

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



## **SPECIAL AIRPORT LAND USE COMMISSION AGENDA**

Monday, July 7, 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

### BOARD MEMBERS

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

\* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO  
THELLA F. BOWENS

***Live webcasts of Authority Board meetings can be accessed at  
[http://www.san.org/sdcraa/leadership/board\\_meetings.aspx](http://www.san.org/sdcraa/leadership/board_meetings.aspx)***

*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 & Information Governance and are available for public inspection.

**NOTE:** Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. **PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.**

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**NON-AGENDA PUBLIC COMMENT:**

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

**Note:** Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

**CONSENT AGENDA (Items 1-4):**

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or **conditionally consistent**. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

**1. APPROVAL OF MINUTES:**

The Commission is requested to approve minutes of prior meetings.

RECOMMENDATION: Approve the minutes of the June 5, 2014, regular meeting.

***CONSISTENCY DETERMINATION***

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

The Commission is requested to receive a report of land use actions determined by staff to be consistent with Airport Land Use Compatibility Plans.

RECOMMENDATION: Receive the report.

**(Airport Planning: Angela Jamison, Manager)**

**3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4626 CAPE MAY 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. 2014-0017 ALUC, making a determination that the project is conditionally consistent with the 1992 San Diego International Airport - Airport Land Use Compatibility Plan.

**(Airport Planning: Angela Jamison, Manager)**

**4. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF TWO DETACHED RESIDENTIAL UNITS AT 9537 & 9539 PRYOR DRIVE, CITY OF SANTEE:**

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

RECOMMENDATION: Adopt Resolution No. 2014-0018 ALUC, making a determination that the project is conditionally consistent with the Gillespie Field 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](http://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>
September 4	Thursday	9:00 a.m.	Regular	Board Room
October 2	Thursday	9:00 a.m.	Regular	Board Room

**DRAFT**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, JUNE 5, 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 9:27 a.m. on Thursday, June 5, 2014 in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**ABSENT:** Commission Members: Boland, Smisek, Berman (Ex Officio), Ortega (Ex Officio)

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

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-4):**

Commissioner Robinson requested that Item 1, Approval of Minutes on the May 1, 2014 minutes, be revised to indicate his recusal on Item 5, due to a potential conflict of interest.

**ACTION: Moved by Commissioner Sessom and seconded by Commissioner Robinson to approve the Consent Agenda as amended. Motion carried by the following vote: YES – Alvarez, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom; NO – None; ABSENT – Boland, Smisek. (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 25)**

**1. APPROVAL OF MINUTES:**

**RECOMMENDATION:** Approve the minutes of the May 1, 2014, regular meeting.

**CONSISTENCY DETERMINATION**

2. **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 DETACHED RESIDENTIAL UNITS AT GOLDFINCH STREET AT REDWOOD STREET, CITY OF SAN DIEGO:**  
RECOMMENDATION: Adopt Resolution No. 2014-0014 ALUC, making a determination that the project is conditionally consistent with the 1992 San Diego International Airport - Airport Land Use Compatibility Plan.
4. **CONSISTENCY DETERMINATION – McCLELLAN-PALOMAR AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN – ADOPTION OF GENERAL PLAN UPDATE, CITY OF CARLSBAD:**  
RECOMMENDATION: Adopt Resolution No. 2014-0015 ALUC, making a determination that the project is consistent with the McClellan-Palomar Airport - Airport Land Use Compatibility Plan.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

**NEW BUSINESS:**

5. **CONSISTENCY DETERMINATION – BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY FIELD AND SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLANS – MOBILE FOOD TRUCK ORDINANCE, CITY OF SAN DIEGO:**  
Angela Jamison, Manager, Airport Planning, provided a brief overview of the Staff Report.

