

**CONSISTENCY DETERMINATION  
MONTGOMERY FIELD  
AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)  
DECEMBER 2, 2010**

Item # 4                      Resolution # 2010-0056 ALUC

Recommendation: Consistent

**CONSTRUCTION OF COLLEGE CLASSROOM AND OFFICE BUILDING WITH  
PARKING STRUCTURE AT 8355 AERO DRIVE, SAN DIEGO COMMUNITY  
COLLEGE DISTRICT**

Description of Project: Based on plans submitted to the ALUC, the project proposes the construction of a 2-story building of 40,500 square feet containing college classrooms and administrative offices together with a two-level parking structure for 300 vehicles.

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: The maximum height of the proposed project structures will be 57 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 education uses located within Safety Zone 6 as compatible with airport uses.

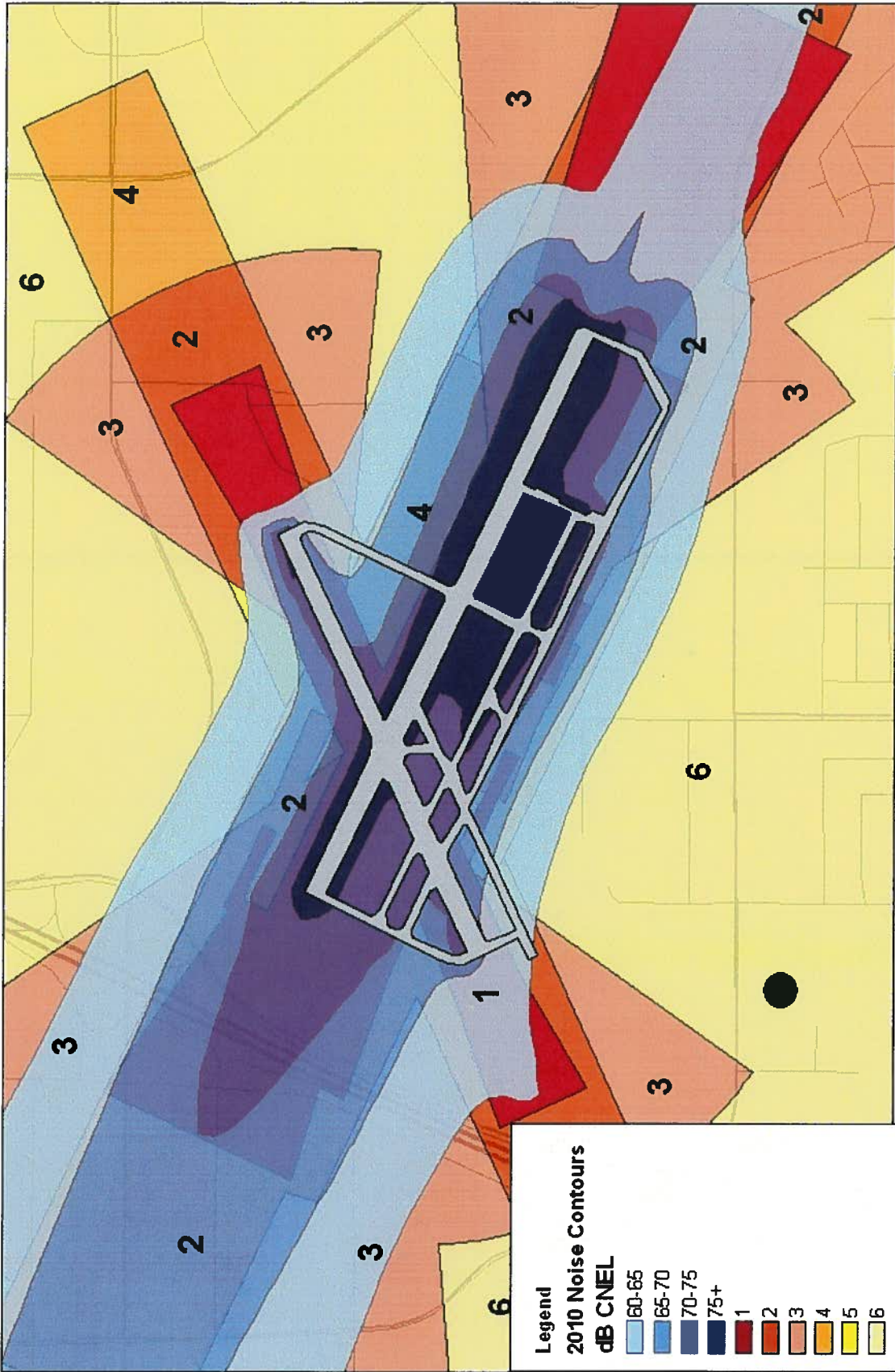
Overflight Notification Area: The proposed project is located within the overflight notification area; however, the ALUCP only requires recordation of an overflight notification for new residential land uses.

Ownership: The property is owned by the San Diego Community College District. The architect is NTD Architecture of San Diego. The contractor is Legacy Building Services of San Diego. The civil engineer is Stuart Engineering of San Diego. The structural engineer is Walter P. Moore & Associates of Los Angeles. The plumbing, electrical and mechanical engineer is Randall Lamb of La Mesa. The landscape architect is Lowell & Associates of San Diego.

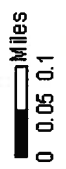
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**Recommendation:** Based on review of the materials submitted in connection with the proposed project and the policies in the Montgomery Field ALUCP adopted in 2010, staff recommends that the ALUC make the determination that the project is consistent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

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**8355 Aero Drive  
(APN: 421-040-10)**



**Legend**

**2010 Noise Contours**

**dB CNEL**

- 60-65
- 65-70
- 70-75
- 75+

- 1
- 2
- 3
- 4
- 5
- 6

- fwy
- majorrds
- roads

RESOLUTION NO. 2010-0056 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF COLLEGE CLASSROOM AND OFFICE BUILDING WITH PARKING STRUCTURE AT 8355 AERO DRIVE, SAN DIEGO COMMUNITY COLLEGE DISTRICT, 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 San Diego Community College District to determine the consistency of a proposed development project: Construction of College Classroom and Office Building with Parking Structure at 8355 Aero Drive, San Diego Community College District, 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 construction of a building containing college classrooms and administrative offices together with a parking structure; 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 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 Safety Zone 6, and the ALUCP identifies education 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

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WHEREAS, the ALUC has provided an opportunity for the San Diego Community College District and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of College Classroom and Office Building with Parking Structure at 8355 Aero Drive, San Diego Community College District, 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 construction of a building containing college classrooms and administrative offices together with a parking structure.
- (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 a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies education 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 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 2<sup>nd</sup> day of December, 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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