

August 19, 2020

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

Re: Airport Land Use Commission Consistency Determination – Construction of 5 Self-Storage Buildings with Attached Caretaker Residential Unit at 8708 Cottonwood Avenue, 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 five self-storage buildings of 148,458 total square feet in two phases with attached caretaker residential unit and interim, outdoor recreational vehicle and boat storage between the two phases on a property of 3 acres.
- (2) The proposed project storage building lies partially within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour, but the caretaker residential unit is located outside the noise exposure contour. The ALUCP identifies mini/other indoor and outdoor storage uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The maximum height of the proposed project structures will be 396 feet above mean sea level (40 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 storage buildings are located within Safety Zones 2 and 3, and the caretaker residential unit is located within Safety Zone 2. The ALUCP identifies indoor and outdoor storage uses located within Safety Zones 2 and 3 as compatible with airport

uses, and residential uses as incompatible within Safety Zone 2. However, notwithstanding any other ALUCP limitations, a single residential unit is considered compatible if it is located on a legal lot of record and the residential use is permitted by local land use regulations. Both of these criterion are satisfied, and, therefore, the caretaker residential unit located within Safety Zone 2 is compatible with airport uses.

- (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 shall be provided for the residential unit.
- (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 1, 2020. 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