RECOMMENDATION: Adopt Resolution No. 2014-0016 ALUC, making a determination that the proposed project: Mobile Food Truck Ordinance, City of San Diego, is consistent with the Brown Field Municipal Airport, Gillespie Field, Montgomery Field, and San Diego International Airport – Airport Land Use Compatibility Plans, but is not consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

**ACTION: Moved by Commissioner Alvarez and seconded by Commissioner Robinson to approve staff's recommendation. Motion carried by the following vote: YES – Alvarez, Cox, Desmond, Gleason, Hubbs, Sessom, Robinson; NO – None; ABSENT – Boland, Smisek. (Weighted Vote Points: YES – 75; NO – 0; ABSENT – 25)**

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 9:29. a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
7<sup>th</sup> DAY OF JULY, 2014.

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TONY R. RUSSELL  
DIRECTOR, CORPORATE &  
INFORMATION GOVERNANCE /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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

Item No.  
**2**

Meeting Date: **July 7, 2014**

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Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has determined that the following land use actions are consistent with their respective ALUCPs:

**Gillespie Field ALUCP**

**Installation of storage tank, City of El Cajon**

Deemed Complete & Consistent on June 6, 2014

Description of Project: The proposed project involves the installation of a single, 10,000-gallon, non-toxic, non-hazardous, diesel fuel additive storage tank on the premises of an existing commercial vehicle fuel facility.

Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the airspace protection surfaces of the ALUCP because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

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

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

**General Plan Amendment and Zone Reclassification to Construct Three Commercial Buildings at 8866 Magnolia Avenue, City of Santee**

Deemed Complete & Consistent on June 23, 2014

Description of Project: The proposed project involves a general plan amendment and zone reclassification to construct three buildings for restaurant and retail sales uses on a vacant property.

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Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project is in compliance with the airspace protection surfaces of the ALUCP because the project sponsor has certified that the project does not penetrate the lowest airspace protection surface over the property and does not meet notification criteria of the FAA due to substantial shielding of the property by existing structures and natural terrain.

Safety Zones: The proposed project is located within Safety Zones 3 and 6. The ALUCP identifies retail sales and eating & drinking establishment uses located within Safety Zone 6 as compatible and within Safety Zone 3 as conditionally compatible with airport uses, provided that the portion of the project site within that zone complies with an intensity of 130 people per acre and 60 percent lot coverage. The portion of the project site within Safety Zone 3 proposes 90 people per acre with 12 percent lot coverage.

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

**CONSISTENCY DETERMINATION  
SAN DIEGO INTERNATIONAL AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
July 7, 2014**

Item # 3                      Resolution # 2014-0017 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4626 CAPE MAY AVENUE, CITY OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 1,220 square foot residential unit as a second story over an existing 3-car garage on a 7,000 square foot property with an existing detached residential unit. The project was deemed complete under the Government Code by the local agency when the 1992 ALUCP was in effect and is therefore subject to its component compatibility factors. The application was deemed complete by ALUC staff on June 19, 2014.

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

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 66 feet AMSL and the structure is another 23 feet, resulting in a total project height of approximately 89 feet AMSL. Therefore, the project complies with the AAOZ.

