

13.C.12 ALUCP CONDITIONAL CONSISTENCY DETERMINATION
LETTER (DECEMBER 2022)

December 2, 2022

Mr. Martin Reeder
City of National City
1243 National City Boulevard
National City, California 91950

Re: Airport Land Use Commission Consistency Determination – General Plan Update with Maximum Building Height Increases, City of National City

Dear Mr. Reeder:

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 Areas (AIAs) for the San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI) 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 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 **conditionally consistent** with the SDIA and NASNI ALUCPs based upon the facts and findings summarized below:

- (1) The project involves a general plan update that proposes increased maximum building heights within two areas: 24th Street Transit Station Focus Area (from 50 feet to 65 feet) within the NASNI ALUCP AIA, and Paradise Valley Hospital Focus Area (from 35 feet to 50 feet) within the SDIA ALUCP AIA. No actual development is proposed.
- (2) The proposed project is not located within any AIA noise contours and does not involve any actual development.
- (3) The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. However, future structures proposed under the general plan update will need to receive a Determination of No Hazard to Air Navigation from the Federal Aviation

Administration (FAA). Therefore, as a condition of project approval, future structures constructed under this project must receive a Determination of No Hazard to Air Navigation from the FAA.

- (4) The proposed project is not located within any AIA safety zones and does not involve any actual development.
- (5) The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. However, future residences located within the NASNI ALUCP AIA would be subject to overflight notification requirements. Therefore, as a condition of project approval, future residences located within the NASNI ALUCP AIA must be provided some form of overflight notification as provided for in the NASNI ALUCP.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA and NASNI 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.

The information above will be reported to the ALUC to confirm this letter at its public meeting on January 5, 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 Sid Noyce at (619) 400-2419 or snoyce@san.org 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