

Board Members

Gil Cabrera (Chair)
Mary Casillas Salas (Vice Chair)
Lidia S. Martinez
Paul McNamara
Rafael Perez
Esther C. Sanchez
James Sly
Marni von Wilpert

Airport Land Use Commission Agenda

Thursday, September 7, 2023

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

San Diego County Regional Airport Authority
Administration Building
Third Floor – Board Room
3225 N. Harbor Drive
San Diego, California 92101

Ex-Officio Board Members

Col. Thomas M. Bedell
Gustavo Dallarda
Gayle Miller

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, September 7, 2023

CALL TO ORDER:

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 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 13, 2023, special meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 10335 MISSION GORGE ROAD, CITY OF SANTEE; 8932 1ST STREET, CITY OF SANTEE; OCEANSIDE MUNICIPAL AIRPORT ALUCP, 250 EDDIE JONES WAY, CITY OF OCEANSIDE.

RECOMMENDATION: Receive the report.

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

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

3. UPDATE ON THE SAN DIEGO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN:

Presented by Ralph Redman, Manager, Planning & Environmental Affairs

COMMISSION COMMENT:

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ADJOURNMENT:

Thursday, September 7, 2023

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 public parking lot located directly to the East of the Administration Building across Winship Lane. Bring your ticket to the third-floor receptionist for validation.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 992. 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 13, 2023
SAN DIEGO COUNTY AIRPORT AUTHORITY
BOARD ROOM**

CALL TO ORDER: Chair Cabrera called the special meeting of the Airport Land Use Commission to order at 10:25 a.m. on Thursday, July 13, 2023, at the San Diego County Regional Airport Authority, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Cabrera, McNamara, Perez, Sanchez, Sly

ABSENT: Commissioners: Bedell (Ex-Officio), Casillas Salas, Dallarda (Ex-Officio), Martinez, Miller (Ex-Officio), von Wilpert

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

Lt Col Jonathan Barr attended the meeting on behalf of Commissioner Bedell.

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Sly and seconded by Commissioner McNamara to approve the Consent Agenda. Motion carried by the following votes: YES –Cabrera, McNamara, Perez, Sanchez and Sly; NO – None; ABSENT – Casillas Salas, Martinez, von Wilpert; (Weighted Vote Points: YES – 54; NO – 0; ABSENT – 38)

- 1. APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the June 1, 2023, regular meeting.

CONSISTENCY DETERMINATIONS

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 8549 FANITA DRIVE, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT ALUCP, AMENDMENT TO MUNICIPAL CODE FOR OBJECTIVE DESIGN STANDARDS, AND AMENDMENT TO VILLAGE AND BARRIO MASTER PLAN IMPLEMENTING OBJECTIVE DESIGN STANDARDS, CITY OF CARLSBAD.**
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting adjourned at 10:27 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7th DAY OF SEPTEMBER 2023.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: September 7, 2023

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:

Construction of Two Automobile Dealerships, Auto Repair Shop, and Miscellaneous Service Uses at 10335 Mission Gorge Road, City of Santee

Deemed Complete and Consistent on August 10, 2023

Description of Project: The project involves the construction of two automobile dealerships (33,974 and 33,112 square feet) with surface parking, an auto detail building (2,549 square feet), an auto body shop (16,405 square feet), and a public car wash (5,400) totaling 91,440 square feet on a property of 13.1 acres.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (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 maximum height of the proposed project structures will be approximately 410 feet above mean sea level (38 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 2, 3, and 4. The ALUCP identifies automobile parking surface lots uses located within Safety Zones 2, 3, and 4, and miscellaneous service (car wash) and auto repair services uses within Safety Zone 3 as compatible with airport uses. The ALUCP identifies low-intensity or outdoor-oriented retail or wholesale trade (automobile dealerships) and miscellaneous service (auto detail building) uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 70 people per acre, a maximum lot coverage of 50 percent, and a maximum FAR of 0.40 for the dealerships and 0.32 for the detail building.

