

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



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* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO
THELLA F. BOWENS

AIRPORT LAND USE COMMISSION AGENDA

Thursday, March 6, 2014
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

***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 1-3):

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 Commission is requested to approve minutes of prior Commission meetings.
RECOMMENDATION: Approve the minutes of the February 6, 2014, regular meeting.

CONSISTENCY DETERMINATIONS

2. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN - CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS AT 4945-4947 MUIR 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. 2014-0005 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)

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A RESIDENTIAL UNIT AT 4655 CASTELAR STREET, CITY OF SAN DIEGO:

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

RECOMMENDATION: Adopt Resolution No. 2014-0006 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

(Airport Planning: Angela Jamison, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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

- 1) Persons wishing to address the Board, ALUC, and Committees shall **complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed** (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is 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>
April 3	Thursday	9:00 a.m.	Regular	Board Room
May 1	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, FEBRUARY 6, 2014
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chair Gleason called the regular meeting of the Airport Land Use Commission to order at 9:07 a.m. on Thursday, February 6, 2014 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE: Board Member Boland led the Pledge of Allegiance.

ROLL CALL:

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

ABSENT: Commission Members: Ortega (Ex Officio)

ALSO PRESENT: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony R. Russell, Director, Corporate Services/Authority Clerk; Lorraine Bennett, Assistant Authority Clerk II

Board Member Desmond arrived during the course of the meeting.

NON-AGENDA PUBLIC COMMENT:

JOHN WHATZKA, SAN DIEGO, spoke regarding the Navy land use plan.

JOHN ZIEBARTH, SAN DIEGO, thanked the Airport Land Use Commission (ALUC) staff and the Authority's consultant for the ALUCP process, and for its work with the stakeholder groups

CONSENT AGENDA (Items 1-3):

ACTION: Moved by Commissioner Smisek and seconded by Commissioner Hubbs to approve the Consent Agenda. Motion carried by the following vote: YES – Alvarez, Cox, Gleason, Hubbs, Robinson, Sessom, Smisek; NO – None; ABSENT – Desmond; ABSTAIN - Boland. (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 12; ABSTAIN - 13)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the January 6, 2014, special 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 2 SINGLE-FAMILY RESIDENTIAL UNITS AT 4766 BRIGHTON AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Adopt Resolution No. 2014-0002 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport - Airport Land Use Compatibility Plan.

PUBLIC HEARINGS: None

OLD BUSINESS: None.

Board Member Desmond arrived at 9:25 a.m.

NEW BUSINESS:

4. CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN AND ADOPTION OF THE SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN:

Angela Jamison, Manager, Airport Planning, provided a presentation on the Certification of an Environmental Impact Report for the San Diego International Airport – Airport Land Use Compatibility Plan and Adoption of the San Diego International Airport – Airport Land Use Compatibility Plan (ALUCP), which included Progress to Date, Purpose of ALUCP's, Summary of National Airlines accidents between 1987 and 2013, Existing ALUCP, Role of Caltrans Handbook, San Diego International Airport (SDIA) ALUCP Process, and SDIA Steering Committee.

Ms. Jamison also provided a presentation on the ALUCP Policy Overview, which included Compatibility Factors, Airspace Protection Boundary, Previous Overflight Boundary, Revised Overflight Area Boundary, Noise Contour Map 2030 Forecast, Noise Compatibility Standards – Table 2-1 Snapshot, Previous Safety Compatibility Zones, Runway 9 Displaced Threshold, Revised Safety Compatibility Zones, Safety Compatibility Standards – Table 3-1 Snapshot, Previous Airport Influence Area, and Proposed Airport Influence Area.

Chair Gleason asked staff to address the written communications received by the City of Coronado, dated January 31, 2014 and February 4, 2014 requesting changes to the ALUCP for SDIA, and by the San Diego Unified School District, dated February 5, 2014, regarding impacts of the proposed ALUCP on existing facilities respectively. Ms. Jamison responded that staff has no objection to the inclusion of the proposal by the City of Coronado in its recommendation to the Commission. In response to the concerns by the San Diego Unified School District regarding the expansion or renovation of existing facilities, Amy Gonzalez, Senior Director, General Counsel, responded that any expansion or renovation of facilities required by State law, would be allowed. However, if the expansion or renovation of existing facilities was not required by State law, it would not be allowed, but that the School District could make findings that there were reasons to allow the expansion or renovation.

