

September 6, 2019

Jeff Peterson
City of San Diego
Development Services
1222 First Avenue, MS 501
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Amendments to General Plan, Mission Valley Community Plan, and Riverwalk Specific Plan Area with Rezone for Construction of up to 4,300 Attached Residential Units with Offices, Retail Sales, Park and Open Space, City of San Diego

Dear Mr. Peterson:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority 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 Areas (AIAs) of the Montgomery-Gibbs Executive Airport and the San Diego International Airport (SDIA) Airport Land Use Compatibility Plans (ALUCPs).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the Montgomery-Gibbs Executive Airport and SDIA ALUCPs based upon the facts and findings summarized below:

- (1) The proposed project involves amendment of a general plan, community plan, and specific plan, with rezones of properties within the project area to allow for the construction of up to 4,300 attached residential units, approximately 1 million square feet of office, approximately 152,000 square feet of retail, and approximately 100 acres of parks and open space.
- (2) The proposed project is located outside all noise contours.
- (3) The proposed project is located within the airspace protection boundaries for both airports and is outside of the SDIA Threshold Siting Surface (TSS). The maximum height of the proposed project structures will be 247 feet above mean sea level. The proposed project is in compliance with all ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area for both airports. The City provides overflight notification to affected properties through the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery-Gibbs Executive Airport and through the Airport Environs Overlay Zone (AEOZ) for SDIA.
- (6) Therefore, the proposed project is consistent with the adopted Montgomery-Gibbs Executive Airport and SDIA ALUCPs.
- (7) This determination of consistency 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.

This determination will be reported to the ALUC at its public meeting on October 3, 2019. Please contact Garret Hollarn at (619) 400-2788 if you have any questions regarding this letter.

Yours truly,



Ralph Redman
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel
Brendan Reed, SDCRAA Director, Planning & Environmental Affairs
Nathen Causman, City of San Diego