

September 7, 2021

Ms. Christina Rios
City of Santee
10601 Magnolia Avenue
Santee, California 92071

Re: Airport Land Use Commission Consistency Determination – Construction of 11
Detached Residential Units at 9463 Slope Street, City of Santee

Dear Ms. Rios:

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 Gillespie Field 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 has determined that the proposed project is **conditionally consistent** with the Gillespie Field ALUCP based upon the facts and findings summarized below:

- (1) The project involves the construction of 11 detached residential units on a property of 2.46 acres.
- (2) The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, each residence must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The maximum height of the proposed project structures will be 467 feet above mean sea level (23 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 Federal Aviation Administration (FAA).
- (4) The proposed project is located within Safety Zone 3. The ALUCP identifies residential uses located within Safety Zone 3 as conditionally compatible with airport uses, provided that the project does not exceed a density of 20 units per acre and provides at least 10 percent of a site of more than 10 acres as open land. The project proposes 4.5

units per acre, and the property only comprises 2.46 gross acres. Therefore, the project complies with the Safety Zone 3 limitations, and no open land is required.

- (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. Therefore, as a condition of project approval, a means of overflight notification must be provided.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

This determination will be reported to the ALUC at its public meeting on October 7, 2021. 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 Sid Noyce at (619) 400-2419 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 and Environmental Affairs
Cameron Humphres, County of San Diego Airports