JOHN ZIEBARTH, SAN DIEGO, representing American Institute of Architects on SDIA Steering Committee, expressed concerns that the proposed safety measures in the draft ALUCP are inconsistent with the Caltrans Safety Handbook.

MATT ADAMS, SAN DIEGO, representing the Building Industry Association, expressed concerns with the Statement of Overriding Considerations. He stated that this would be a negative economic impact.

BILL FULTON, DIRECTOR, representing the City of San Diego, Planning Department, suggested an alternative method for calculating mixed-use.

TAIT GALLOWAY, SENIOR PLANNER, representing the City of San Diego, provided a handout for an Alternative Mixed-Use Calculation for Safety Zone 2E - Little Italy, and provided a recommendation to convert residential densities into intensity levels (persons per acre).

BRAD RICHTER, SAN DIEGO, representing Civic San Diego, requested that the 2.0 Floor Area Ratio and 36 feet height limit in Safety Zone 2E – Little Italy be retained.

MARCO LI MANDRI, SAN DIEGO, representing Little Italy Association, spoke in opposition to reductions in the 2.0 Floor Area Ratio and the 36 feet height limit in Safety Zone 2E – Little Italy.

KIM ELLIOTT, SAN DIEGO, representing the Corky McMillin Company, asked for clarification about the rules associated with a consistency determination regarding the difference between changes in a portion of a building versus an entire building. Ms. Jamison responded that so long as the building is generally consistent, it would not need to come back to the Commission, unless the entire building was turned over.

In response to Ms. Elliott regarding rules associated with historic buildings in the location of the Naval Training Center, Ms. Jamison responded that there are no provisions for historic buildings, and that the sound mitigation rules would apply, unless overruled by the local jurisdiction.

Board Member Alvarez requested Board consideration of the compromise proposal provided by the City of San Diego, to allow 50 percent of non-residential density to apply to approximately 84 units per acre.

Board Member Sessom spoke in support of staff's recommendations. She stated that the City's proposal would need to be evaluated and it could require a new Environmental Impact Report.

ORIGINAL MOTION:

ACTION: Board Member Sessom moved to approve staff's recommendation, to include the proposed changes by the City of Coronado in its letters dated January 31, 2014 and February 4, 2014, to add language to Chapter 1 of the plan. Board Member Boland seconded the motion.

In response to Board Member Berman regarding if density was changed in Little Italy, how it would apply to other areas, Bret Lobner, General Counsel, responded that it would most likely require findings for special circumstances for a special area, and a basis for treating areas differently.

In response to Board Member Robinson regarding feedback from the public speakers about the compromise proposal by the City of San Diego, the following speakers spoke in support of the proposal: John Ziebarth, Brad Richter and Marco Li Mandri.

Board Member Hubbs questioned whether the City of San Diego proposal is for all of Safety Zone 2E, or just Little Italy.

Board Member Alvarez suggested that the City of San Diego compromise proposal be referred to staff to prepare the appropriate findings.

Board Member Desmond stated that he could not support the suggested compromise proposal by the City of San Diego, and he requested that the matter come back after evaluation by staff.

Board Member Cox recommended that the matter be referred back to staff to look at the issues raised by the Cities of San Diego and Coronado, and to seek further clarification for modifications regarding the historic buildings in the location of the Naval Training Center.

RECOMMENDATION: Adopt Resolution No. 2014-0003 ALUC, certifying the final Environmental Impact Report for the San Diego International Airport - Airport Land Use Compatibility Plan, and adopting California Environmental Quality Act (CEQA) Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and

Adopt Resolution No. 2014-0004 ALUC, adopting the Airport Land Use Compatibility Plan for San Diego International Airport.

