

**CONSISTENCY DETERMINATION
MARINE CORPS AIR STATION (MCAS) MIRAMAR
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)
OCTOBER 7, 2010**

Item # 3

Resolution # 2010-0048 ALUC

Recommendation: Consistent

**CONSTRUCTION OF OFFICE BUILDING AT 6602 CONVOY COURT, CITY OF
SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 311,150 square foot office building to be completed in two phases on a 5.61 acre property.

Noise Contours: The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. (See the attached map.) The ALUCP identifies office uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

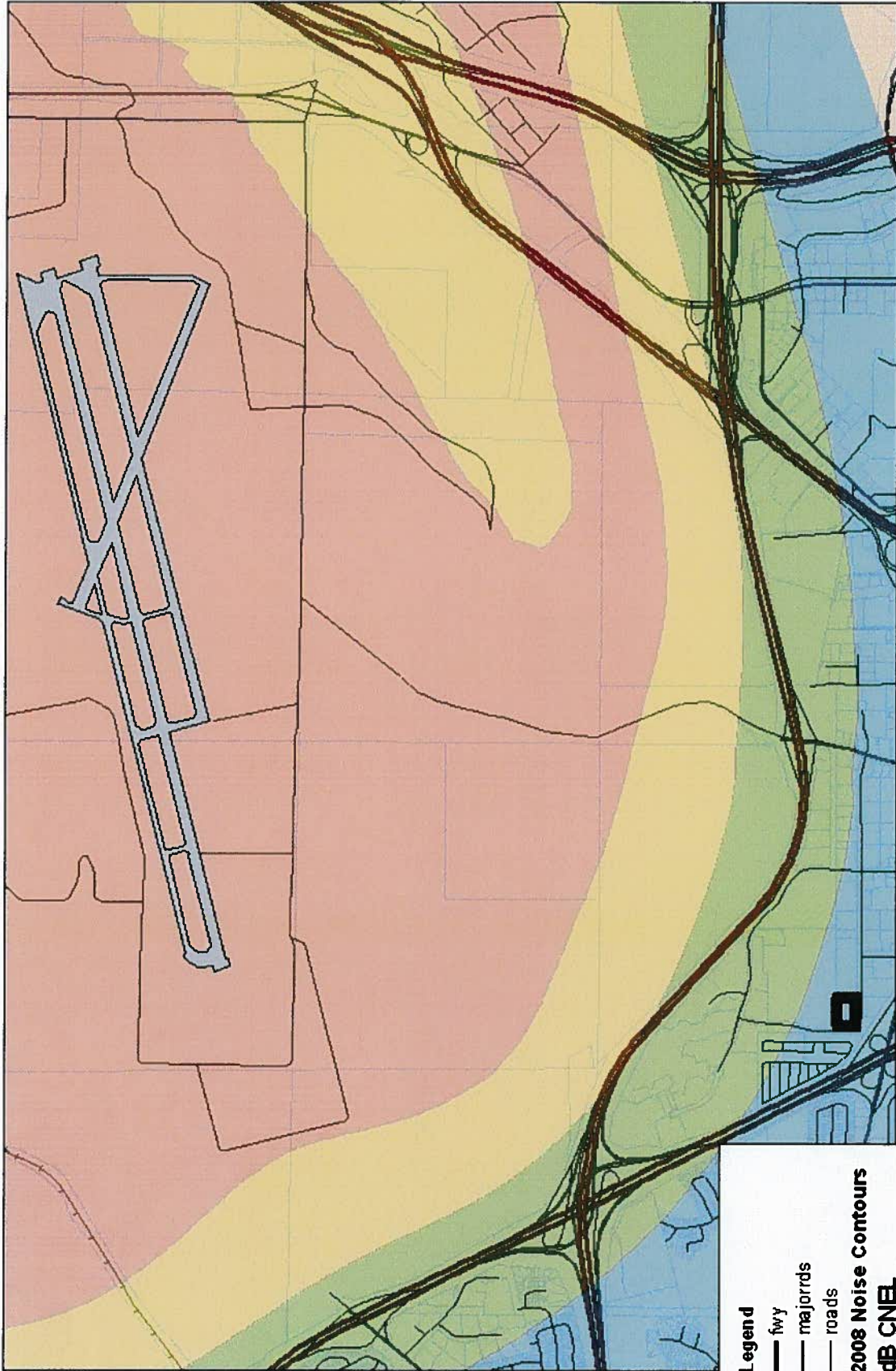
Airspace Protection Surfaces: The height of the proposed project structure will be 131 feet above ground level. The height of the proposed project is consistent with the ALUCP because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within the Transition Zone (TZ). The ALUCP identifies office uses located within the TZ compatible with airport uses.

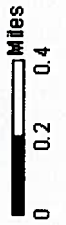
Ownership: The property is owned by Diego I Investment Company of San Diego. The architect is BPA of San Diego. The engineer is Latitude 33 of San Diego. The landscape architect is Gillespie Moody Patterson of San Diego.

Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the MCAS Miramar ALUCP adopted in 2008, staff recommends that the ALUC make the determination that the project is consistent with the MCAS Miramar ALUCP.

