

**AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY JUNE 5, 2008  
BOARD ROOM**

**CALL TO ORDER**

Chairperson Bersin called the regular meeting of the Airport Land Use Commission to order at 9:02 a.m., Thursday, June 5, 2008, in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE** Ted Sexton, Vice President, Regional Airport Business Relations and Services, led the Pledge of Allegiance.

**ROLL CALL**

Present: Board Members: Bersin, Boland, Desmond, Finnila, Miller, O'Connor (Ex-Officio), Orso-Delgado (Ex-Officio), Panknin, Zettel

Absent: Board Members: Sheehan (Ex-Officio), Watkins, Young

Also Present: Thella F. Bowens, President/CEO; Breton K. Lobner, General Counsel; Tony Russell, Director, Corporate Services/Authority Clerk; Maritza C. Steele, Assistant Authority Clerk II

**PUBLIC COMMENT:**

JARVIS ROSS, SAN DIEGO, expressed concern regarding expansion and projected long term changes at Lindbergh Field.

SUHAIL KHALIL, PENINSULA PLANNING BOARD, expressed concern regarding mitigation measures for the 10 elements in the Environmental Impact Report for the Airport Master Plan, and stated that the Peninsula Planning Board will be providing comments on the 13 Concepts for Destination Lindbergh.

**CONSENT AGENDA:**

**ACTION: Moved by Board Member Desmond and seconded by Board Member Finnila to approve the Consent Agenda. Motion carried by the following vote: YES – Bersin, Boland, Desmond, Finnila, Miller, Panknin, Zettel; NO – None; ABSENT – Watkins, Young. (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the May 1, 2008 meeting.

**CONSISTENCY DETERMINATIONS**

***City of San Diego***

**2. CONSTRUCTION OF TWO RESIDENTIAL UNITS, 805 & 807 DEAL COURT, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2008-0021 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.

**3. CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS, 6075 OTAY MESA ROAD, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2008-0022, making the determination that the project is consistent with the Brown Field Airport Land Use Compatibility Plan.

**4. CONSTRUCTION OF A RETAIL SALES CONVENIENCE STORE, 7801 CLAIREMONT MESA BOULEVARD, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2008-0023 ALUC, making the determination that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan.

**5. CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENTIAL UNIT, 9460 LA JOLLA FARMS ROAD, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2008-0024 ALUC, making the determination that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan.

**6. CONSTRUCTION OF TWO SELF-STORAGE BUILDINGS WITH OFFICE, 9701½ CAMINO RUIZ, CITY OF SAN DIEGO:**

RECOMMENDATION: Adopt Resolution No. 2008-0025 ALUC, making the determination that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan.

***City of Oceanside***

**7. CONSTRUCTION OF FOUR NEW INDUSTRIAL BUILDINGS, AIRPORT ROAD AT BENET ROAD, CITY OF OCEANSIDE:**

RECOMMENDATION: Adopt Resolution No. 2008-0026 ALUC, making the determination that the project is consistent with the Oceanside Municipal Airport Airport Land Use Compatibility Plan.

***City of El Cajon***

**8. CONSTRUCTION OF TWO-STORY OFFICE BUILDING WITH LOWER LEVEL PARKING GARAGE, 2525 LUND STREET, CITY OF EL CAJON:**

RECOMMENDATION: Adopt Resolution No. 2008-0027 ALUC, making the determination that the project is consistent with the Gillespie Field Airport Land Use Compatibility Plan.

***City of Santee***

**9. CONSTRUCTION OF A STORAGE ADDITION TO AN EXISTING INDUSTRIAL BUILDING, 9560 PATHWAY STREET, CITY OF SANTEE:**

RECOMMENDATION: Adopt Resolution No. 2008-0028 ALUC, making the determination that the project is consistent with the Gillespie Field Airport Land Use Compatibility Plan.

