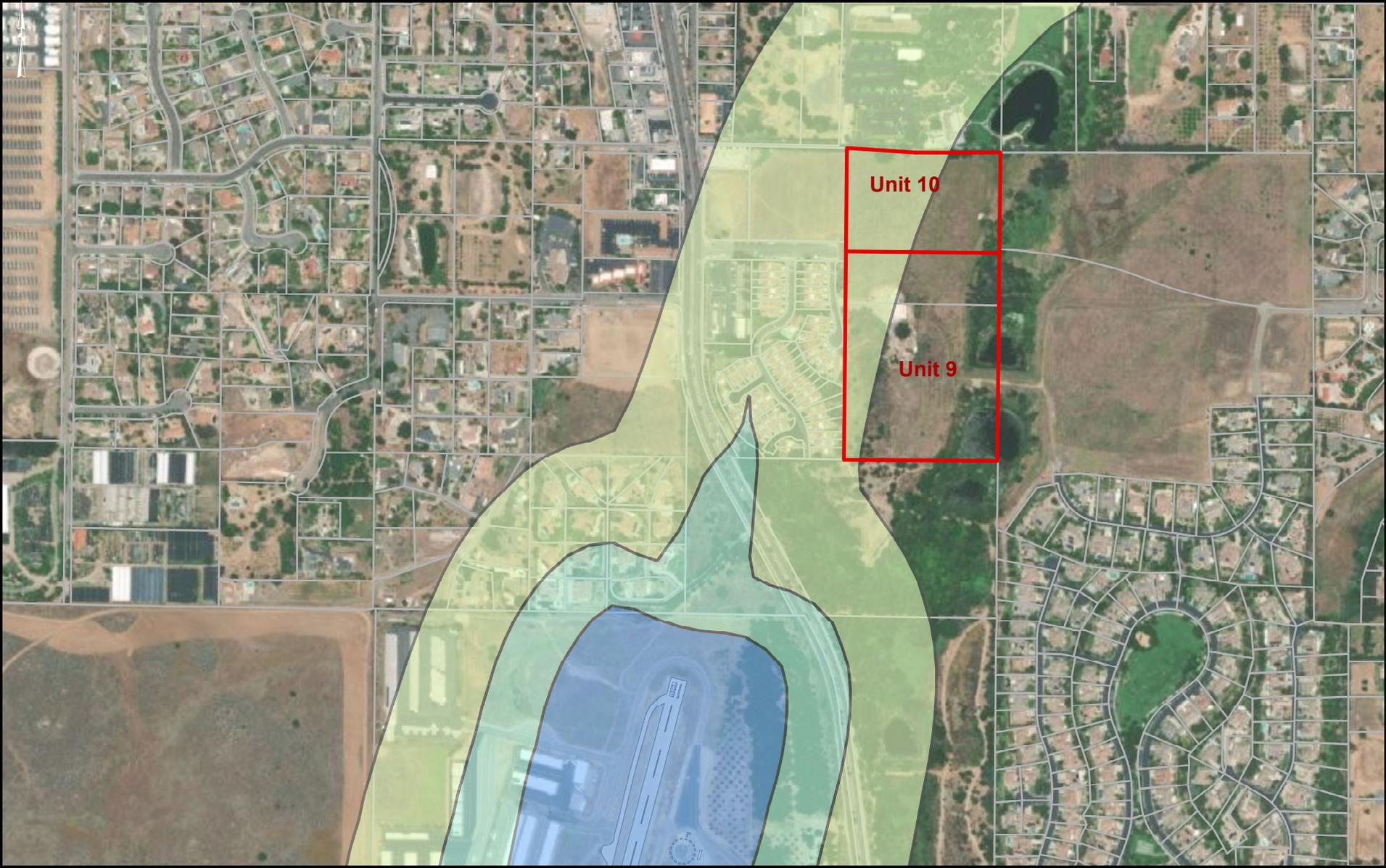
Attached is a copy of the Fallbrook Airpark Map from the CLUP, with an "X" marking the location of the properties you wanted mapped:

APNs
#104-350-15; #104-351-17, and #106-041-52;
#106-101-44 does not exist, but #106-410-44 is included in this group.

I hope this is helpful.