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

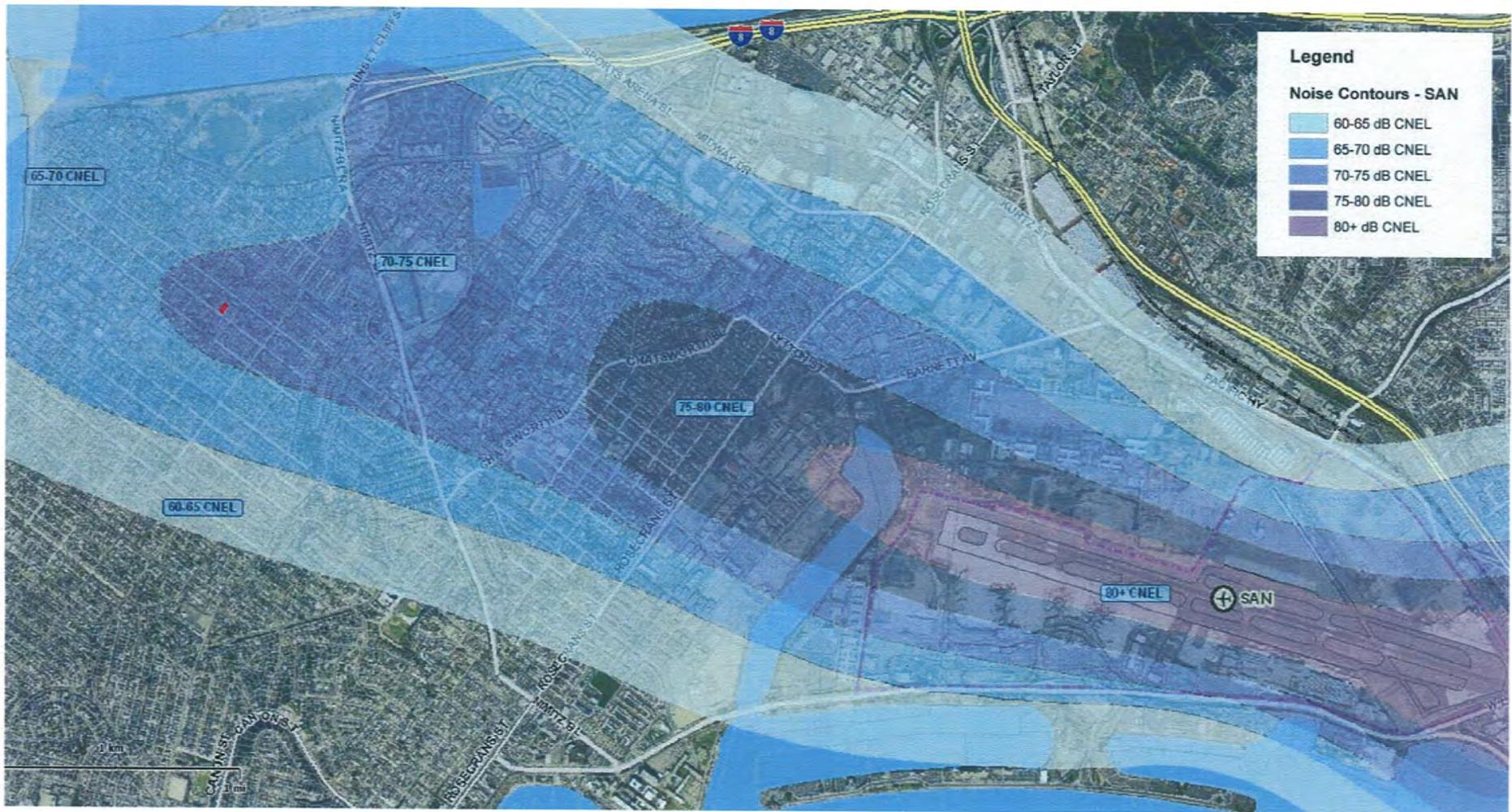
Interests Disclosure: The property is owned by Lou & Linda Brito of San Diego. The engineer is Patterson Engineering of San Diego. The designer is Fine Line Drafting of San Diego. The surveyor is Michael Clyburn of San Diego.

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Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the SDIA ALUCP adopted in 1992, staff recommends that the ALUC make the determination that the project is conditionally consistent with the SDIA ALUCP.

