

# **Airport Land Use Commission**

## **Report of Land Use Actions Determined to be Consistent with Airport Land Use Compatibility Plans (ALUCPs)**

Item No.

**3**

Meeting Date: **JANUARY 5, 2012**

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Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has determined that the following land use actions are consistent with their respective ALUCPs:

**1. San Diego International Airport ALUCP**

**Addition of Second Story to Existing Commercial Building at 4101 Market Street, City of San Diego**

**Deemed Complete & Consistent on November 28, 2011**

Description of Project: The proposed project involves the addition of a second story to an existing commercial building for an office use.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP prohibits office uses only in noise contours above 70 dB CNEL.

Airspace Protection Surfaces: The proposed project is in compliance with airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located outside the Runway Protection Zone (RPZ).

**2. MCAS Miramar, ALUCP**

**Construction of Office and Research & Development Building at 7475 Lusk Boulevard, City of San Diego**

**Deemed Complete & Consistent on December 2, 2011**

Description of Project: The project proposes an office and research & development building with subterranean parking. As a planned development permit which obtained a consistency determination under a prior version of the current ALUCP, the project is vested as a long-term project for review under that prior ALUCP. Similar versions of the project were reviewed by the ALUC in 2008 and 2010, and the ALUC issued corresponding consistency determinations, the latter of which rescinded the previous 2008 determination. The current project proposes essentially the same design as under the 2008, now rescinded, determination. The ALUC will be asked as a separate agenda item to rescind its 2010 determination in order for the record to be clear for this project site.

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**Noise Contours:** The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies office and research & development uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

**Airspace Protection Surfaces:** The proposed project is in compliance with the airspace protection surfaces because it does not exceed an airspace threshold which would require an obstruction evaluation from the Federal Aviation Administration (FAA).

**Safety Zones:** The proposed project is located within the Accident Potential Zone (APZ) 2. The ALUCP identifies office and research & development uses located within APZ 2 as compatible with airport uses, provided that lot coverage does not exceed 40 percent. The lot coverage with the proposed project would total 32 percent and thus complies with this limitation.