

February 15, 2023

Mr Bryan Hudson
City of San Diego
1222 First Avenue
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Community Plan Amendment and Rezone for Exposition Way Property, City of San Diego

Dear Mr Hudson:

As the Airport Land Use Commission (ALUC) for San Diego county, the San Diego County Regional Airport Authority (SDCRAA) acknowledges receipt of an application for a determination of consistency for the project described above. The area covered by this project lies within the Airport Influence Area (AIA) for the Brown Field Municipal Airport - Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with SDCRAA Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff will report to the ALUC that the proposed project is **consistent** with the Brown Field Municipal Airport ALUCP based upon the facts and findings summarized below:

- (1) The project involves a community plan amendment and rezone from auto-oriented commercial neighborhood use to light industrial use for a 2-acre property. No actual development is proposed.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies light industrial uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component of an industrial use is sound attenuated to 50 dB CNEL interior noise level. Industrial uses are compatible with airport uses without any sound attenuation. No actual development is proposed by the project, but any office components of future proposed industrial buildings must be sound attenuated to 50 dB CNEL interior noise level.

- (3) No actual development is proposed by the project. Any future construction proposed on the project property would have to demonstrate compliance with the ALUCP airspace protection surfaces through providing notice of construction to the Federal Aviation Administration (FAA) and complying with any conditions of marking and lighting of structures per the FAA determination, or a sponsor of future construction must certify that no FAA notice is required.
- (4) The proposed project is located within Safety Zone 2. The ALUCP identifies industrial uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that any future buildings proposed on the project property comply with floor area ratios with or without risk reduction measures incorporated into building design as specified by the ALUCP. No actual development is proposed by the project.
- (5) 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. No actual development is proposed by the project, and no future residential uses on the project property would be likely given the light industrial use designation.
- (6) Therefore, the proposed project is consistent with the Brown Field Municipal Airport ALUCP.
- (7) This determination of consistency is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

The information above will be reported to the ALUC to confirm this letter at its public meeting on March 2, 2023. The determination of consistency will be final as of that meeting, unless the ALUC finds cause to delay such action, in which case a determination will be rendered within 60 days of the date of this letter, to be confirmed by additional correspondence.

Any determination rendered by the ALUC is limited to the project plans and descriptions submitted with the application and is not transferable to any revision of this or any similar, future project involving a change in land use, in building or crane height, or in building area in excess of 10 percent (provided area increase does exceed ALUCP standards) of any prior ALUC determination.

Any change or exceedance in these characteristics requires a new consistency determination prior to decision-making consideration by the local agency.

Please contact Ed Gowens at (619) 400-2244 or egowens@san.org if you have any questions regarding this letter.

Yours truly,



Ralph Redman
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel
Sjohnna Knack, SDCRAA Interim Director, Planning and Environmental
Affairs
Andrew Schwartz, City of San Diego Airport Manager, Brown Field
Municipal Airport