Figure 2
AIRPORT INFLUENCE AREA
PROJECTED NOISE CONTOUR AND CLEAR ZONES

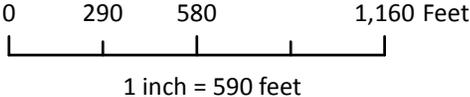




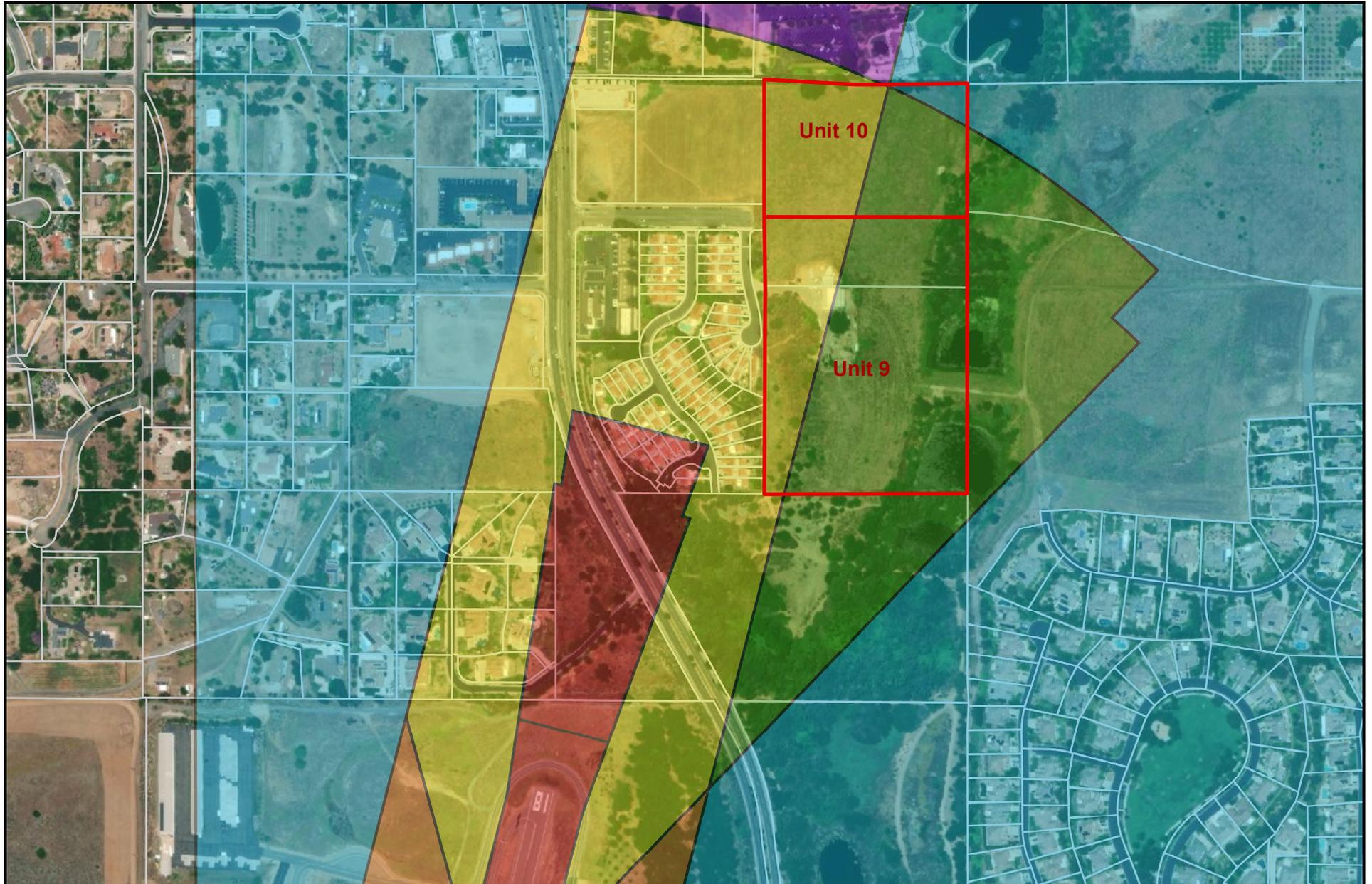
SAN DIEGO
COUNTY
REGIONAL
AIRPORT
AUTHORITY

Fallbrook CNEL Contours Peppertree Park Units 9 & 10 Noise Exhibit

- 55-60 dB CNEL
- 60-65 dB CNEL
- 65+ dB CNEL



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

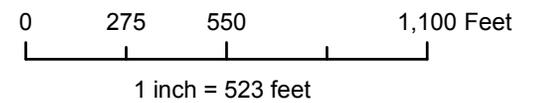


SAN DIEGO
COUNTY
REGIONAL
AIRPORT
AUTHORITY

Fallbrook ALUCP Safety Zones

- 1 - RPZ
- 2 - Inner Arrival/Departure
- 3 - Turning
- 4 - Outer Arrival/Departure
- 5 - Sideline
- 6 - Traffic Pattern

**Peppertree Park Units 9 & 10
Safety Map**



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

RESOLUTION NO. 2021-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: GENERAL AND SPECIFIC PLAN AMENDMENTS AND ZONE RECLASSIFICATION FOR RESIDENTIAL USE OF UNIT 9 AND COMMERCIAL USE OF UNIT 10 OF THE PEPPERTREE PARK SPECIFIC PLAN, FALLBROOK, COUNTY OF SAN DIEGO, COULD QUALIFY TO BE EXEMPT FROM OR IS NOT CONSISTENT WITH THE FALLBROOK COMMUNITY AIRPARK 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, has been requested by the County of San Diego (County) to determine the consistency of a proposed project: General and Specific Plan Amendments and Zone Reclassification for Residential Use of Unit 9 and Commercial Use of Unit 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, which is located within the Airport Influence Area (AIA) for the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP), adopted in 2006 and amended in 2011; and

WHEREAS, the County deemed a project application complete, in a letter dated June 27, 2003, for a proposed project involving an amendment to the County General Plan to increase the residential density within the 162.9 acres of the Peppertree Park Specific Plan area from 1.65 to 2.24 dwelling units per acre; and

WHEREAS, the ALUC was requested by the County to determine the consistency of the aforesaid General Plan Amendment (GPA), and, in a letter dated December 22, 2003, the ALUC informed the County in response to its request for a consistency determination for the proposed GPA that the subject property was located outside the AIA of the Fallbrook Community Airpark Comprehensive Land Use Plan (CLUP), adopted in 1991 by the San Diego Association of Governments (SANDAG), and the project was therefore not subject to the requirement for a determination of consistency with the CLUP from the ALUC; and

WHEREAS, the ALUC deemed the County General Plan and zoning consistent with the ALUCP in 2011 such that the County is only obligated by statute (Cal. Pub. Util. Code §21676.5) and that consistency determination (Res. No. 2011-0017 ALUC) to refer certain project applications, which include amendments to general, specific, precise, and master plans as well as zone reclassifications (rezones), to the ALUC for a consistency determination, but the County otherwise retains original jurisdiction to review project applications for all other development and design aspects of a project apart from a plan amendment or rezone; and

WHEREAS, plans have been submitted to the ALUC for the currently proposed project that indicate that it would involve amendments to the County General Plan and the Peppertree Park Specific Plan together with a Rezone to change the land use designation and zoning from Office/Professional use over a 19.7-acre area of the Specific Plan to a Village Residential use at a density of 7.3 dwelling units per acre for Unit 9 and a General Commercial use for Unit 10; and

WHEREAS, the currently proposed project does not qualify as a continuation of a “long-term project” as defined by the ALUCP (Policy 1.2.2(f)) because the current project proposes changes “in a substantive manner” to the “original approval(s)” of the Peppertree Park Specific Plan, which designated the land area of the present Units 9 and 10 as Office/Professional use, and not the current project proposal of Residential use; and

WHEREAS, the ALUCP (Policy 1.2.2(e)) provides that a project application which was deemed complete by the local jurisdiction prior to the effective date of the ALUCP and did not require ALUC review because it was located outside the AIA of the CLUP and any subsequent, implementing actions shall not require subsequent ALUC review under the ALUCP, unless the project changes in a manner that exceeds specified criteria (Policy 2.3.4(b)); and

WHEREAS, if the SPA and Rezone associated with the currently proposed project constitute subsequent, implementing actions to the GPA deemed complete by the County in 2003 and submitted to the ALUC for consistency review, then the currently proposed project could qualify to be exempt from the ALUCP if the project does not exceed the criteria of changes in a substantive manner; and

WHEREAS, if the SPA and Rezone associated with the currently proposed project do not constitute subsequent, implementing actions to the GPA deemed complete by the County in 2003 and submitted to the ALUC for consistency review, then the currently proposed project is subject to the ALUCP; and

WHEREAS, the proposed project is located within the north/"suburban" 55-60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential and commercial uses located within the north/"suburban" 55-60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA) for the maximum potential height of future structures; and

WHEREAS, the proposed project property of Units 9 and 10 lies primarily within Safety Zones 2 and 3, with smaller portions of Unit 10 within Safety Zones 4 and 6; and the ALUCP identifies commercial uses located within Safety Zone 6 as compatible and within Safety Zones 2, 3, and 4 as either compatible or conditionally compatible, subject to a maximum intensity of occupancy for the north/"suburban" zones; and the ALUCP identifies residential uses within Safety Zone 3 as conditionally compatible, subject to a maximum density of 8 units per acre and provision of "open land" subject to ALUCP standards, but the ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses and does not allow residential uses to be considered as permissible per an infill development designation; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires a means of overflight notification to be provided for new residential land uses; and

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

WHEREAS, the ALUC has provided an opportunity for the County, the project development sponsor, 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: General and Specific Plan Amendments and Zone Reclassification for Residential Use of Unit 9 and Commercial Use of Unit 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, could qualify to be exempt from or is not consistent with the Fallbrook Community Airpark ALUCP, which was adopted in 2006 and amended in 2011, based upon the following facts and findings:

- (1) The County deemed a project application complete, in a letter dated June 27, 2003, for a proposed GPA to increase the residential density within the Peppertree Park Specific Plan area from 1.65 to 2.24 dwelling units per acre. The same letter directed the project development sponsor to additionally submit other permit applications that would be concurrently required to entitle the project as proposed.
- (2) The ALUC informed the County, in a letter dated December 22, 2003, in response to its request for a consistency determination for the proposed GPA that the subject property was located outside the AIA of the Fallbrook Community Airpark CLUP, and the project was therefore not subject to the requirement for a determination of consistency with the CLUP from the ALUC.
- (3) The ALUC deemed the County General Plan and zoning consistent with the ALUCP in 2011 such that the County is only obligated by statute and that consistency determination to refer certain project applications, which include amendments to general, specific, precise, and master plans as well as rezones, to the ALUC for a consistency determination, but otherwise the County retains original jurisdiction to review project applications for all other development and design aspects of a project apart from a plan amendment or rezone.
- (4) The plans submitted for consistency determination to the ALUC for the currently proposed project indicate that it would involve amendments to the County General Plan and the Peppertree Park Specific Plan together with a Rezone to change the land use designation and zoning from

Office/Professional use over an area of the Specific Plan to a Village Residential use at a density of 7.3 dwelling units per acre for Unit 9 and a General Commercial use for Unit 10.

- (5) The currently proposed project does not qualify as a continuation of a “long-term project” as defined by the ALUCP (Policy 1.2.2(f)) because the current project proposes changes “in a substantive manner” to the “original approval(s)” of the Peppertree Park Specific Plan, which designated the land area of the present Units 9 and 10 as Office/Professional use, and not the current project proposal of Residential use.
- (6) The ALUCP (Policy 1.2.2(e)) provides that a project application which was deemed complete by the local jurisdiction prior to the effective date of the ALUCP and did not require ALUC review because it was located outside the AIA of the CLUP and any subsequent, implementing actions shall not require subsequent ALUC review under the ALUCP, unless the project changes in a manner that exceeds specified criteria (Policy 2.3.4(b)).
- (7) If the SPA and Rezone associated with the currently proposed project constitute subsequent, implementing actions to the GPA deemed complete by the County in 2003 and submitted to the ALUC for consistency review, then the currently proposed project could qualify to be exempt from the ALUCP if the project does not exceed the criteria of changes in a substantive manner. The County, as the entity with land use jurisdiction, determines whether the SPA and Rezone are subsequent implementing actions to the 2003 GPA.
- (8) If the SPA and Rezone associated with the currently proposed project do not constitute subsequent, implementing actions to the GPA deemed complete by the County in 2003 and submitted to the ALUC for consistency review, then the currently proposed project is subject to the ALUCP.

(9) The proposed project is located within the north/"suburban" 55-60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour. The ALUCP identifies residential and commercial uses located within the north/"suburban" 55-60 dB CNEL noise contour as compatible with airport uses.

(10) 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 for the maximum potential height of future structures.

(11) The proposed project property of Units 9 and 10 lies primarily within Safety Zones 2 and 3, with smaller portions of Unit 10 within Safety Zones 4 and 6. The ALUCP identifies commercial uses located within Safety Zone 6 as compatible and within Safety Zones 2, 3, and 4 as either compatible or conditionally compatible, subject to a maximum intensity of occupancy for the north/"suburban" zones. The ALUCP identifies residential uses within Safety Zone 3 as conditionally compatible, subject to a maximum density of 8 units per acre and provision of "open land" subject to ALUCP standards. The ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses and does not allow residential uses to be considered as permissible per an infill development designation.

(12) The proposed project is located within the overflight notification area. The ALUCP requires a means of overflight notification to be provided for new residential land uses.

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, is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106, and requires no federal approvals warranting review under the National Environmental Policy Act (NEPA).

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County
at a regular meeting this 1st day of July, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

RESOLUTION NO. 2021-0003 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: GENERAL AND SPECIFIC PLAN AMENDMENTS AND ZONE RECLASSIFICATION FOR RESIDENTIAL USE OF UNITS 9 AND 10 OF THE PEPPERTREE PARK SPECIFIC PLAN, FALLBROOK, COUNTY OF SAN DIEGO, IS NOT CONSISTENT WITH THE FALLBROOK COMMUNITY AIRPARK 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, has been requested by the County of San Diego (County) to determine the consistency of a proposed project: General and Specific Plan Amendments and Zone Reclassification for Residential Use of Units 9 and 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, which is located within the Airport Influence Area (AIA) for the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP), adopted in 2006 and amended in 2011; and

WHEREAS, in 2003, the ALUC informed the County in response to its request for a consistency determination for a proposed amendment to the County General Plan within the Peppertree Park Specific Plan area that the subject property was located outside the AIA of the Fallbrook Community Airpark Comprehensive Land Use Plan (CLUP), adopted in 1991 by the San Diego Association of Governments (SANDAG), and the project was therefore not subject to the requirement for a determination of consistency with the CLUP from the ALUC; and

WHEREAS, in 2011, the ALUC deemed the County General Plan and zoning consistent with the ALUCP such that the County is only obligated by statute (Cal. Pub. Util. Code §21676.5) and that consistency determination (Res. No. 2011-0017 ALUC) to refer certain project applications, which include amendments to general, specific, precise, and master plans as well as zone reclassifications (rezones), to the ALUC for a consistency determination; and

