

Airport Land Use Commission Agenda

Thursday, September 5, 2024

9:00 A.M. or immediately following the Board Meeting

San Diego County Regional Airport Authority
Administration Building
First Floor – Board Room
2417 McCain Road
San Diego, California 92101

Board Members

Gil Cabrera (Chair)
James Sly (Vice-Chair)
Whitney Benzian
Lidia S. Martinez
Monica Montgomery Steppe
Rafael Perez
Esther C. Sanchez
Steve Vaus
Marni von Wilpert

Ex-Officio Board Members

Col. R. Erik Herrmann
Michele Perrault
Everett Townsend

President/CEO

Kimberly J. Becker

***Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. ***Please note that agenda items may be taken out of order.*** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in the Office of the Authority Clerk Department and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Office of the Authority Clerk Department.

PLEASE COMPLETE A SPEAKER SLIP PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. ***PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.***

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENTATION:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Commission for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission

CONSENT AGENDA (ITEMS 1-2):

The consent agenda contains items that are routine in nature and non-controversial. Some items may be referred by a standing Board Committee or approved as part of the budget process. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business Items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the July 11, 2024, regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, ESTABLISHMENT OF OFFICE AND OUTDOOR STORAGE AT 10445 PROSPECT AVENUE, CITY OF SANTEE; OCEANSIDE MUNICIPAL AIRPORT ALUCP, CONSTRUCTION OF 77 RESIDENTIAL UNITS AND LEASABLE COMMERCIAL SPACE AT 503 VISTA BELLA, CITY OF OCEANSIDE; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS, 2024 LAND DEVELOPMENT CODE UPDATE, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)

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PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall submit a speaker slip prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to submit a speaker slip shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.

After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

Note: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2550 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Commission meeting, parking is available in the Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.

Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JULY 11, 2024
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARD ROOM**

CALL TO ORDER: Chair Cabrera called the meeting of the Airport Land Use Commission to order at 9:34 a.m. on Thursday, July 11, 2024, in the Board Room at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Bedell (Ex-Officio), Cabrera (Chair),
Martinez, Montgomery Steppe, Perez,
Sanchez, Sly, Townsend (Ex-Officio), von
Wilpert

ABSENT: Commissioners: Benzian, Perrault (Ex-Officio), Vaus

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel;
Shawna Morales, Assistant Authority Clerk II; Patricia Willis, Assistant
Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

Commissioner Montgomery Steppe requested item 2 be pulled for discussion (McClellan-Palomar Airport ALUCP only). This item was pulled for discussion with no objections from the Commission.

Chair Cabrera separated item 2, Consistency Determinations, into two separate items to facilitate the discussion of the pulled item above, as follows: Item 2 will be Gillespie Field ALUCP, and Item 2A will be McClellan-Palomar Airport ALUCP.

ACTION: Moved by Commissioner Sanchez and seconded by Commissioner Montgomery Steppe to approve the Consent Agenda. Motion carried by the following votes: YES – Cabrera, Martinez, Montgomery Steppe, Perez, Sacher, Sly, von Wilpert; NO – None; ABSENT – Benzian, Vaus. (Weighted Vote Points: YES – 76; NO – 0; ABSENT - 24)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the June 6, 2024, regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN: GILLESPIE FIELD ALUCP, ESTABLISHMENT OF VEHICLE STORAGE AND CONSTRUCTION OF SELF-STORAGE FACILITY AT 8355 GRAVES AVENUE, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT ALUCP, AMENDMENTS TO GENERAL PLAN AND ZONING ORDINANCE GOVERNING EXPANSION OF AIRPORT USES RELATED TO MCCLELLAN-PALOMAR AIRPORT, CITY OF CARLSBAD (This item (2A) was pulled from the Consent Agenda for discussion):

RECOMMENDATION: Receive the report.

ITEM PULLED FROM THE CONSENT AGENDA FOR DISCUSSION

2A. MCCLELLAN-PALOMAR AIRPORT ALUCP, AMENDMENTS TO GENERAL PLAN AND ZONING ORDINANCE GOVERNING EXPANSION OF AIRPORT USES RELATED TO MCCLELLAN-PALOMAR AIRPORT, CITY OF CARLSBAD:

RECOMMENDATION: Receive the report.

Murali Pasumarthi, Deputy Director of Transportation and Department of Public Works, County of San Diego, expressed concern that if the city's proposed amendments are implemented, it will prevent the county from implementing safety improvements included in the airport's master plan approved by the County Board of Supervisors in 2021.

Jason Haber, Intergovernmental Affairs Director, City of Carlsbad, City Manager's Office, spoke in support of staff's recommendation.

