

Revised 5/26/11

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

Item No.

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Meeting Date: **JUNE 2, 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. Montgomery Field & Marine Corps Air Station (MCAS) Miramar ALUCPs
Establishment of Eating & Drinking Establishment within Existing
Commercial Building at 4887 Convoy Street, City of San Diego

Deemed Complete & Consistent on April 29, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes the interior tenant improvement of a suite within an existing commercial building for an eating and drinking establishment.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour of the MCAS Miramar ALUCP. The ALUCP identifies eating and drinking establishment uses located within the 60-65 dB CNEL noise contour as compatible with airport uses. The proposed project is not located within any noise contours of the Montgomery Field ALUCP.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing building.

Safety Zones: The proposed project is located within Safety Zone 6 of the Montgomery Field ALUCP. The ALUCP identifies eating and drinking establishment uses located within Safety Zone 6 as compatible with airport uses. The proposed project is not located within any safety zones of the MCAS Miramar ALUCP.

2. McClellan-Palomar Airport ALUCP
Construction of Religious Assembly Facility with Caretaker Quarters at
Camino Vida Roble at El Camino Real, City of Carlsbad

Deemed Complete & Consistent on May 3, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a religious assembly facility with a caretaker quarters.

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Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies assembly 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 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 Zone 6. The ALUCP identifies indoor small assembly uses located within Safety Zone 6 as compatible with airport uses.

**3. McClellan-Palomar Airport ALUCP
General Plan Amendments and Zone Reclassification to Increase Residential Density on Certain Sites to Meet Regional Housing Goals, City of Carlsbad**

Deemed Complete & Consistent on May 9, 2011

Description of Project: Based on plans submitted to the ALUC, the project involves general plan amendments and a zone reclassification to achieve regional housing goals by increasing the residential density allowances for a variety of properties within the City of Carlsbad, some of which are located within the Airport Influence Area (AIA), but does not propose any physical development.

Noise Contours: Only one property of the proposed project is located within any noise contour: the 60-65 dB CNEL noise 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. Existing City of Carlsbad policies require sound attenuation to the 45 dB CNEL interior noise level within the 60-65 dB CNEL noise contour.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because no physical construction is actually proposed by the project.

Safety Zones: Some of the properties of the proposed project are located within Safety Zone 6. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification: Some of the properties of the proposed project are located within the overflight notification area. The ALUCP requires that an overflight notification be provided for new residential land uses. Existing City of Carlsbad Noise Impact Notification Area (NINA) policies provide for overflight notification for new residential land uses.

4. **San Diego International Airport (SDIA) ALUCP**
Construction of Bypass Bridge and Parking Structure at 2075 Presidents Way, Balboa Park, City of San Diego

Deemed Complete & Consistent on May 4, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of an automotive bypass bridge to provide access to a new subterranean parking structure.

Noise Contours: The proposed project is located outside the 60 and within the 60-65 dB CNEL noise contours. Apart from offices, assembly, and other sensitive uses, the ALUCP does not address the compatibility of any non-residential land uses within any noise contours.

Airspace Protection Surfaces: The proposed project is not located within the City of San Diego Airport Approach Overlay Zone (AAOZ). Additionally, a determination of no hazard to air navigation has been issued by the FAA.

Safety Zones: The proposed project is not located within the Runway Protection Zone (RPZ).

5. **MCAS Miramar ALUCP**
Construction of Office Building and Parking Structure at 9514 Towne Centre Drive, City of San Diego

Deemed Complete & Consistent on May 10, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a three-story office building over a two-level subterranean parking structure.

Noise Contours: The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be 68 feet above ground level. The height of the proposed project is consistent with the ALUCP because it does not exceed an airspace threshold which would require an obstruction evaluation from the FAA.

Safety Zones: The proposed project is not located within the Accident Potential Zones (APZs) or Transition Zone (TZ).

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6. **Brown Field Municipal Airport, Gillespie Field, Montgomery Field, MCAS Miramar, and SDIA ALUCP**

Deemed Complete & Consistent on May 24, 2011

Description of Project: Based on plans submitted to the ALUC, the project proposes to create a new land use classification for medical marijuana consumer cooperatives and enact corresponding municipal regulations within the City of San Diego land development code. The new zoning ordinance would apply within all AIAs within the City of San Diego, but no physical construction is proposed.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Prepared by:

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