

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

Item No.
2

Meeting Date: **MAY 5, 2011**

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. Brown Field Municipal Airport ALUCP
Construction of Regional Shopping Center at Otay Mesa Road at Harvest Road, County of San Diego

Deemed Complete & Consistent on April 8, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a regional shopping center to include an anchor department store, three other major tenants, one major sub-tenant, three restaurant pads, and a series of smaller retail sales tenants. The project was previously reviewed in a different design format and found to be consistent with the ALUCP by the ALUC in 2007. Changes in height and sign design layout require new review to ensure the changes remain consistent with the ALUCP.

Noise Contours: The proposed project is located both outside the 60 dB CNEL and within the 60-65 dB CNEL noise contours. The ALUCP identifies retail sales and restaurant uses located outside the 60 dB CNEL and within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: 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).

Safety Zones: The proposed project is located within Safety Zones 2, 4, and 6 and is proposed to incorporate risk reduction measures into project building design. The ALUCP identifies maximum non-residential intensity limits for regional shopping centers with risk reduction measures of 105 and 260 respectively for Safety Zones 2 and 4 and no limitation for Safety Zone 6. Based upon the information in the project application, the proposed project would comply per Safety Zone with the maximum intensities specified by the ALUCP.

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