**PUBLIC HEARINGS: None**

**OLD BUSINESS:**

**10. STATUS UPDATE ON THE PREPARATION OF AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD, GILLESPIE FIELD, MCCLELLAN-PALOMAR AIRPORT, MONTGOMERY FIELD, OCEANSIDE MUNICIPAL AIRPORT, FOUR MILITARY AIRPORTS, AND SAN DIEGO INTERNATIONAL AIRPORT (SDIA):**

Sandi Sawa, Interim Manager, Airport Planning, provided a presentation on the Airport Land Use Compatibility Plan (ALUCP) process which included an overview of the ALUCP Technical Advisory Group (ATAG) subcommittees' meetings, the status of the ATAG AND ALUCP, the ATAG Outreach in the community, and the estimated ALUCP Adoption Timeline. She stated that draft documents for the ALUCP for San Diego International Airport are expected to be completed in early 2009.

RECOMMENDATION: Receive the report.

**ACTION: No Action Taken.**

**NEW BUSINESS:**

**11. ADOPTION OF THE MARINE CORPS AIR STATION CAMP  
PENDLETON AIRPORT LAND USE COMPATIBILITY PLAN, WITH  
NOTICE OF EXEMPTION:**

Sandi Sawa, Interim Manager, Airport Planning, provided a presentation regarding the purpose of Airport Land Use Compatibility Plans (ALUCPs), the California Public Utilities (PUC) requirements for use of each public and military jurisdiction, the ALUCP Technical Advisory Group, the four factors of the ALUCP layers which include noise, safety, airspace protection, and overflight, and the Airport Influence Area (AIA). She stated that the ALUCP was circulated for 47 days for public review.

In response to Board Member Boland on whether the plan would be amended if new aircraft coming into the area had different footprints, Ms. Sawa stated that the base would be required to complete new Air Installation Compatibility Use Zones (AICUZ) documents. She stated that the Authority is required to follow these documents and the plans would have to be amended.

Board Member O'Connor stated that the Department of the Navy is conducting an ongoing Environmental Impact Statement, and an Environmental Impact Statement for the basing of the NB-22 Osprey on the west coast. He stated that these documents will provide new noise contours.

**RECOMMENDATION:** Adopt Resolution No. 2008-0029  
ALUC, approving the proposed Airport Land Use Compatibility  
Plan for Marine Corps Air Station Camp Pendleton with notice  
of exemption.

**ACTION: Moved by Board Member Finnila and seconded by Board  
Member Miller to approve staff's recommendation: Motion carried by  
the following vote: YES – Bersin, Boland, Desmond, Finnila, Miller,  
Panknin, Zettel; NO – None; ABSENT – Watkins, Young. (Weighted  
Vote Points: YES – 79; NO – 0; ABSENT – 21)**

**12. ADOPTION OF AN AMENDMENT TO THE RAMONA AIRPORT  
AIRPORT LAND USE COMPATIBILITY PLAN AND ADDENDUM TO  
THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION:**

Sandi Sawa, Interim Manager, Airport Planning, provided a presentation regarding adoption of the Airport Land Use Compatibility Plan (ALUCP) for the Ramona Airport which included information regarding the California Public Utilities Code for Airport Land Use Compatibility Plans and requirements for the Airport Layout Plan (ALP); Depiction of the Airport

Land Use Plan; Revised Runway Location; and the ALUCP Amendment Implementation process.

In response to Board Member Zettel regarding whether the consulting firm accepts information provided by staff as accurate or conducts their own research to ensure accuracy, Ken Brody, Mead and Hunt, stated that the original runway alignment for this airport that is incorrect was shown in the draft that was taken through the entire review process. He stated that they did not notice that there was a shift at the time, and when it was brought to their attention, every effort was made to work with staff to correct it.

Angela Shafer-Payne, Vice President, Planning and Operations, clarified that airport layout plans are approved by the Federal Aviation Administration (FAA). She stated that it would be more typical for Mead and Hunt to verify the forecast or fleet mix of an airport rather than to question a document approved by the FAA. She stated that the document used for the runway alignment was vetted through a federal agency.

Board Member Boland stated that in 1996 the airport had a different configuration, and he inquired whether that configuration was included in the amended change. Mr. Brody responded that it was included.

In response to Board Member Miller regarding when the displacement for this airport first occurred, Mr. Brody stated that the County updated their airport layout plan in 2005 subsequent to Mead and Hunt's initial work, and at that point it was changed by the County. He stated that Mead and Hunt are unaware of whether the displacement occurred prior to 1996.

Chairperson Bersin questioned the County's reaction to the shift in zones, recognizing that County projects will be presented to the Commission for consideration, and whether the County will amend its General Plan.