WHEREAS, plans have been submitted to the ALUC for the currently proposed project that indicate that it would involve amendments to the County General Plan and the Peppertree Park Specific Plan together with a Zone Reclassification (Rezone) to change the land use designation and zoning from Office/Professional use over a 19.7-acre area of the Specific Plan constituting Units 9 and 10 to a Village Residential use at a density of 7.3 dwelling units per acre; and

WHEREAS, the currently proposed project does not qualify to be exempt from the ALUCP (Policy 1.2.2(e)) because it “changes in a substantive manner” from the proposed GPA submitted to the ALUC in 2003 by proposing residential density within the present Unit 10, which was conceptually designated as General Commercial in the 2003 GPA; and

WHEREAS, the currently proposed project does not qualify as a continuation of a “long-term project” as defined by the ALUCP (Policy 1.2.2(f)) because the current project proposes changes “in a substantive manner” to the “original approval(s)” of the Peppertree Park Specific Plan, which designated the land area of the present Units 9 and 10 as Office/Professional use, and not the current project proposal of Residential use; and

WHEREAS, the proposed project is located within the north/“suburban” 55-60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the north/“suburban” 55-60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA) for the maximum potential height of future structures; and

WHEREAS, the proposed project property of Units 9 and 10 lies primarily within Safety Zones 2 and 3, with smaller portions of Unit 10 within Safety Zones 4 and 6; and the ALUCP identifies residential uses located within Safety Zone 6 as compatible and within Safety Zones 3 and 4 as conditionally compatible, subject to a maximum density of 8 units per acre and provision of “open land” subject to ALUCP standards, but the ALUCP

identifies residential uses located within Safety Zone 2 as incompatible with airport uses and does not allow residential uses to be considered as permissible per an infill development designation; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires a means of overflight notification to be provided for new residential land uses; and

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

WHEREAS, the ALUC has provided an opportunity for the County, the project development sponsor, 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: General and Specific Plan Amendments and Zone Reclassification for Residential Use of Units 9 and 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, is not consistent with the Fallbrook Community Airpark ALUCP, which was adopted in 2006 and amended in 2011, based upon the following facts and findings:

- (1) The proposed project involves amendments to the County of San Diego General Plan and the Peppertree Park Specific Plan together with a zone reclassification to change the land use designation and zoning from Office/Professional use to Village Residential use at a density of 7.3 dwelling units per acre for Units 9 and 10.
- (2) The current project proposes residential density within the present Unit 10, which was conceptually designated as General Commercial in the 2003 GPA. This constitutes a change "in a substantive manner" from the 2003 GPA proposal previously submitted to the ALUC for consistency determination with the CLUP such that the current project does not qualify to be exempt from the ALUCP.
- (3) The currently proposed project does not qualify as a continuation of a "long-term project" as defined by the ALUCP because the current project

proposes changes “in a substantive manner” to the “original approval(s)” of the Peppertree Park Specific Plan, which designated the present Units 9 and 10 as Office/Professional use, and not the current project proposal of Residential use.

- (4) The proposed project is located within the north/“suburban” 55-60 dB CNEL noise contour. The ALUCP identifies residential uses located within the north/“suburban” 55-60 dB CNEL noise contour as compatible with airport uses.
- (5) 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 for the maximum potential height of future structures.
- (6) The proposed project property of Units 9 and 10 lies primarily within Safety Zones 2 and 3, with smaller portions of Unit 10 within Safety Zones 4 and 6; and the ALUCP identifies residential uses located within Safety Zone 6 as compatible and within Safety Zones 3 and 4 as conditionally compatible, subject to a maximum density of 8 units per acre and provision of “open land” subject to ALUCP standards, but the ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses and does not allow residential uses to be considered as permissible per an infill development designation.
- (7) The proposed project is located within the overflight notification area. The ALUCP requires a means of overflight notification to be provided for new residential land uses.

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, is not a “development” as defined by the California Coastal Act, Pub. Res. Code Section 30106, and requires no federal approvals warranting review under the National Environmental Policy Act (NEPA).

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County
at a regular meeting this 1st day of July, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

General and Specific Plan Amendments and Zone Reclassification for Peppertree Park Units 9 & 10, Fallbrook, County of San Diego

