

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Michael Schumacher
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Col. Charles B. Dockery
Jacqueline Wong-Hernandez

President / CEO

Kimberly J. Becker

SPECIAL AIRPORT LAND USE COMMISSION **AGENDA**

Thursday, September 13, 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 (Item 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 July 12, 2018 regular meeting.

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.

(Airport Planning: Ralph Redman, Manager)

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.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
October 4	Thursday	9:00 AM	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JULY 12, 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 9:06 a.m. on Thursday, July 12, 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),
Desmond, Dockery (Ex-Officio), Kersey,
Lloyd, Robinson, Schiavoni, West,
Wong-Hernandez (Ex-Officio)

ABSENT: Commissioners: Cox, Schumacher

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 Robinson to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Desmond, Kersey, Lloyd, Robinson, Schiavoni, West; NO – None; ABSENT – Cox, Schumacher; (Weighted Vote Points: YES – 80; NO – 0; ABSENT – 20)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the June 7, 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:

3. STATUS UPDATE ON RURAL AIRPORT LAND USE COMPATIBILITY PLAN:

RECOMMENDATION: Receive the update.

Ralph Redman, Airport Planning, Manager, provided a presentation the Status Update on Airport Land Use Compatibility Plan (ALUCP), which included Rural Airports ALUCP and Project Schedule.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 9:11 a.m.

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

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Meeting Date: **September 13, 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 per their respective ALUCPs:

San Diego International Airport (SDIA) ALUCP

Construction of a Warehouse with Office Space at 3571 Pacific Highway, City of San Diego

Deemed Complete & Consistent on June 22, 2018

Description of Project: The project involves the construction of a 2-story warehouse with office space on a 0.34-acre lot.

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

Airspace Protection Surfaces: The proposed project is located outside the Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection policies because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

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

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.

Uptown Community Plan Amendments & Rezones, City of San Diego

Deemed Complete & Consistent on July 23, 2018

Description of Project: The proposed project involves amendment of land use designations to the Uptown Community Plan and associated rezones of the properties amended by the plan.

Noise Contours: The proposed project is located outside all airport noise exposure contours.

Airspace Protection Surfaces: The proposed project does not include any physical construction and is located outside the TSS, but future construction on the associated properties of the project would be subject to structural height limitations through the City's Airport Approach Overlay Zone (AAOZ). Additionally, prior to issuance of any permits for new structures or increases in the heights of existing structures, the City requires the project sponsor to secure a determination of no hazard to air navigation issued by the FAA, or, alternatively, has the project design professional self-certify on professional licensure that the project does not meet FAA notification criteria because it 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. The ALUCP requires that in instances when the FAA determination advises marking and lighting conditions for a structure, or if the structure and/or associated construction crane would result in a change to SDIA aircraft operations, that project must be referred to the ALUC for consistency determination. Therefore, as conditions of project approval, any future construction on the associated properties of the project shall be subject to the AAOZ and shall obtain an FAA determination of no hazard to air navigation prior to permitting, and further, any project whose FAA determination requires marking and lighting conditions or results in a change to SDIA operations shall be referred to the ALUC for a determination of consistency with the ALUCP.

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

Overflight Notification: The proposed project is located within the overflight notification area. The City provides overflight notification to new residential uses through the Airport Environs Overlay Zone (AEOZ), but no physical construction is proposed by this project.

Construction of 26 Attached Residential Units at 2517 Union Street, City of San Diego

Deemed Complete & Consistent on July 31, 2018

Description of Project: The project involves the construction of 26 attached residential units with an ancillary multipurpose room on a vacant property of 18,016 square feet.

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 conditionally compatible with

airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an avigation easement for aircraft noise and height be 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 avigation easement must be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection policies 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 3 Northeast – Uptown. The ALUCP identifies residential uses located within Safety Zone 3 Northeast – Uptown as conditionally compatible with airport uses, provided that the project complies with a density of 62 units per acre. The project site is 0.414 acres, which equates to a maximum compatible density of 26 units. The project proposes 26 units and therefore complies with the Safety Zone 3 Northeast – Uptown.

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. However, in instances when an avigation easement is required, no additional overflight notification is required.

Montgomery-Gibbs Executive Airport ALUCP

Community Plan Amendment and Zone Reclassification at 8225 Aero Drive, City of San Diego

Deemed Complete & Consistent on July 31, 2018

Description of Project: The project involves an amendment to the Kearny Mesa Community Plan to change the land use designation from industrial employment to residential use and a corresponding zone reclassification from industrial to very high density residential for a 3.99-acre property. Future construction on the property would be subject to City of San Diego review for compliance with the ALUC-approved implementation of the ALUCP, the Airport Land Use Compatibility Overlay Zone (ALUCOZ).

Noise Contours: The proposed project does not propose any construction but 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 proposed project does not propose any construction but would be in compliance with the ALUCP airspace protection policies because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project site 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 proposed project does not propose any construction but 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 does not propose any construction but is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses, and the ALUCOZ satisfies to provide that notification to any new residential uses on the property.

Brown Field Municipal Airport, Gillespie Field, Montgomery-Gibbs Executive Airport, Marine Corps Air Station (MCAS) Miramar, and SDIA ALUCPs

Amendments to the Land Development Code for Live/Work Quarters, City of San Diego

Deemed Complete & Consistent on August 10, 2018

Description of Project: The project proposes amendments to the City of San Diego Land Development Code to expand allowance of live/work quarters. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.