

**CONSISTENCY DETERMINATION  
MONTGOMERY FIELD  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
NOVEMBER 4, 2010**

Item # 2                      Resolution # 2010-0052 ALUC

Recommendation: Consistent

**ESTABLISHMENT OF A SECONDARY SCHOOL AND DANCE STUDIO  
WITHIN EXISTING OFFICE BUILDINGS AT 8589 & 8593 AERO DRIVE, CITY  
OF SAN DIEGO**

Description of Project: Based on plans submitted to the ALUC, the project proposes the interior tenant improvement of 11,680 square feet of one existing office building for use as a privately chartered secondary school and 6,031 square feet of an adjoining office building for use as a dance studio.

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

Airspace Protection Surfaces: No change is proposed in the heights of the existing buildings.

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

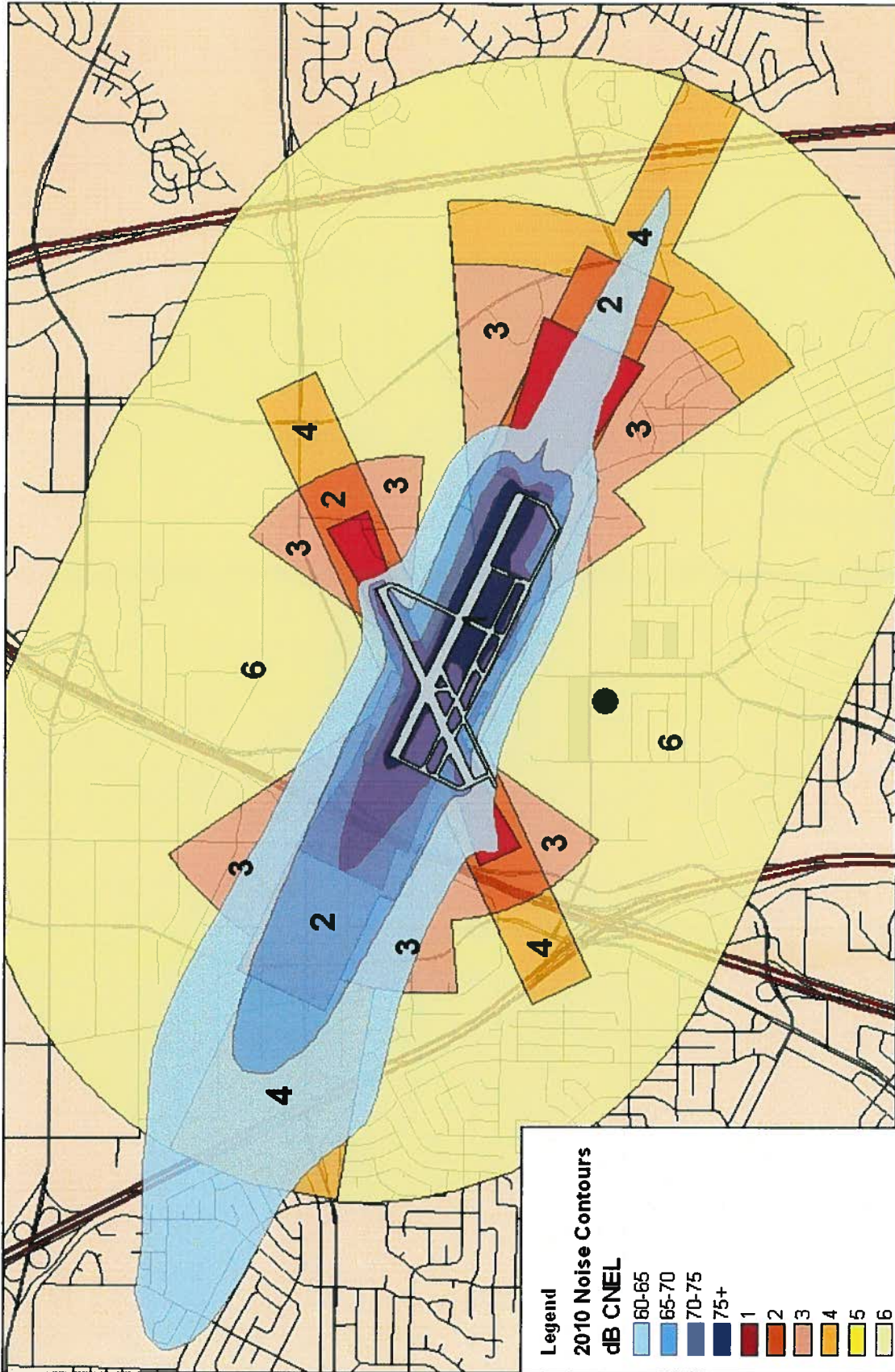
Overflight Notification Area: The proposed project is located within the overflight notification area; however, the ALUCP only requires recordation of an overflight notification with the County Recorder for new residential land uses.

Ownership: The property is owned by Westcore Sandrock LLC of San Diego. The designer is Alan Austin & Associates of San Diego. The lessees are Coleman Tech Charter High School and Ninfa Skezas of Party Fitness and Gloria Calderon of Alma Latina, all of San Diego. The applicant representative is Atlantis Group LLC of San Diego.

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Recommendation: Based on review of the materials submitted in connection with the proposed project and the policies in the Montgomery Field ALUCP adopted in 2010, staff recommends that the ALUC make the determination that the project is consistent with the Montgomery Field ALUCP.

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**Legend**

**2010 Noise Contours**

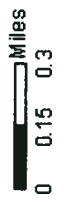
**dB CNEL**

Lightest Blue	60-65
Light Blue	65-70
Medium Blue	70-75
Dark Blue	75+
Red	1
Orange	2
Light Orange	3
Yellow-Orange	4
Yellow	5
Lightest Yellow	6

— fwy  
 — majorrds  
 — roads



**8589 & 8593 Aero Drive**  
**APN 421-050-07 & -10**



RESOLUTION NO. 2010-0052 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: ESTABLISHMENT OF A SECONDARY SCHOOL AND DANCE STUDIO WITHIN EXISTING OFFICE BUILDINGS AT 8589 & 8593 AERO DRIVE, CITY OF SAN DIEGO, IS CONSISTENT WITH THE MONTGOMERY FIELD 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: Establishment of a Secondary School and Dance Studio within Existing Office Buildings at 8589 & 8593 Aero Drive, City of San Diego, which is located within the Airport Influence Area (AIA) for the Montgomery Field Airport Land Use Compatibility Plan (ALUCP), adopted in 2010; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the interior tenant improvement of two existing office buildings for use as a secondary school and dance studio; and

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

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing buildings; and

WHEREAS, the proposed project is located within Safety Zone 6, and the ALUCP identifies education and dance studio uses located within Safety Zone 6 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 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: Establishment of a Secondary School and Dance Studio within Existing Office Buildings at 8589 & 8593 Aero Drive, City of San Diego, is consistent with the Montgomery Field ALUCP, which was adopted in 2010, based upon the following facts and findings:

- (1) The proposed project involves the interior tenant improvement of two existing office building for use as a secondary school and dance studio.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies education uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because no change is proposed in the height of the existing buildings.
- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies education and dance studio uses located within Safety Zone 6 as compatible with airport uses.
- (5) Therefore, the proposed project is consistent with the adopted Montgomery Field ALUCP.

BE IT FURTHER 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 4<sup>th</sup> day of November, 2010, by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

**ATTEST:**

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

**APPROVED AS TO FORM:**

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**BRETON K. LOBNER**  
**GENERAL COUNSEL**

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