SUBSTITUTE MOTION:

ACTION: Moved by Board Member Smisek and seconded by Board Member Alvarez to refer the matter back to staff for a review and analysis of the alternative proposals by the City of San Diego and the City of Coronado; the issues presented by the San Diego Unified School District; clarification about modifications to historic buildings, and; direct staff to come back with alternatives for Board action. Motion carried by the following vote: YES – Alvarez, Boland, Cox, Desmond, Hubbs, Gleason, Robinson, Smisek; NO – Sessom; ABSENT – None. (Weighted Vote Points: YES – 92; NO – 8; ABSENT – 0).

ADJOURNMENT: The meeting was adjourned at 10:57 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6TH DAY OF MARCH, 2014.

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
March 6, 2014**

Item # 2 Resolution # 2014-0005 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS AT 4945-4947
MUIR AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of 2 three-story, attached condominium residences of 1,485 square feet total over a ground-level, 5-vehicle parking area, on a property of 5,000 square feet with an existing single-family residence to remain. The application was deemed complete by ALUC staff on February 13, 2014.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the new residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an avigation easement for aircraft noise and height be recorded for each new unit 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 450 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 19 feet AMSL and the structure is another 27 feet, resulting in a total project height of approximately 46 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 APG Fund I, LLC of Irvine. The structural engineer is Dodd & Associates of San Diego. The designer is Prismatic of San Diego. The landscape architect is McCullough Landscape Architecture, Inc. of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP, staff recommends

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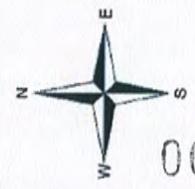
that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

Conditions: 1) Sound attenuation of each new residential unit to an interior noise level of 45 dB CNEL.

2) Recordation of an avigation easement for each new unit with the County Recorder.



4945-4947 Muir Avenue
448-212-20



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RESOLUTION NO. 2014-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS AT 4945-4947 MUIR 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 2 Attached Residential Units at 4945-4947 Muir 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 2 attached, condominium residential units on a property with an existing single-family residence to remain; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided each new residence is sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement over each new unit 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 2 Attached Residential Units at 4945-4947 Muir 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 2 attached, condominium residential units on a property with an existing single-family residence to remain.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that each new residence is sound attenuated to 45 dB CNEL interior noise level and that an avigation easement over each new unit is recorded with the County Recorder. Therefore, as a condition of project approval, the new structures must each be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded over each new unit 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 450 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 46 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 regular meeting this 6th day of March, 2014, 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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**CONSISTENCY DETERMINATION
SAN DIEGO INTERNATIONAL AIRPORT (SDIA)
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
March 6, 2014**

Item # 3 Resolution # 2014-0006 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF A RESIDENTIAL UNIT AT 4655 CASTELAR STREET,
CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a second story residential unit above a new garage on a property of 5,000 square feet with an existing single-family residence to remain. The application was deemed complete by ALUC staff on February 13, 2014.

Noise Contours: The proposed project is located within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the 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 over the property with the County Recorder.

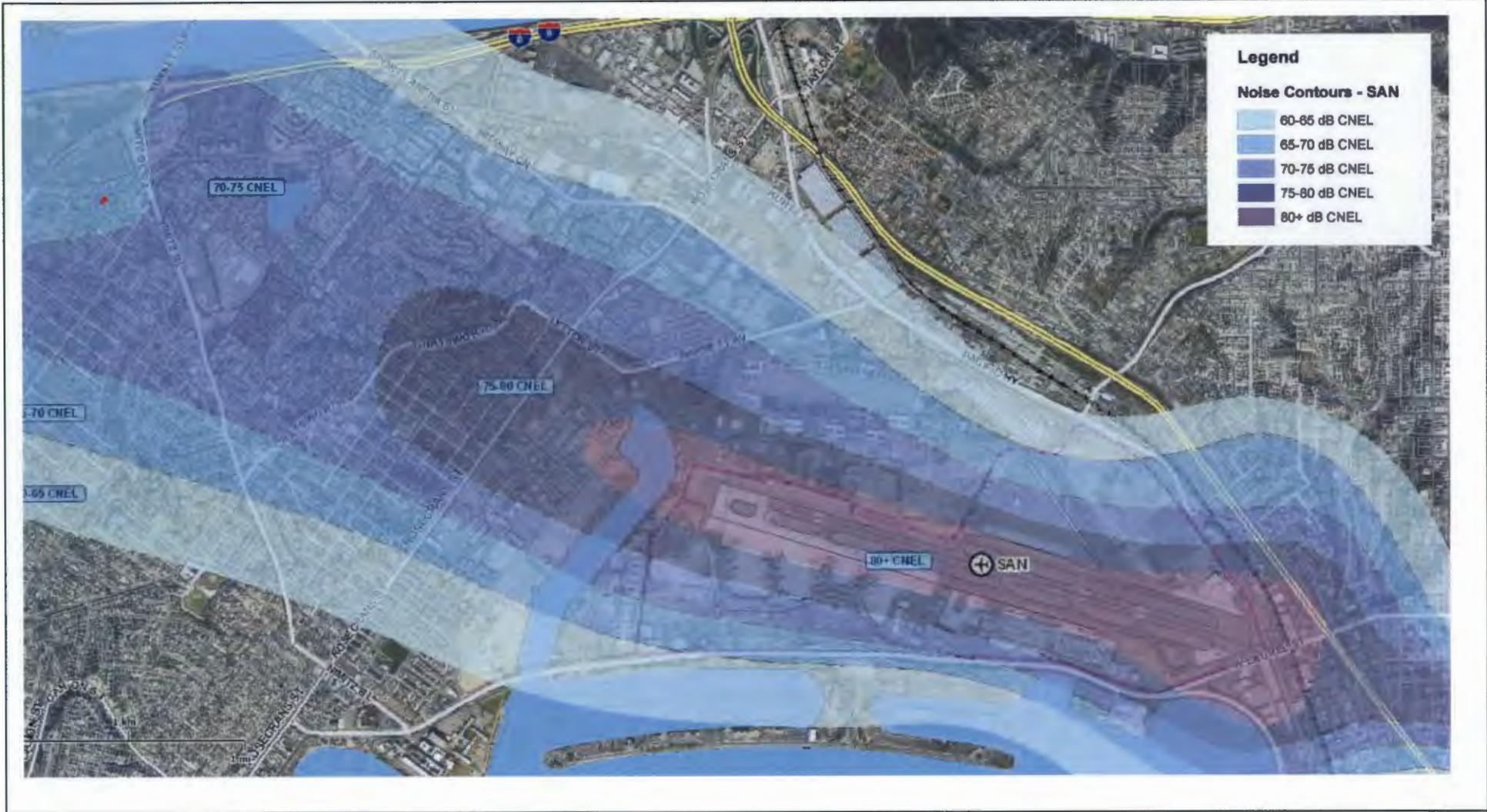
Airspace Protection Surfaces: The proposed project is located within the City of San Diego Airport Approach Overlay Zone (AAOZ). The maximum allowable height for a project on this site is approximately 400 feet Above Mean Sea Level (AMSL). The elevation of the site is approximately 38 feet AMSL and the structure is another 21 feet, resulting in a total project height of approximately 59 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 Zebediah and Rosella McDaniel of San Diego. The architect is James Ellison Architecture & Planning of San Diego.

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

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



4655 Castelar Street
APN 448-562-04



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RESOLUTION NO. 2014-0006 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A RESIDENTIAL UNIT AT 4655 CASTELAR STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to 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 a Residential Unit at 4655 Castelar Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), 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 new residential unit on a property with an existing single-family residence to remain; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided the new residence is sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement over the property 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;

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NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of a Residential Unit at 4655 Castelar Street, 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 new residential unit on a property with an existing single-family residence to remain.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level and that an avigation easement over the property is 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 avigation easement must be recorded over the property 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 59 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 regular meeting this 6th day of March, 2014, 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