Ms. Sawa stated that the County is aware of the shift in zones in the compatibility plans and brought the issue to the attention of the Authority's technical consultant. She stated that at this point the County has not amended its General Plan. She stated that staff met with the County of San Diego to develop a procedures manual regarding how the plans will be submitted to the Commission.

Ms. Shafer-Payne stated that jurisdictions have 180 days following adoption of a land use plan to bring their General Plan into conformance or to make another determination.

Ms. Bowens stated that even with the 2006 adoption, the County has not brought their plans into compliance, and Authority staff is having to review project by project.

Ms. Shafer-Payne stated that currently there is currently not much development happening around the County airports.

Chairperson Bersin questioned if there is an interim step that the Board of Supervisors could take at the Authority's request to amend the County's General Plan so that the compatibility plans would be in conformance.

Bret Lobner, General Counsel, stated that staff would look into this issue and come back with a response at the next meeting.

Ms. Bowens stated that the County has not made any changes since 2006. She stated that any new process would have to apply to not only the plans adopted today for the Ramona Airport, but to any other plans that were adjusted.

**RECOMMENDATION:** Adopt Resolution No. 2008-0030 ALUC, approving an amendment to the Ramona Airport, Airport Land Use Compatibility Plan and addendum to the previously adopted Negative Declaration.

**ACTION:** Moved by Board Member Desmond and seconded by Board Member Finnila to approve staff's recommendation. Motion carried by the following vote: YES – Bersin, Boland, Desmond, Finnila, Miller, Panknin, Zettel; NO – None; ABSENT – Watkins, Young. (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)

### **WORKSHOP:**

#### **13. STATUS UPDATE ON AIRPORT LAND USE COMMISSION ISSUES AND AIRPORT TECHNICAL ADVISORY GROUP PROCEEDINGS FOR URBAN AIRPORTS:**

Sandi Sawa, Interim Manager, Airport Planning, provided a presentation regarding the purpose of the Airport Land Use Compatibility Plans (ALUCPs); the ALUCP adoption process; and the location of the 16 airports within the ALUCP's jurisdiction. She stated that the workshop is a culmination of the ATAG Urban Subcommittee's work, and that the Commission will be provided with the background necessary to make a decision on the plans in July. She stated that San Diego International Airport and the military airports will not be covered in this workshop. She provided information regarding the Airport Influence Area and the four fundamental compatibility factors, the four compatibility layers, the purpose of the safety factor/layer; safety considerations; and potential

consequences. She also provided information on the safety zones and the ATAG's consensus/range of thinking on the issues.

Tait Galloway, Senior Planner, City of San Diego, provided information on some of the key terms and tools used in the safety matrix which include: people per acre, floor area ratio, dwelling units per acre, lot coverage, and terms used in the California Building Code.

Steve Alexander, The Alexander Group, presented an overview of the ATAG's involvement in the process and how the group arrived to a consensus on the issues involved with the plans.

Ron Rouse, Partner, Luce, Forward, Hamilton and Scripps, provided a presentation regarding the maximum intensity for non-residential land uses; and risk reduction to increase intensity for nonresidential uses. He also presented the issues and range of thinking for Brown Field and Gillespie Field, and an overview of infill policy.

Richard Beach, President, Community Airfields Association of San Diego, provided a presentation regarding Residential Density in Zones 3 and 4, and Residential Land Use.

In response to Chairperson Bersin regarding occupancy levels and the number of square feet for nonresidential land uses, Ken Brody, Mead and Hunt, stated that the Building Code has a high intensity for fire purposes. He stated that more has been done with research of individual buildings, and the facility management industry has a fair amount of online data regarding this issue. He stated that the difference in parking ratios is another device used to measure occupancy loads.

In response to Board Member Desmond regarding liability for deviating from the Caltrans Handbook, Lori Ballance, Gatzke Dillon and Balance LLP, stated that the Airport Land Use Commission (ALUC) must be guided by the Caltrans Handbook. She stated that any decision made should include the findings for deviations from the Handbook. She stated that individual airport land use commissions have done things different from the Handbook depending upon the communities and development around the airport, which gives them the ability to use their discretion.