At 250 square feet per person for the dealerships and 200 square feet per person for the auto detail building, the project proposes 282 people for the 13.1-acre property, which equates to approximately 22 people per acre, less than the 70 people per acre limit for Safety Zone 2.

The lot coverage of 23 percent and FARs of 0.22 for the dealerships and 0.008 for the auto detail building are both less than the respective 50 percent coverage limit and FAR limits of 0.40 and 0.32, and, therefore, the project complies with the Safety Zone 2 limitations.

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 17 Attached Residential Units at 8932 1st Street, City of Santee

Deemed Complete and Conditionally Consistent on August 10, 2023

Description of Project: The project involves the construction of 17 attached residential units.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential 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 approximately 388 feet above mean sea level (38 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).

Meeting Date: September 7, 2023

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies residential 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. Therefore, as a condition of project approval, a means of overflight notification must be provided for each residential unit.

Oceanside Municipal Airport ALUCP:

Construction of Warehouse and Manufacturing Facility at 250 Eddie Jones Way, City of Oceanside

Deemed Complete and Conditionally Consistent on August 10, 2023

Description of Project: The project involves the construction of a warehouse and manufacturing facility, with ancillary office use, of 566,905 square feet on a property of 30.57 acres.

Noise Contours: The proposed project lies within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies manufacturing and warehouse uses located within the 60-65 and 65-70 dB CNEL noise contours as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 73 feet above mean sea level (45 feet above ground level). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination 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.

Therefore, as a condition of project approval, the structure must be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zones 1, 2, 3, 5, and 6. Safety Zones 1 and 3 wholly entail landscaping with no building area. The ALUCP identifies warehouse uses located within Safety Zones 2, 5, and 6 as compatible with airport uses.

The ALUCP identifies manufacturing uses located within Safety Zone 6 as compatible and within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 60 people per acre, a maximum lot coverage of 50 percent, and a maximum FAR of 0.41. At 300 square feet per person, the project proposes 4 people per acre, 2 percent lot coverage, and a FAR of 0.006 and therefore complies with the Safety Zone 2 limitations.

The ALUCP identifies manufacturing uses located within Safety Zone 5 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 150 people per acre, a maximum lot coverage of 70 percent, and a maximum FAR of 1.03. At 300 square feet per person, the project proposes 126 people per acre, 36 percent lot coverage, and a FAR of 0.1 and therefore complies with the Safety Zone 5 limitations.

The ALUCP provides that ancillary uses of less than 10 percent of total floor area are not subject to compatibility standards, and the office mezzanine floor area totals 7 percent and is thus not subject to intensity limitations.

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.