Board Member Montgomery stepped expressed concern that the staff recommendation is not consistent with the County Board of Supervisors' actions in 2021. She also expressed concern that the recent letter the Authority Board received from the Federal Aviation Administration, with the conditional approval of the ALP, could change the analysis based on the briefings the Authority Board

has received. She also cited State Law Article 3.5 Public Utilities Code Section 21675(a) in support of her concerns above.

MOTION #1: Commissioner Sanchez moved to approve item 2A. Motion failed due to lack of a second.

Commissioners Montgomery Steppe and Sanchez both commented on a recent lawsuit between the County of San Diego and the City of Carlsbad.

At the request of Chair Cabrera, Tom Bosworth, Senior Deputy County Counsel, County of San Diego, provided additional information regarding the lawsuit between the County of San Diego and the City of Carlsbad. He also expressed concern with safety issues and spoke in opposition of staff's recommendation.

Chair Cabrera provided equal time to Jason Haber, Intergovernmental Affairs Director, City of Carlsbad, City Manager's Office, to provide additional information on the lawsuit between the County of San Diego and the City of Carlsbad.

Chair Cabrera requested that the new master plan for the County of San Diego be taken into account for this report.

SUBSTITUTE MOTION:

ACTION: Moved by Chair Cabrera and seconded by Commissioner von Wilpert to continue the item to a date prior to August 16, 2024, that is convenient to a quorum of the Airport Land Use Commission. Motion carried by the following vote: YES – Cabrera, Martinez, Montgomery Steppe, Perez, Sly, von Wilpert; NO – Sanchez; ABSENT - Benzian and Vaus. (Weighted Vote Points: YES – 64; NO – 12; ABSENT – 24)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 10:09 a.m.

DRAFT- Airport Land Use Commission Minutes

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APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
5th DAY OF SEPTEMBER 2024.

SHAWNA MORALES
ASSISTANT AUTHORITY CLERK II

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: September 5, 2024

Report of Determinations of Consistency with Airport Land Use Compatibility Plans

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 issued the following consistency determinations per their respective Airport Land Use Compatibility Plans (ALUCPs). Authority Policy 8.30(3)(f)(2) states that any determination made by Authority staff in its delegated capacity shall be placed on the ALUC agenda for the next available meeting and shall be considered final if no further action is taken by the ALUC.

Gillespie Field ALUCP:

Establishment of Office and Outdoor Storage at 10445 Prospect Avenue, City of Santee

Deemed Complete and Consistent on August 2, 2024

Description of Project: The project involves the conversion of an existing 1,700 square foot residence to a 1,450 square foot office with an outdoor equipment yard on a property of 0.85 acres. No new structures are proposed.

Noise Contours: The proposed project lies within the 60-65 and the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours with only a portion of the outdoor storage within the 65-70 dB CNEL contour. The ALUCP identifies office and outdoor storage uses located within the 60-65 dB CNEL noise contour as compatible with airport uses. The ALUCP identifies outdoor storage uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: No change is proposed in the height of the existing building.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies office and outdoor storage uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification: The proposed project is located within the overflight notification area but does not involve any new residential use subject to overflight notification requirements.

Oceanside Municipal Airport ALUCP:

Construction of 77 Residential Units and Leasable Commercial Space at 503 Vista Bella, City of Oceanside

Deemed Complete and Conditionally Consistent on August 1, 2024

Description of Project: The project involves the construction of 77 residential units, including 4 live/work units, and ground floor leasable commercial space totaling 108,621 square feet on a property of 1.74 acres.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential and commercial 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 approximately 303 feet above mean sea level (74 feet above ground level) and the maximum height of the proposed temporary construction crane will also be approximately 303 feet above mean sea level (78 feet above ground level).

The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and temporary construction crane are marked and lighted in accordance with determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for airspace is recorded with the County Recorder.

Additionally, the manager of the airport has indicated that the project structure and temporary construction crane height would not cause any adverse impact to airport operations. Therefore, as a condition of project approval, the structure and temporary construction crane must be marked and lighted in accordance with FAA procedures and an aviation easement for airspace must be recorded with the County Recorder.

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

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, Naval Outlying Landing Field Imperial Beach, and San Diego International Airport ALUCPs:

2024 Land Development Code Update, City of San Diego

Deemed Complete and Consistent on August 15, 2024

Description of Project: The project involves continuous improvements to the municipal land development code for 2024. The proposed code amendments clarify or correct regulatory requirements or reform them to comply with new state laws or municipal climate, equity, and housing goals. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any noise exposure contours. Any future developments under the code amendments must comply with the noise standards of applicable ALUCPs.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Any future developments under the code amendments must comply with the airspace protection standards of applicable ALUCPs.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Any future developments under the code amendments must comply with the safety zone standards of applicable ALUCPs.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. Any future developments under the code amendments must comply with the overflight notification requirements of applicable ALUCPs.