Bret Lobner, General Counsel, stated that if the Board exercises its judgment reasonably after hearing all of the information presented, there should be no liability for the Board's direction.

Board Member Panknin expressed concern that most of the airports have no safety matrix. He stated that with no adopted plans, people are already at risk. He stated that it is incumbent upon the Commission to make a decision.

Board Member Miller expressed concern regarding efforts to reduce risk within buildings, and questioned if there are designs for automatic fire suppressors.

In response to Board Member Zettel regarding risk reduction, and designs for automatic fire suppressors, Mr. Rouse stated that enhanced exiting, stairways of concrete versus wood frame, fewer windows, etc., are examples of risk reduction measures that can be incorporated. He stated that examples of risk reduction measures and a multiplier for risk reduction can also be found in the Caltrans Handbook.

Ms. Sawa stated that the safety matrix also includes examples of risk reduction features.

Board Member Finnilla questioned if it would be appropriate to move forward with the ALUCP to guide aviation development at Brown Field, and not recognize non-aviation development that is rapidly growing. Ms. Sawa stated that the Commission would have an option to do that in July.

Chairperson Bersin expressed concern with the Commission's inability to make interim decisions to correct problems when better information is available.

In response to Board Member O'Connor regarding whether the infill policy would apply to the military, Ms. Sawa stated that the policy would only apply to the five urban airports. She stated that the approach for San Diego International Airport would be different based on the development characteristic.

*The Board recessed at 10:55 a.m. and reconvened at 11:10 a.m.*

*Board Member O'Connor left the dais at 11:10 a.m.*

MICHAEL TURK, SAN DIEGO, urged the Commission to consider density when developing the safety zones.

JOHN RIESE, BONITA, urged the Board to delay adoption of the safety zones for Brown Field until a decision is made regarding whether an instrument approach will be included in the ALP.



JOHN ZIEBARTH, SAN DIEGO, urged the Commission to look at the facts and to consider the level of development restrictions and consequences. He expressed concern regarding information in the safety matrix, risk reduction, and density.

Board Member Panknin suggested that issues with Gillespie Field could be resolved by having a meeting with the City of Santee, the Pilots Association, the County of San Diego, the Airport Authority, the Development Council, and all stakeholders involved. He stated that the group could meet with Authority staff along with Board Members Watkins, Miller and himself to make a decision on the process.

Chairperson Bersin requested that the President/CEO work with Board Members Miller, Panknin, and Watkins to address the issues with Gillespie Field.

Board Member Finnila requested an update on the existing projects to assist the Commission in making a decision on the process.

Ms. Sawa stated that there are existing use definitions in our existing ALUCPs for Camp Pendleton and in the six rural airports in the past. She stated that the information will be provided separately. She stated that staff will provide a specific recommendation on each of the six issues.

Chairperson Bersin stated that he would like to see the range of thinking for ATAG Members followed by comments from staff.

Board Member Panknin stated that he would like to hear both sides of the issue, followed by the recommendations.

Board Member Desmond questioned if there were other urban airports in the State of California that have raised their densities above the Caltrans Handbook requirements. He stated that he would like to have that information available at the meeting in July so that a comparison could be made.

Board Member Finnila requested that the issues be put together in sections.

Board Member Orso-Delgado stated that he could make arrangements to have an expert from Caltrans present at the meeting in July.

In summary, Ms. Sawa stated that the Commission is requested to provide policy direction on the following six issues at the meeting in July: Density (residential development); Risk Reduction Measures; Intensity (non-residential development); Brown Field; Gillespie Field; and Infill Policies.

RECOMMENDATION: Provide direction to staff.

**ACTION: No Action Taken.**

**PUBLIC HEARINGS: None**

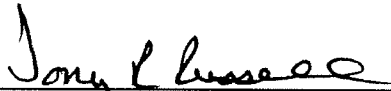
**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT**

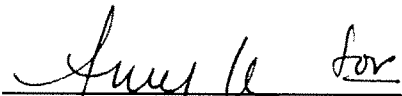
The meeting adjourned at 11:50 a.m. The next regular meeting will be held on Thursday, July 10, 2008, at 9:00 a.m. in the Board Room at the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 10TH DAY OF JULY, 2008.



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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:



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BRETON K. LOBNER  
GENERAL COUNSEL