July 1, 2021

Proposed Project

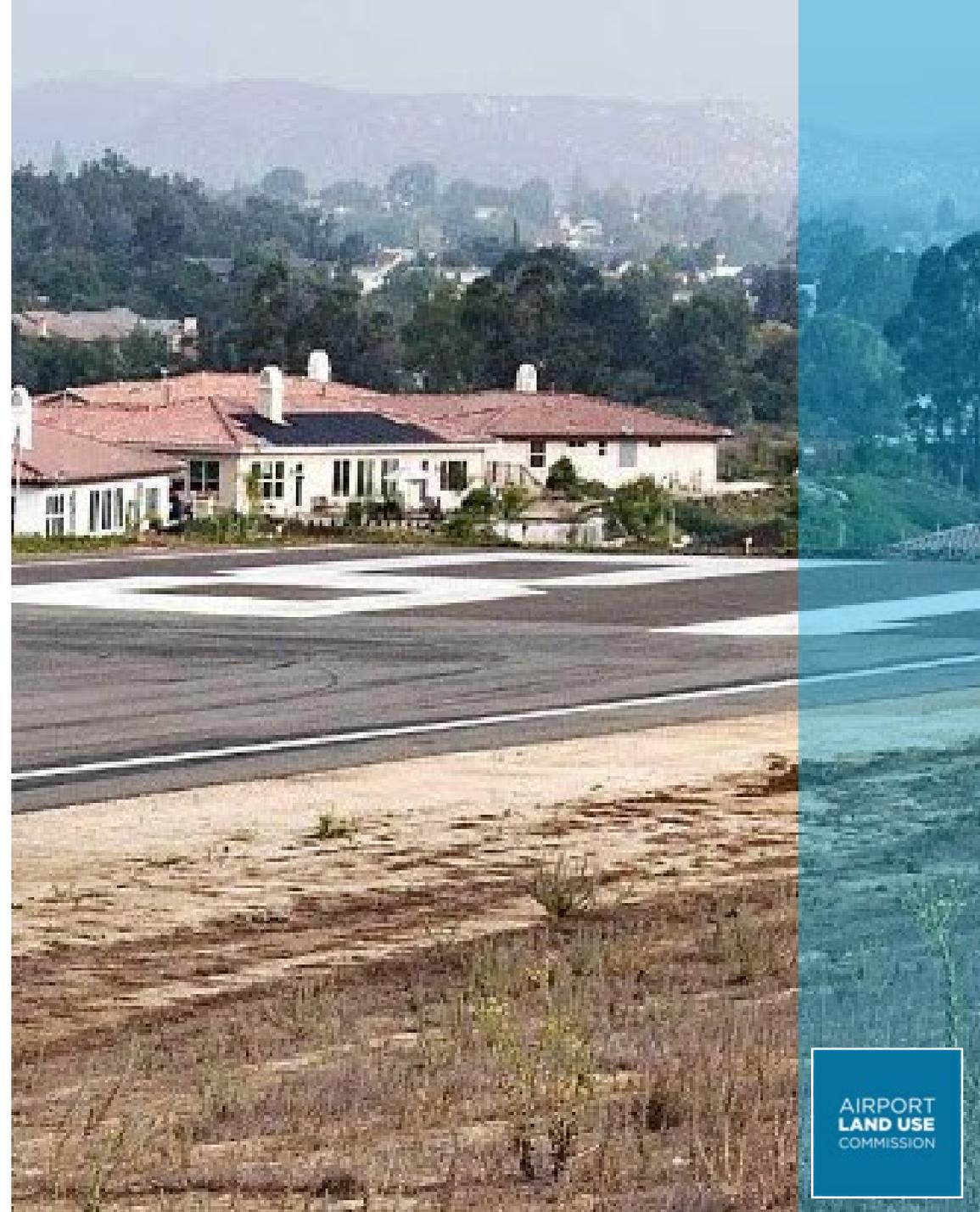
Proposed rezone and amendments to the County of San Diego General Plan and the Peppertree Park Specific Plan

Change from Office Professional to:

- Development Scenario #1, residential (Unit 9) and commercial (Unit 10)
- Development Scenario #2, residential (Units 9 & 10)

ALUC Review Responsibility

- 2011 - ALUC found County General Plan & zoning Consistent with ALUCPs
- County reviews all proposed projects within AIAs
- State law [Cal. Pub. Util. Code §21676(b)] requires ALUC to review all rezones and plan amendments within AIAs

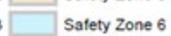


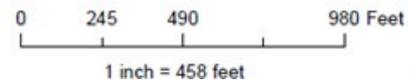
Project Location



SAN DIEGO
COUNTY
REGIONAL
AIRPORT
AUTHORITY

Peppertree Park Units 9 & 10 Safety Zone
Map

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



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

Project Timeline

1991
Peppertree
Park SP
Adopted

2003 GPA
Submitted to
ALUC for
Consistency
Determination

2006
Fallbrook
ALUCP Adopted
2011 County
Implemented

2021 new
Application
for ALUC
Consistency
Determination

**Development Scenario #1:
Residential in Unit 9 &
Commercial Unit 10**

ALUCP Policy 1.2.2(e)

- ALUC Project Review Not Required IF:
 - Project application deemed complete by the local jurisdiction prior to the effective date of 2006 ALUCP
 - Project located beyond the boundary of the CLUP AIA
 - Project has not changed in a substantive manner, as defined by ALUCP threshold criteria

Subsequent Implementing Action(s)

- County determined SPA and Rezone needed to effectuate density levels proposed in 2003 GPA
- Are SPA and Rezone “subsequent implementing action(s)”?
 - If Yes: Policy 1.2.2(e) applies, and project could be exempt from further ALUC review if it does not exceed ALUCP threshold criteria of “changes in a substantive manner”
 - If No: Policy 1.2.2(e) does not apply, and SPA and Rezone must be evaluated under 2006 ALUCP

ALUCP Review - Scenario #1

Noise

- Partially located within the north/"suburban" 55-60 dB CNEL
- Residential and commercial uses compatible within noise contour

Airspace

- FAA issued determination of no hazard to air navigation

Overflight

- ALUCP requires overflight notification to be provided to residences

Safety

- Residential uses are conditionally compatible in Zone 3, subject to density limit and "open land" standards, but **not compatible in Zone 2**
- Nonresidential uses are compatible in Zone 6 and conditionally compatible in Zones 2, 3, & 4, subject to intensity limits

**Development Scenario #2:
Residential in Units 9 &
10**

ALUCP Review - Scenario #2

Noise

- Partially located within the north/"suburban" 55-60 dB CNEL
- Residential uses compatible within noise contour

Airspace

- FAA issued determination of no hazard to air navigation

Overflight

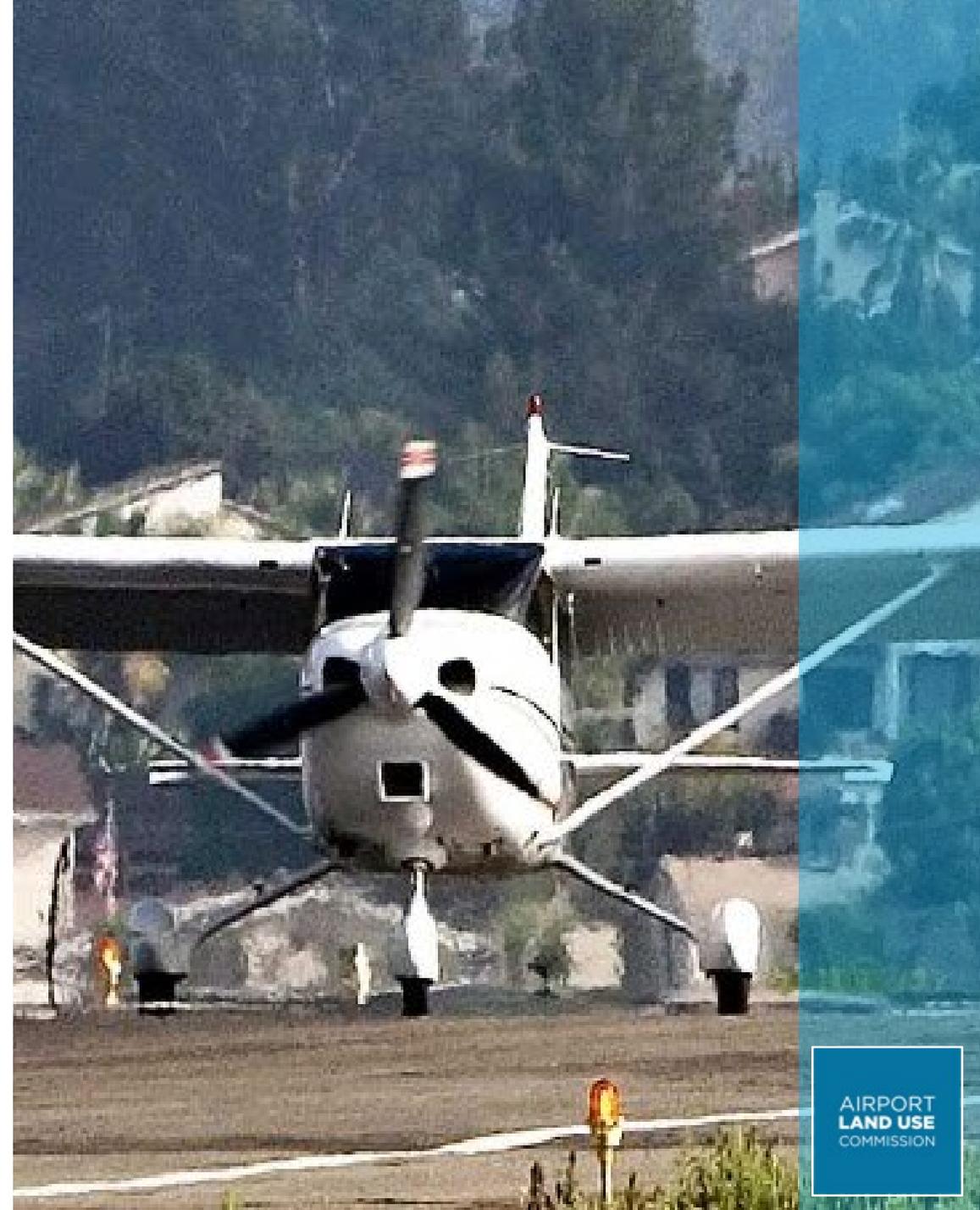
- ALUCP requires overflight notification to be provided to residences

Safety

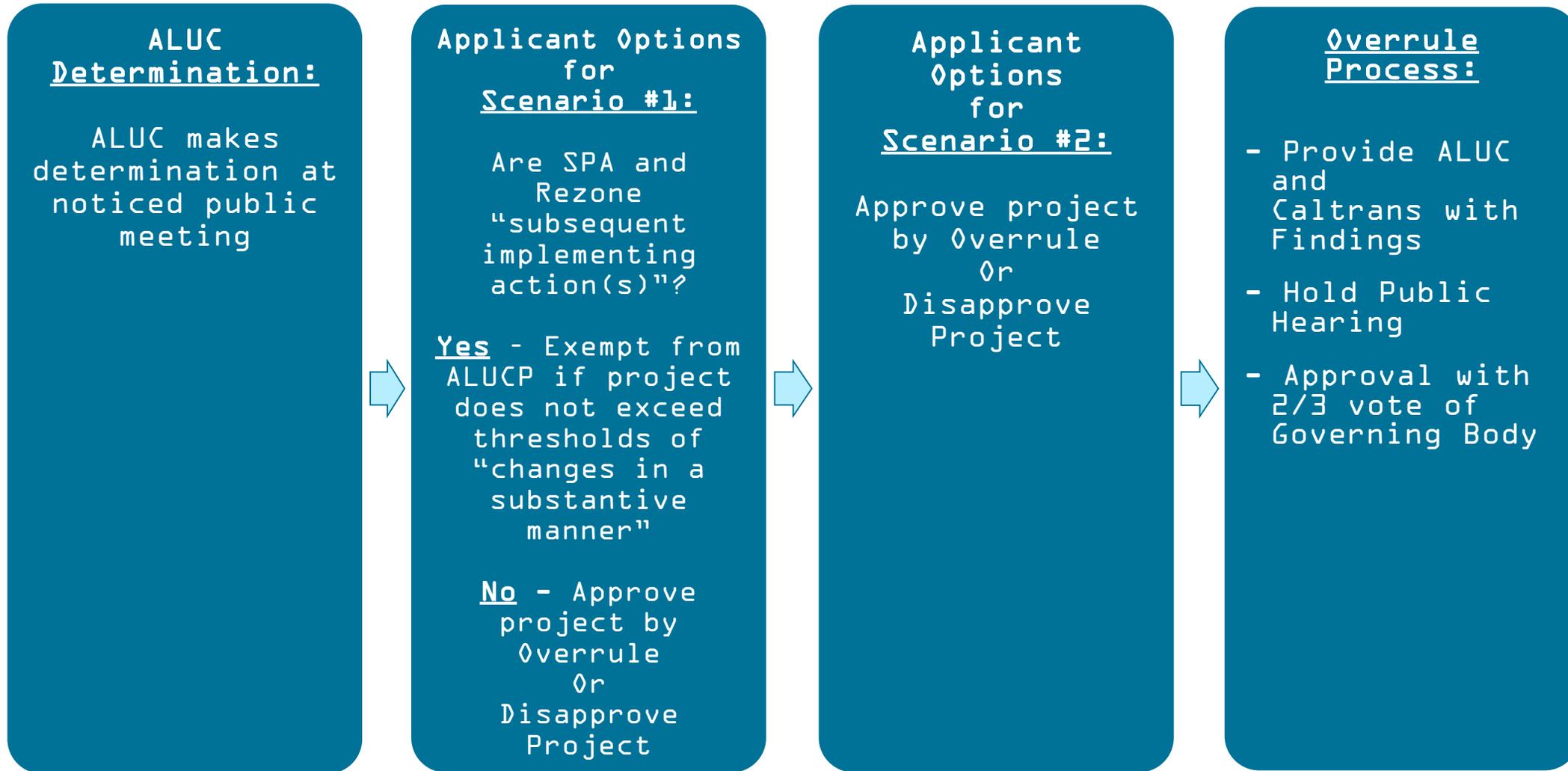
- **Residential uses are not compatible in Zone 2**
- Residential uses in Zone 3 are conditionally compatible, subject to density limit and "open land" standards

Recommendation:

- **Scenario #1** could be exempt under ALUCP Policy 1.2.2.(e) if the SPA and Rezone are “subsequent implementing action(s)” of the 2003 GPA and the project does not exceed ALUCP threshold criteria for “changes in a substantive manner”, or is not consistent with the ALUCP if the SPA and Rezone are not “subsequent implementing action(s)” of the 2003 GPA because residential uses are not compatible within Safety Zone 2
- **Scenario #2** is not consistent with the ALUCP because residential uses are not compatible within Safety Zone 2



Next Steps in Process



An aerial photograph of an airport terminal and surrounding runways, overlaid with a semi-transparent blue filter. The terminal building is prominent in the center, with several runways and taxiways visible. The text "Questions?" is written in a white, monospace-style font across the middle of the image.

Questions?

AIRPORT
LAND USE
COMMISSION