San Diego International Airport - ALUCP Update

Airport Land Use Commission

September 7, 2023



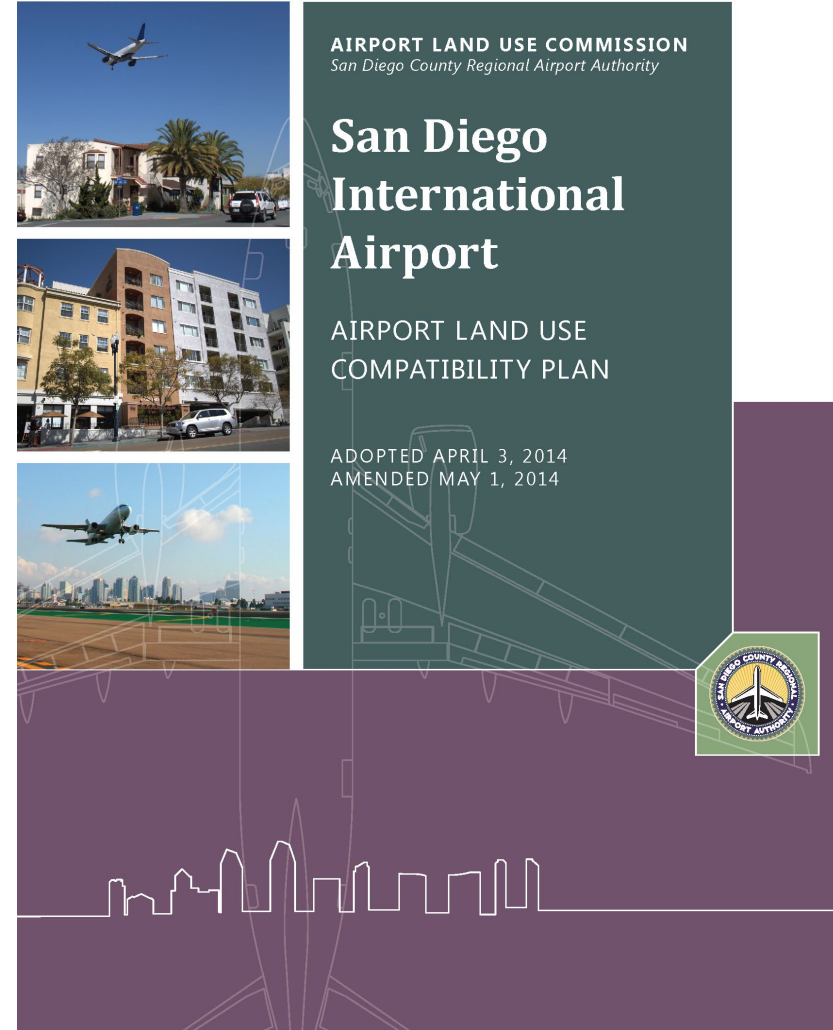
Agenda

- Reasons for Update
- Potential Compatibility Factor Changes
- Agency/Public Outreach
- Next Steps



ALUCP History

- 2003 – SDCRAA assumes role as ALUC from SANDAG
 - SDCRAA administers SANDAG's 1992 SDIA CLUP (renamed ALUCP per new State statutes in 2004)
- 2011 – Caltrans issues new edition of *California Airport Land Use Planning Handbook*