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

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**4626 Cape May Avenue**  
**APN 448-522-11**



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RESOLUTION NO. 2014-0017 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF A DETACHED RESIDENTIAL UNIT AT 4626 CAPE MAY AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE 1992 SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of a Detached Residential Unit at 4626 Cape May Avenue, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), 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 detached residential unit on a property with an existing detached residential unit; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; and

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

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

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

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of a Detached Residential Unit at 4626 Cape May Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of a detached residential unit on a property with an existing detached residential unit.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.
- (3) The proposed project is located 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 89 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 RPZ.
- (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 the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a special meeting this 7<sup>th</sup> day of July, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE &  
INFORMATION GOVERNANCE /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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**CONSISTENCY DETERMINATION  
GILLESPIE FIELD  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
July 7, 2014**

Item # 4                      Resolution # 2014-0018 ALUC

Recommendation: Conditionally Consistent

**CONSTRUCTION OF TWO DETACHED RESIDENTIAL UNITS AT 9537 &  
9539 PRYOR DRIVE, CITY OF SANTEE**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of two, detached residential units, each on an existing, vacant legal lot of record. Each residence would have 2,348 square feet of living space and an attached three-car garage. The application was deemed complete by ALUC staff on June 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 – Attachment A.) The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as incompatible with airport uses. However, notwithstanding any other provision, the ALUCP (GIL 2.11.4) allows development by right of a single residence on an existing, legal lot of record, provided that the residence is sound attenuated to a 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded over each property with the County Recorder.

Airspace Protection Surfaces: The heights of the proposed project structures will each be 17 feet above ground level. This height is consistent with the ALUCP because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zone 2. (See the attached map – Attachment B.) The ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses. However, notwithstanding any other provision, the ALUCP (GIL 2.11.4) allows development by right of a single residence on an existing, legal lot of record in all safety zones other than Safety Zone 1.

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Overflight Notification Area: The proposed project is located within the overflight notification area. The ALUCP requires that an overflight notification for each new residential land use be recorded with the County Recorder. However, no separate overflight notification is required when recordation of an avigation easement is already required.

Interests Disclosure: The properties are owned by Gregory M. Brown Sr of San Diego. The construction designer is Miltco Inc. of San Diego.

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

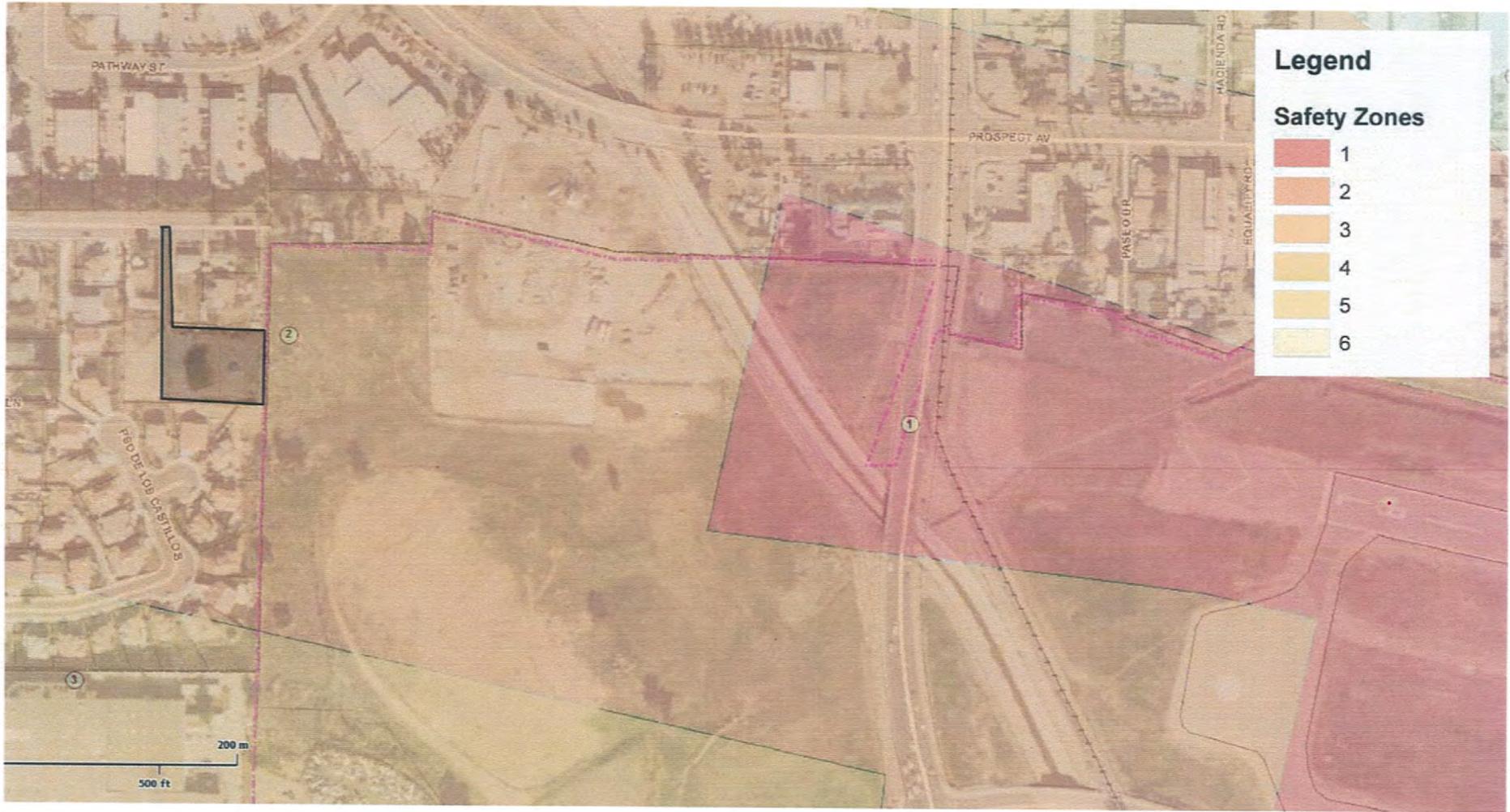
Conditions: 1) Sound attenuation to an interior noise level of 45 dB CNEL.  
2) Recordation of an avigation easement with the County Recorder.



