

**REPORT OF LAND USE ACTIONS
DETERMINED TO BE CONSISTENT WITH
AIRPORT LAND USE COMPATIBILITY PLANS (ALUCPs)
JANUARY 6, 2011**

Item # 2

Pursuant to Airport Authority Policy 8.31, 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. BORREGO VALLEY AIRPORT ALUCP – CONSTRUCTION OF SOLAR ENERGY FACILITY AT BORREGO VALLEY ROAD AND HENDERSON CANYON ROAD, COUNTY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction in two phases of 10,522,624 square feet of photovoltaic solar arrays for the generation of up to 46 megawatts of energy. An unoccupied, 600 square foot substation would also occupy the 308-acre property.

Noise Contours: The proposed project is located outside the 50 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies utility uses located outside the 50 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 35 feet above ground level. The height of the proposed project is consistent with the ALUCP because it is not located within the Primary Surface or beneath the Approach or Transitional Surfaces and does not exceed a height of 35 feet above ground level (BOR 3.4(b)).

Safety Zones: The proposed project is located outside all Safety Zones and is only partially within Review Area 2. However, in accordance with the ALUCP, the project was submitted to the ALUC to evaluate the potential for glare created by the project. Draft environmental documentation provided with the application indicates that the surfaces of the project arrays are absorbent rather than reflective by nature, and further, a spectrum analysis of the glare potential of the arrays determined that they are less reflective than more common matter such as steel, surface water, or even plastic. Therefore, the project has been determined to have a less than significant impact potential for glare.

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Overflight Notification Area: The proposed project is located outside the overflight notification area and, as a non-residential project, it does not meet the requirements for overflight notification.

2. MONTGOMERY FIELD ALUCP – CONSTRUCTION OF OFFICE BUILDING WITH PARKING STRUCTURE AT KEARNY VILLA ROAD AND SPECTRUM CENTER BOULEVARD, CITY OF SAN DIEGO

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of an 8-story office building of 200,000 square feet on a 1.61 acre property with a 7-level parking structure above an existing 3-level subterranean parking structure on an adjoining property of 4.43 acres with existing surface parking spaces.

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

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 147 feet above ground level. The height of the proposed project is consistent with the ALUCP 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 office and parking uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification Area: The proposed project is located within the overflight notification area; however, the ALUCP only requires recordation of an overflight notification for new residential land uses.

3. OCEANSIDE MUNICIPAL AIRPORT ALUCP – CONSTRUCTION OF WAREHOUSE AND MACHINE SHOP AT 401 JONES ROAD, CITY OF OCEANSIDE

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 60,000 square foot warehouse and a 3,500 square foot machine shop on a 14.6 acre property with two, existing industrial buildings.

Noise Contours: The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies industrial uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 33 feet above ground level. The height of the proposed project

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is consistent with the ALUCP because the project proponent has certified that notification to the FAA is not required pursuant to Section 77.15 of Title 14 of the Code of Federal Regulations if a structure is located within an urbanized area and shielded by existing structures or natural terrain of equal or greater height and could not reasonably pose adverse safety to air navigation.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies industrial uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification Area: The proposed project is located within the overflight notification area; however, the ALUCP only requires recordation of an overflight notification for new residential land uses.

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