- 2014 – ALUC prepares and adopts new SDIA ALUCP
- 2021 – FAA approval of ALP and aviation activity forecast
- 2023 – ALUCP update process begins



Statutory Basis for SDIA ALUCP Update

- Changes in Airport Design or Operations
 - Modification to runway protection zones (RPZs) per new Airport Layout Plan (ALP)
 - Airport Development Plan (ADP) with new aviation activity forecast and changes in aircraft fleet mix

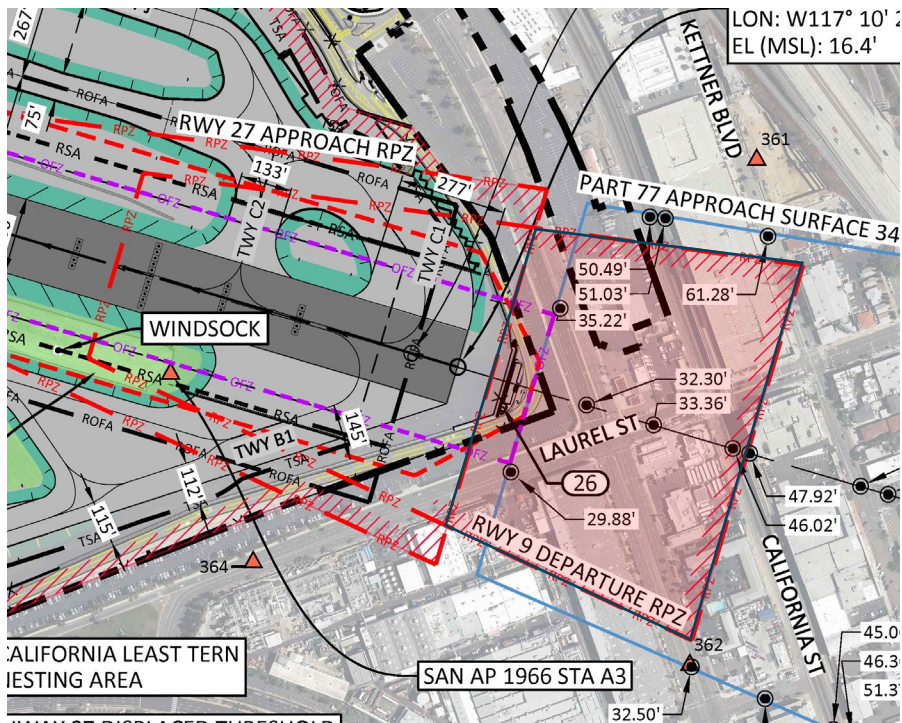
SDIA ALUCP Update was identified as a mitigation measure in ADP EIR