**9537 & 9539 Pryor Drive**  
**APN 384-212-47 & -48**



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**9537 & 9539 Pryor Drive**  
**APN 384-212-47 & -48**



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RESOLUTION NO. 2014-0018 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF TWO DETACHED RESIDENTIAL UNITS AT 9537 & 9539 PRYOR DRIVE, CITY OF SANTEE, IS CONDITIONALLY CONSISTENT WITH THE GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of Santee to determine the consistency of a proposed project: Construction of Two Detached Residential Units at 9537 & 9539 Pryor Drive, City of Santee, which is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), originally adopted and amended in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of two, detached residential units, each on an existing, vacant legal lot of record; 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 incompatible with airport uses, but allows development by right of a single residence on an existing, legal lot of record, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; and

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

WHEREAS, the proposed project is located within Safety Zone 2, and the ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses, but allows development by right of a single residence on an existing, legal lot of record in all safety zones other than Safety Zone 1; and

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WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require separate overflight notification when recordation of an avigation easement is already required; and

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

WHEREAS, the ALUC has provided an opportunity for the City of Santee 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 Two Detached Residential Units at 9537 & 9539 Pryor Drive, City of Santee, is conditionally consistent with the Gillespie Field ALUCP, which was adopted and amended in 2010, based upon the following facts and findings:

- (1) The proposed project involves the construction of two, detached residential units, each on an existing, vacant legal lot of record.
- (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 incompatible with airport uses. However, the ALUCP allows development by right of a single residence on an existing, legal lot of record, provided that the residence is sound attenuated to a 45 dB CNEL interior noise level and that an avigation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded with the County Recorder.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is located within Safety Zone 2. The ALUCP identifies residential uses located within Safety 2 as incompatible with airport uses. However, the ALUCP allows development by right of a single residence on an existing, legal lot of record in all safety zones other than Safety Zone 1.

- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses. However, no separate overflight notification is required when recordation of an avigation easement is already required.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a special meeting this 7<sup>th</sup> day of July, 2014, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE &  
INFORMATION GOVERNANCE /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL