



**SAN DIEGO COUNTY  
REGIONAL AIRPORT AUTHORITY  
Airport Land Use Commission  
STAFF REPORT**

Item No.

**5**

Meeting Date: **OCTOBER 6, 2011**

**Subject:**

**Request for Policy Direction on Possible Amendments to the Agua Caliente Airstrip, Borrego Valley Airport, Fallbrook Community Airpark, Jacumba Airstrip, McClellan-Palomar Airport, Ocotillo Airstrip, and Ramona Airport – Airport Land Use Compatibility Plans**

**Recommendation:**

Direct staff to prepare amendments to the Agua Caliente Airstrip, Borrego Valley Airport, Fallbrook Community Airpark, Jacumba Airstrip, McClellan-Palomar Airport, Ocotillo Airstrip, and Ramona Airport - Airport Land Use Compatibility Plans along with associated environmental documentation for Airport Land Use Commission (ALUC) consideration by the end of 2011.

**Background/Justification:**

In December 2010, the ALUC approved amendments to the Airport Land Use Compatibility Plans (ALUCPs) for Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station (MCAS) Miramar, Montgomery Field, and Oceanside Municipal Airport for the purpose of clarifying certain policies. McClellan-Palomar Airport was not amended at that time because the ALUC had already amended its ALUCP in March 2010, and an ALUC may amend an ALUCP only once within a calendar year (Cal. Pub. Util. Code §21675(a)). Additionally, the rural airport ALUCPs (adopted in 2006) were not amended in 2010 because the policy format of those ALUCPs differed substantially from that of the urban airport ALUCPs (adopted in 2010).

It is necessary to reflect the previously adopted ALUCP amendments in the rural airport and McClellan-Palomar ALUCPs to ensure uniform application of all ALUCP policies. The calendar year of 2011 represents a statutory opportunity to accomplish this task, preserving the availability of the ALUC to consider any other amendments as may be necessary in the next calendar year.

In order to initiate the current amendment process, ALUC staff is indicating the issues previously addressed in the 2010 amendments and requests that the ALUC give policy direction to align the ALUCPs for McClellan-Palomar and the rural airports with the previously adopted amendments. With that direction, ALUC staff will confer with affected local agencies and then craft relevant ALUCP amendment language with appropriate CEQA documentation for ALUC consideration before the end of 2011.

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**ALUCP Issues for Possible Amendment**

1. Clarify that existing, non-conforming uses would be allowed to make alterations to comply with life safety code upgrades, including accessibility requirements, without having to upgrade the entire site to reach conformity with ALUCP policies.
2. Clarify that the maximum allowed intensity of non-residential uses in a mixed-use project shall be a proportionate share of the floor area ratio limit as specified for each given use in the safety zone compatibility matrix.
3. Clarify that a new occupancy within an existing building shall be treated as an existing land use if the occupancy does not increase the level of occupancy over the most recent use.
4. Clarify the compatibility factors and circumstances which require ALUC review within Review Areas 1 and 2.
5. Establish a cumulative threshold of 10 percent increase in building area or lot coverage for a project to require new ALUC review.
6. Establish staff review for projects that comply with all ALUCP consistency factors and no conditions are required.

**Fiscal Impact:**

ALUC functions are funded through the Airport Planning FY12 operating budget.

**Authority Strategies:**

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy  
  Customer Strategy  
  Employee Strategy  
  Financial Strategy  
  Operations Strategy

**Environmental Review:**

ALUC policy direction to its staff is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

**Equal Opportunity Program:**

Not applicable.

**Prepared by:**

KEITH WILSCHETZ  
DIRECTOR, AIRPORT PLANNING

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