ALUCP Compatibility Factors

Compatibility Factor	Potential Changes
Safety	Zone 1 boundary revisions to reflect new Departure RPZs
Noise	Updated noise contours to reflect new 20+ year horizon
Airspace	Composite airspace surface to evaluate all potential impacts
Overflight	Expanded notification area to include new noise complaint clusters

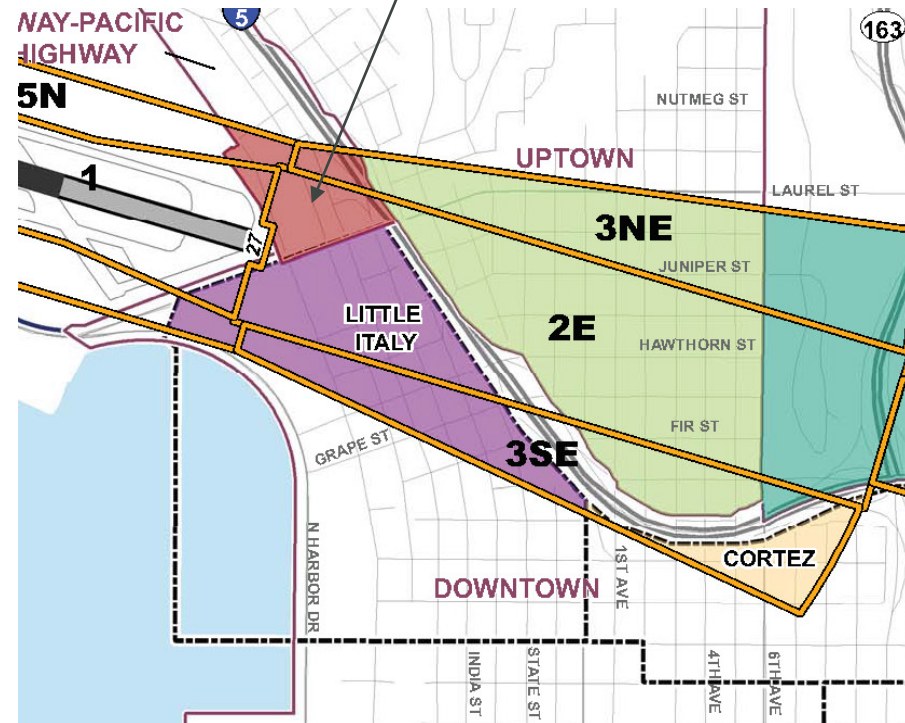
Safety Zones

FAA-Approved ALP



Departures from RWY 9

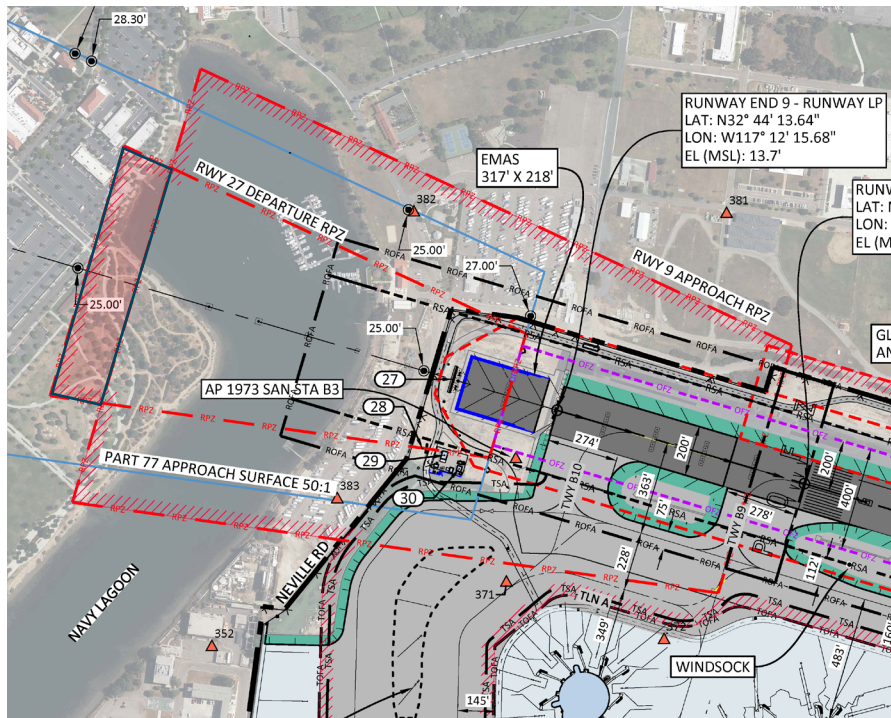
Zone 1 to be revised to reflect updated RPZ dimensions



