

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Kimberly J. Becker

AIRPORT LAND USE COMMISSION **AGENDA**

Thursday, December 6, 2018
9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***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 Board Services/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 Board Services/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM 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.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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 Board 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. It also contains consistency determinations that have been deemed consistent or conditionally consistent. 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:

The Airport Land Use Commission is requested to approve minutes of prior meetings.

RECOMMENDATION: Approve the minutes of the November 1, 2018 regular meeting.

CONSISTENCY DETERMINATIONS:

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Airport Land Use Commission is requested to receive a report of determinations of consistency with Airport Land Use Compatibility Plans issued by staff.

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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 complete a "Request to Speak" form 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 complete a form 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 limited to eighteen (18) minutes and 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. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 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. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 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.
- 6) 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) 400-2400 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 Board meeting, parking is available in the public parking lot located directly in front of the Administration Building. Bring your ticket to the third floor receptionist for validation.

You may also reach the Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400- 2685.

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 1, 2018
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 9:58 a.m. on Thursday, November 1, 2018, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Commissioners: Binns (Ex-Officio), Boling (Chairman),
Cox, Desmond, Dockery (Ex-Officio),
Kersey, Robinson, Schiavoni,
Schumacher, West

ABSENT: Commissioners: LLoyd and Wong-Hernandez (Ex-
Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General
Counsel; Tony R. Russell, Director, Board Services/Authority Clerk;
Martha Morales, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Item 1-2):

ACTION: Moved by Commissioner Desmond and seconded by Commissioner Schumacher to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Cox, Desmond, Kersey, Robinson, Schiavoni, Schumacher, West; NO – None; ABSENT –Lloyd; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the October 4, 2018 regular meeting.

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 9:59 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6TH
DAY OF DECEMBER, 2018.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Meeting Date: **December 6, 2018**

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 since the last ALUC meeting per their respective ALUCPs:

San Diego International Airport (SDIA) ALUCP

Construction of 19 Attached Residential Units at 32nd Street and C Street, City of San Diego

Deemed Complete & Consistent on October 22, 2018

Description of Project: The project involves the construction of 19 attached residential units.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the buildings are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as a condition of project approval, the building must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structures will be 30 feet above ground level. The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The project area is located outside all safety zones.

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.

Construction of 2 Attached Residential Units with Leasable Commercial Space at 4870 Voltaire Street, City of San Diego

Deemed Complete & Consistent on November 2, 2018

Description of Project: The proposed project supersedes a prior project for 10 attached residential units with leasable commercial space on the property which was issued a consistency determination by ALUC staff on August 20, 2018. The new proposed project involves the construction of two attached residential units with leasable ground-floor commercial space.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contours. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located outside the TSS and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The project area is located outside all safety zones.

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.

Construction of 2 Attached Residential Units at 818-820 San Luis Rey Place, City of San Diego

Deemed Complete & Consistent on November 9, 2018

Description of Project: The project involves the construction of a two attached residential units.

Noise Contours: The proposed project lies within the 60-65 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be 30 feet above ground level. The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The project area is located outside all safety zones.

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. Therefore, as a condition of project approval, a means of overflight notification shall be provided for each residential unit.

Marine Corps Air Station (MCAS) Miramar ALUCP

Community Plan Amendment and Rezone for Carroll Canyon Master Plan at Carroll Canyon Road at Camino Santa Fe, City of San Diego

Deemed Complete & Consistent on November 6, 2018

Description of Project: The project involves a Community Plan Amendment and Rezone from agricultural and light industrial uses to residential, mixed-use residential/commercial, retail/commercial, and parks & open space as Phase II of the Carroll Canyon Master Plan.

Noise Contours: The proposed project lies within the 60-65 and 65-70 dB CNEL noise exposure contours. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses provided that the building is sound attenuated to 45 dB CNEL interior noise level, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as incompatible with airport uses.

The ALUCP identifies retail and commercial uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, and retail and

commercial uses located within the 65-70 CNEL noise contour as conditionally compatible with airport uses, provided that the building is sound attenuated to 50 dB CNEL interior noise level.

The ALUCP identifies park and open space uses located within the 60-65 and 65-70 dB CNEL noise contours as compatible with airport uses.

Therefore, as a condition of project approval, residences located in the 60-65 dB noise contour must be sound attenuated to 45 dB CNEL interior noise level, and retail and commercial uses located in the 65-70 dB noise contour must be sound attenuated to 50 dB CNEL interior noise level. Additionally, residences must not be located in the 65-70 dB CNEL noise contour.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 65 feet above ground level. 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.

Safety Zones: The project area is located outside all safety zones.

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. Therefore, as a condition of project approval, a means of overflight notification shall be provided for each property containing a residential unit.

Gillespie Field ALUCP

Construction of a Detached Residential Unit at 8343 O'Connell Road, City of Santee

Deemed Complete & Consistent on September 7, 2018

Description of Project: The project involves the construction of a detached residential unit.

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

Airspace Protection Surfaces: The height of the proposed project structure will be 18 feet above ground level on an existing terrain penetration to airspace. The proposed project would be compatible with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA. However, the ALUCP requires an aviation

easement for airspace be recorded with the County Recorder for any development on property that constitutes an existing terrain penetration to airspace. Therefore, as a condition of project approval, an aviation easement for airspace shall be recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zone 4. The ALUCP identifies residential uses located within Safety Zone 4 as compatible with airport uses at a density of 4 units per acre. The project proposes a single unit on a 4.3-acre property and therefore complies with the Safety Zone 4 limitation.

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.

Addition to an Existing Wireless Telecommunications Facility at 8812 Graves Avenue, City of Santee

Deemed Complete & Consistent on November 9, 2018

Description of Project: The project involves the replacement of equipment and the installation of new antennas at an existing wireless telecommunications facility.

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

Airspace Protection Surfaces: The height of the proposed project structure will be 13 feet above ground level. The proposed project would be in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA, provided that an aviation easement for airspace is recorded with the County Recorder because the existing terrain penetrates a Part 77 airspace surface. Therefore, as a condition of project approval, an aviation easement for airspace shall be recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies wireless telecommunications facility 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.

Construction of a Detached Residential Unit at 8629 Willow Terrace, City of Santee

Deemed Complete & Consistent on November 9, 2018

Description of Project: The project involves the construction of a detached residential unit as an accessory dwelling to a primary residential unit on the same property.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as incompatible with airport uses. However, an accessory dwelling unit is considered conditionally compatible if it is located on a legal lot of record and residential use is permitted by local land use regulations, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as a condition of project approval, the building must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be 15 feet above ground level. 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.

Safety Zones: The proposed project is located within Safety Zone 2. The ALUCP identifies residential uses located within Safety Zone 2 as incompatible with airport uses. However, an accessory dwelling units is considered compatible if it is located on a legal lot of record and residential use is permitted by local land use regulations.

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.