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**6602 Convooy Court
(APN: 356-050-33 & 34)**



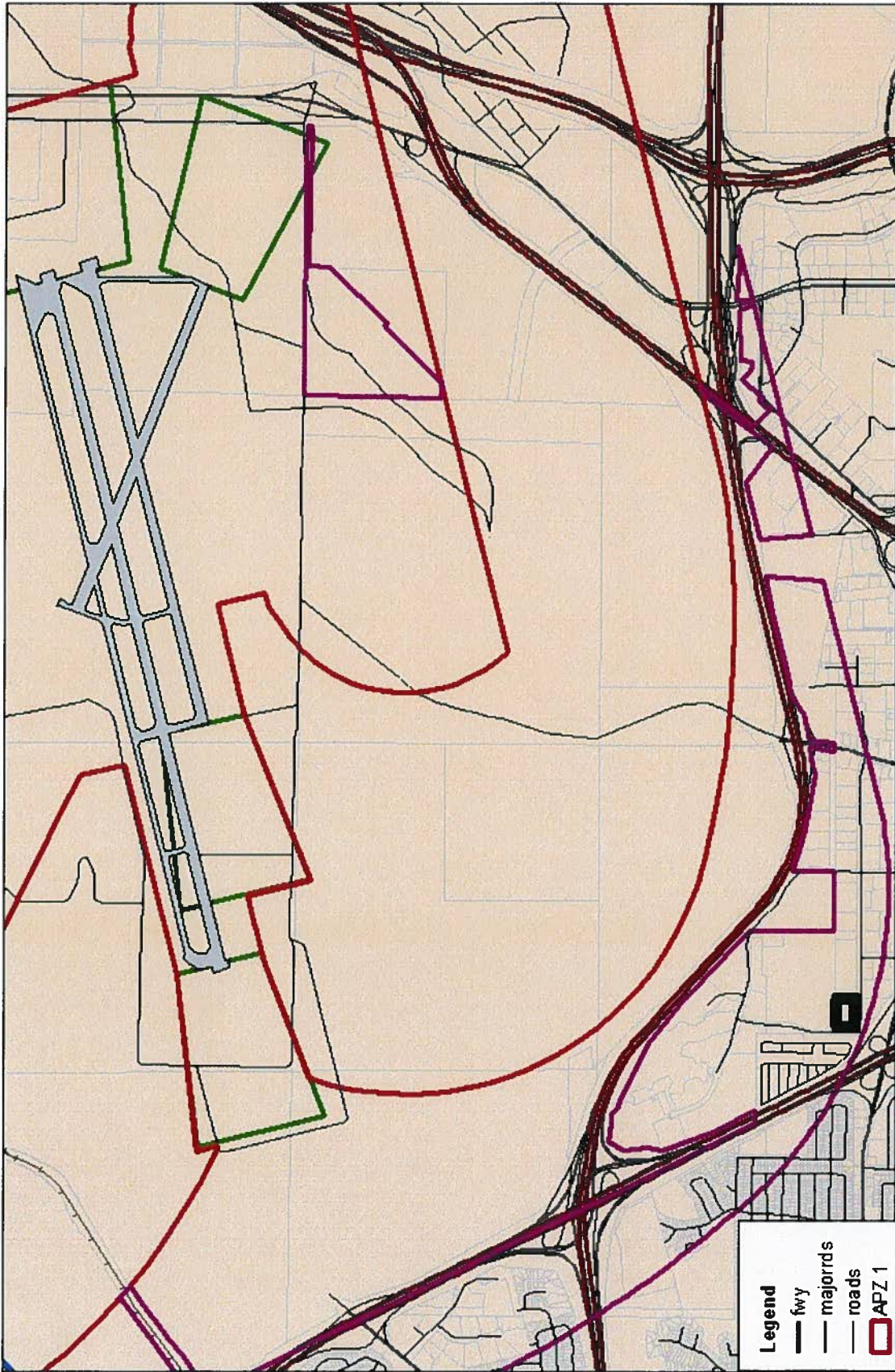
Legend

- fwy
- majorrds
- roads

**2008 Noise Contours
dB CNEq**

60-65	65-70	70-75	75+
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**6602 Convooy Court
(APN: 356-050-33 & 34)**



Legend	
—	fwy
—	majorrds
—	roads
□ (red)	APZ 1
□ (blue)	APZ 2
□ (green)	CZ
□ (purple)	TZ

RESOLUTION NO. 2010-0048 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF OFFICE BUILDING AT 6602 CONVOY COURT, CITY OF SAN DIEGO, IS CONSISTENT WITH THE MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of Office Building at 6602 Convo Court, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), adopted in 2008; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of an office building to be completed in two phases; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies office uses located within the 60-65 dB CNEL noise contour as compatible with airport uses; and

WHEREAS, 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); and

WHEREAS, the proposed project is located within the Transition Zone (TZ), and the ALUCP identifies office uses located within the TZ as compatible with airport uses; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego, the U.S. Marine Corps, and interested members of the public to present information regarding this matter;

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NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of Office Building at 6602 Convoy Court, City of San Diego, is consistent with the MCAS Miramar ALUCP, which was adopted in 2008, based upon the following facts and findings:

- (1) The proposed project involves the construction of an office building to be completed in two phases.
- (2) 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.
- (3) 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 FAA.
- (4) The proposed project is located within the TZ. The ALUCP identifies office uses located within the TZ as compatible with airport uses
- (5) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.

BE IT FUTHER RESOLVED that this ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of October, 2010, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
**DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK**

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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