2014 SDIA ALUCP Safety Zones

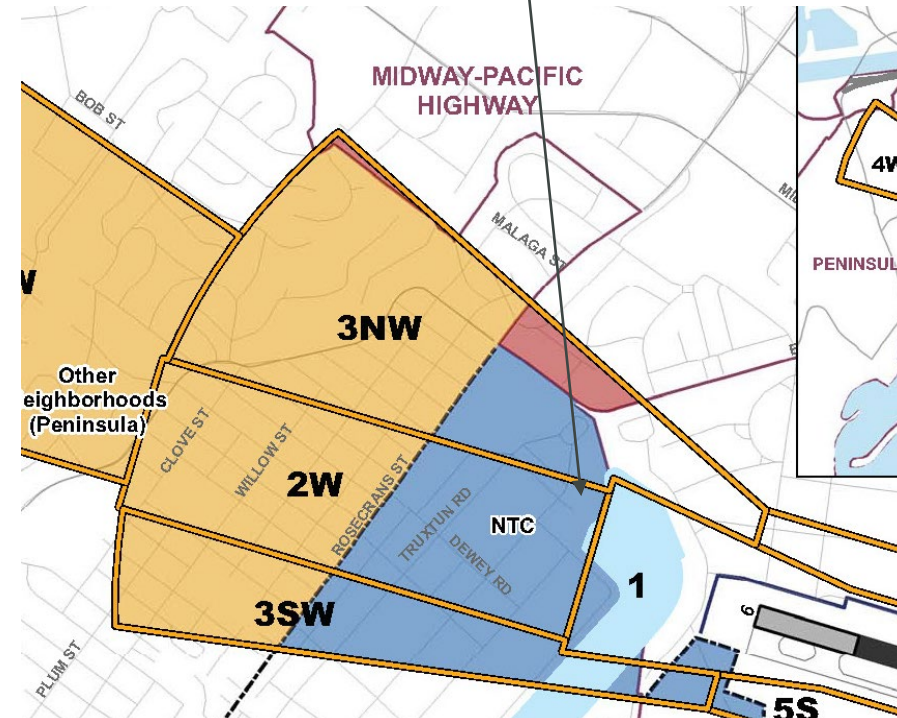
Safety Zones

FAA-Approved ALP



Departures from RWY 27

Zone 1 to be revised to reflect updated RPZ dimensions



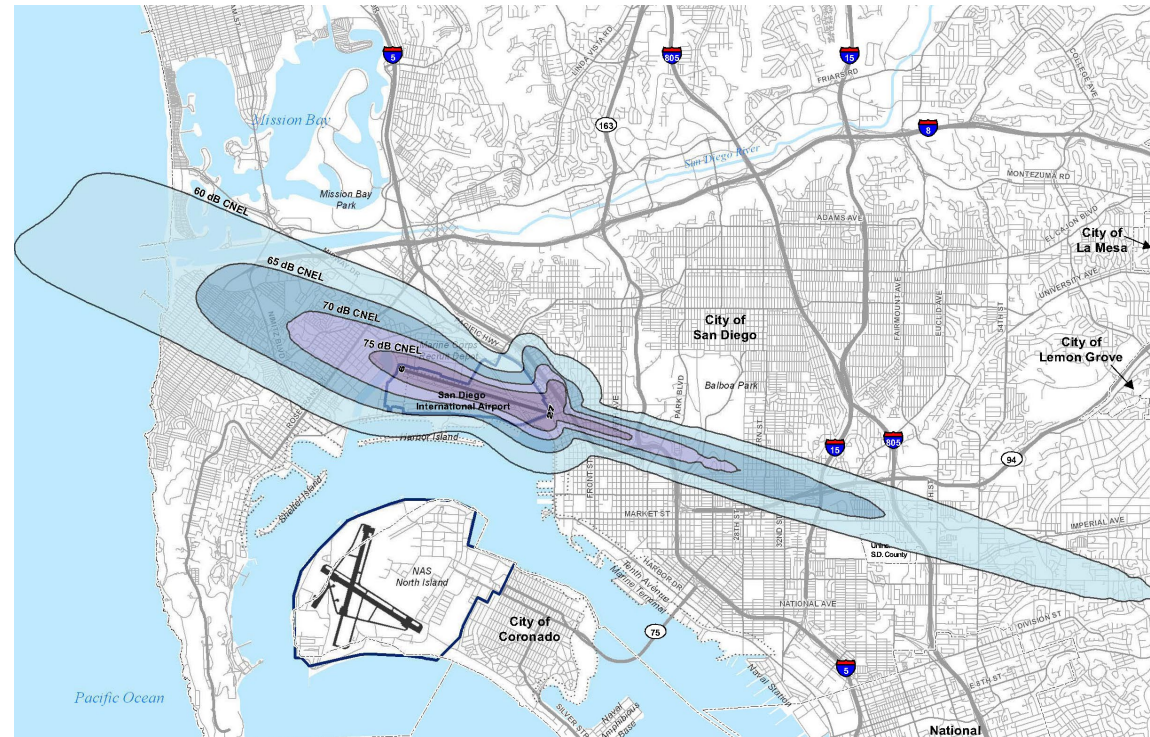
2014 SDIA ALUCP Safety Zones

Noise Contours

FAA-Approved Forecast

Changes in operations and aircraft fleet mix will generate potential changes to the ALUCP noise contours

Source	Forecast Year	Annual Operations
2014 ALUCP	2030	286,100
2021 Forecast	2050	290,100



