

Airport Land Use Commission Agenda

Thursday, July 11, 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. Thomas M. Bedell
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 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 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.***

Thursday, July 11, 2024

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 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:

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). 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, JUNE 6, 2024
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARD ROOM**

CALL TO ORDER: Vice Chair Sly called the meeting of the Airport Land Use Commission to order at 9:44 a.m. on Thursday, June 6, 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), Benzian, Martinez, Montgomery Steppe, Perez, Sanchez, Sly, Townsend (Ex-Officio), Vaus, von Wilpert

ABSENT: Commissioners: Cabrera (Chair), Perrault (Ex-Officio)

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

PRESENTATION:

A. RELEASE OF DRAFT UPDATED SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN:

Ralph Redman, Interim Program Manager, Airport Planning provided a presentation that included Statutory Basis for SDIA ALUCP Update; ALUCP Compatibility Factors; Safety Compatibility; Noise Compatibility; Airspace Compatibility; Overflight Notification; Agency/Public Outreach and Next Steps.

Kimberly J. Becker, President/CEO, mentioned offering a detailed briefing to Board Members, who are interested.

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Sanchez and seconded by Commissioner Montgomery Steppe to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Martinez, Montgomery Steppe, Perez, Schez, Sly, Vaus, von Wilpert; NO – None; ABSENT –Cabrera. (Weighted Vote Points: YES – 86; NO – 0; ABSENT - 14)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the March 7, 2024, regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN: SAN DIEGO INTERNATIONAL AIRPORT ALUCP AMENDMENT TO MUNICIPAL CODE REGARDING EXCLUSION OF THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN AREA FROM THE COASTAL ZONE HEIGHT LIMIT, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the report.

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

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

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

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
11th DAY OF JULY 2024.

SHAWNA MORALES
ASSISTANT AUTHORITY CLERK II

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: July 11, 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 Vehicle Storage and Construction of Self-Storage Facility at 8355 Graves Avenue, City of Santee

Deemed Complete and Consistent on June 5, 2024

Description of Project: The project involves the establishment of 178 parking spaces for recreational vehicles in a first phase, with a second phase in which 97 interior spaces would be removed but perimeter canopy parking spaces would be retained for construction of two self-storage facilities over the removed interior spaces totaling 136,600 square feet on a property of 4.85 acres.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies parking and indoor storage uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be approximately 461 feet above mean sea level (36 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 Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 2 and 3. The ALUCP identifies vehicle surface parking and low-hazard storage uses located within Safety Zones 2 and 3 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.

McClellan-Palomar Airport ALUCP:

Amendments to General Plan and Zoning Ordinance Governing Expansion of Airport Uses Related to McClellan-Palomar Airport, City of Carlsbad

Deemed Complete and Consistent on June 18, 2024

Description of Project: The project involves amendments to the City of Carlsbad General Plan and Zoning Ordinance to specify and clarify policy objectives, code requirements, and permit review procedures for new and expanded airport land uses on and around the property of McClellan-Palomar Airport.

- a) General plan amendments propose the following:
 - i. Specify as a policy statement City opposition to any changes to the McClellan-Palomar Airport Master Plan that would increase the wingspan or approach speed for the airfield or that would accommodate larger aircraft than are currently in use at the airport such that the Federal Aviation Administration (FAA) airport design classification would require revision to anything other than a B-II Enhanced Alternative; and
 - ii. Specify definitions for “airport” and “airport expansion” congruent respectively with the State Aeronautics Act definition of “airport” (Cal. Pub. Util. Code §21013) and the standards of the Aeronautics Act which, if exceeded, would require an amended Airport Permit from Caltrans Division of Aeronautics (Cal. Pub. Util. Code §21661.6); and
 - iii. Require new or expanded “airport” uses to obtain a new or amended conditional use permit; and
 - iv. Permit “airport” uses only within the current boundary of McClellan-Palomar Airport.
- b) Zoning ordinance amendments propose the following:
 - i. Permit “airport” uses only by issuance of a new or amended conditional use permit; and

- ii. Amend the zoning on properties adjacent to McClellan-Palomar Airport to remove "airport" as permissible uses, such that only the property within the current boundary of McClellan-Palomar Airport as depicted in the city zoning map would remain as permissible for "airport" uses.

The ALUC does not exercise jurisdiction over operations of any airport, and its statutory role and duty is to advise local agencies on the consistency of proposed projects within the Airport Influence Area of an adopted ALUCP (Cal. Pub. Util. Code §21674).

Noise Contours: The proposed project does not involve any actual development and, thus, would not establish any use which would be incompatible within any ALUCP noise contours.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, would not establish any use which would be incompatible within any ALUCP airspace protection surfaces.

Safety Zones: The proposed project does not involve any actual development and, thus, would not establish any use which would be incompatible within any ALUCP safety zones.

Overflight Notification: The proposed project does not involve any actual development and, thus, would not establish any use which would be incompatible within the ALUCP overflight notification area.