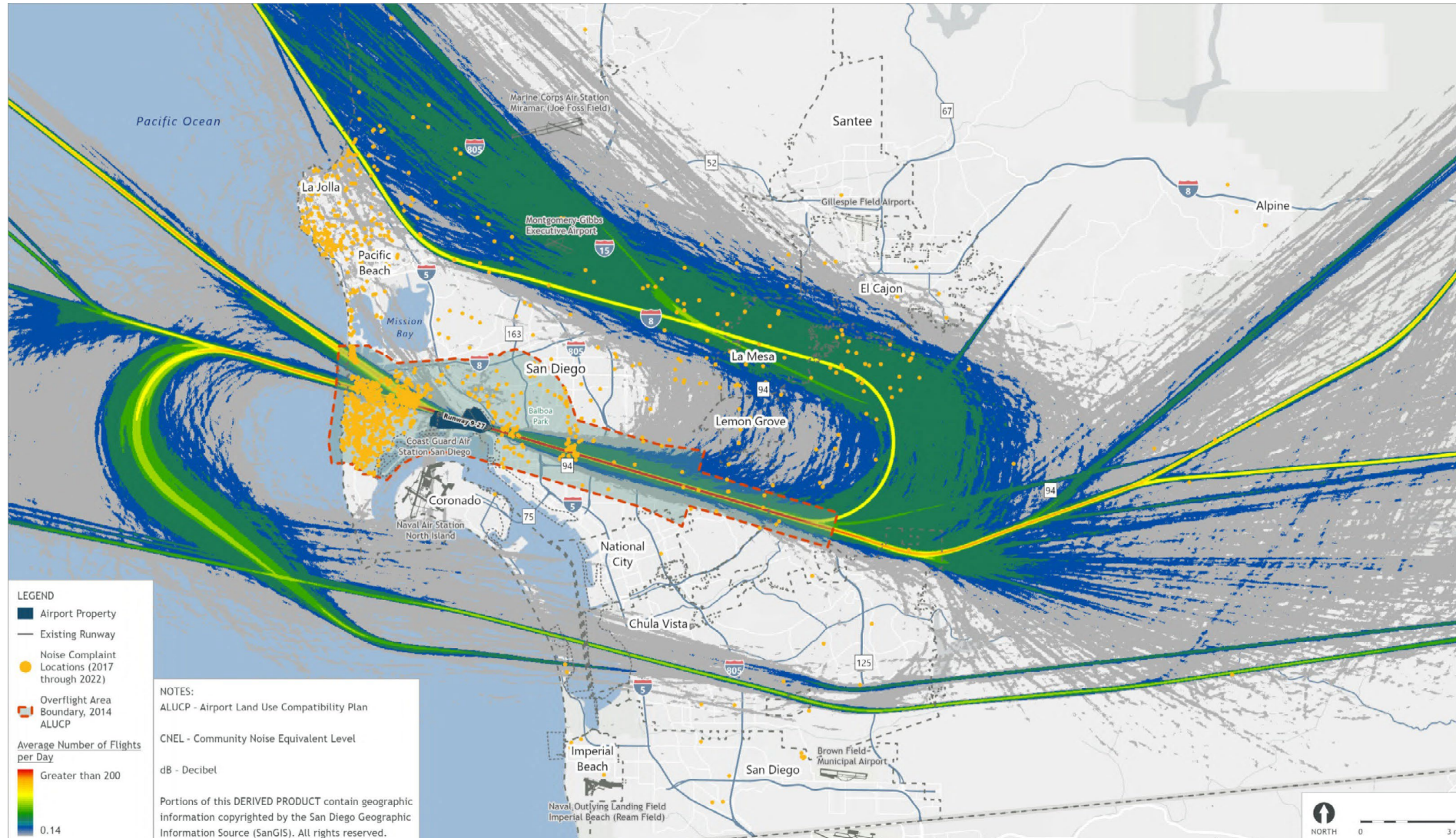
2014 SDIA ALUCP Noise Contour

Airspace Protection Layer

Refine current airspace protection policy to supplement FAA evaluation process

- Include airspace associated with new flight procedures
- Ensure all airspace surfaces vital to SDIA are considered in project evaluation
- Clarify relationship of ALUCP policies/standards to FAA airspace evaluation process
- Improve ease of implementation by local agencies

Overflight Notification Area



Agency/Public Outreach

Stakeholder
meetings

Project
website

Informational
materials

Elected official
and agency
briefings

Public
meetings

Specific communication and outreach activities are synchronized with the steps in the ALUCP update process

Next Steps

Continued agency coordination and Draft ALUCP development (through Q1 2024)

Draft ALUCP publication (Q2 2024)

Public meetings, CEQA process, and potential ALUCP adoption (Q2/Q3 2024)

A city skyline at sunset with a teal overlay and a body of water in the foreground. The sky is a mix of pink, orange, and purple. The buildings are silhouetted against the sky, with some reflecting the sunset colors. The water in the foreground is calm, reflecting the buildings and the sky. A teal overlay covers the bottom half of the image, with a white text box in the lower-left corner.

Questions