

#### Board Members

Gil Cabrera (Chair)  
Mary Casillas Salas (Vice Chair)  
Catherine Blakespear  
Paul McNamara  
Paul Robinson  
Johanna Schiavoni  
James Sly  
Nora E. Vargas  
Marni von Wilpert

## Airport Land Use Commission Agenda

Thursday, October 6, 2022

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

#### 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.***

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## 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 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 September 1, 2022, regular meeting.

## **CONSISTENCY DETERMINATIONS**

### **2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORP AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, AND NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH ALUCPS; AMENDMENT TO THE MUNICIPAL CODE FOR OCCUPANCY TIME RESTRICTION ON BONUS ACCESSORY DWELLING UNITS, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP; SHADOW HILL ROAD, CITY OF SANTEE; MARINE CORP AIR STATION MIRAMAR ALUCP; MIRA MESA COMMUNITY PLAN UPDATE, CITY OF SAN DIEGO; OCEANSIDE MUNICIPAL AIRPORT ALUCP; 555 AIRPORT ROAD, CITY OF OCEANSIDE:**

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](http://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, SEPTEMBER 1, 2022**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chair Cabrera called the regular meeting of the Airport Land Use Commission to order at 10:16 a.m. on Thursday, September 1, 2022, at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Bedell (Ex-Officio), Blakespear, Cabrera, Dallarda (Ex-Officio), McNamara, Robinson, Schiavoni, Sly, von Wilpert

ABSENT: Commissioners: Casillas Salas, Miller (Ex-Officio), Vargas

ALSO PRESENT: Kimberly J. Becker, President/CEO; Lee Kaminetz, Director, Counsel Services; Tony R. Russell, Director, Board Services/Authority Clerk; Arely Valenzuela, Assistant Authority Clerk I

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-2):**

**ACTION: Moved by Commissioner Robinson and seconded by Commissioner Schiavoni to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, McNamara, Robinson, Schiavoni, Sly, von Wilpert; NO – None; ABSENT – Casillas Salas, Vargas; (Weighted Vote Points: YES – 80; NO – 0; ABSENT – 20)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the July 7, 2022, regular meeting.

## **CONSISTENCY DETERMINATIONS**

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 2845 UNION STREET, CITY OF SAN DIEGO; 2715 BARNSON PLACE, CITY OF SAN DIEGO; BROWN FIELD MUNICIPAL AIRPORT ALUCP OTAY RANCH VILLAGE 3, PARCELS R6 AND R-20, CITY OF CHULA VISTA; OCEANSIDE MUNICIPAL AIRPORT ALUCP; STATE ROUTE 76 AND FOUSSAT ROAD, CITY OF OCEANSIDE; GILLESPIE FIELD ALUCP; 1155 GRAVES AVE, CITY OF EL CAJON:**  
RECOMMENDATION: Receive the Report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 10:18 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6<sup>th</sup> DAY OF OCTOBER 2022.

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

## Airport Land Use Commission Staff Report

Meeting Date: October 6, 2022

### 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 ALUCPs:

**San Diego International Airport, Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, and Naval Outlying Landing Field Imperial Beach ALUCPs:**

#### **Amendment to the Municipal Code for Occupancy Time Restriction on Bonus Accessory Dwelling Units, City of San Diego**

Deemed Complete and Consistent on August 26, 2022

Description of Project: The project involves an amendment to the municipal code to reduce the requirement for occupancy of an additional accessory dwelling unit by low- and very low-income residents from 15 years to 10 years. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any noise exposure contours. Future structures constructed under this project may be subject to sound attenuation requirements based upon location within an ALUCP noise contour.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Future structures constructed under this project would be subject to height limitations such that they could not be a hazard to air navigation as determined by the Federal Aviation Administration (FAA), or a project sponsor must certify that no notice of construction to the FAA is required.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Accessory dwelling units as defined by State law are not included within ALUCP density limitations.

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Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. Future structures constructed under this project may be subject to overflight notification requirements based on location within an ALUCP overflight notification area.

## **Gillespie Field ALUCP:**

### **Construction of Detached Residence at Terminus of Shadow Hill Road, City of Santee**

Deemed Complete and Conditionally Consistent on August 23, 2022

Description of Project: The project involves the construction of a new residence on an undeveloped property.

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 structure will be approximately 612 feet above mean sea level (27 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 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 the residential unit.

## **Marine Corps Air Station Miramar ALUCP:**

### **Update to the Mira Mesa Community Plan, City of San Diego**

Deemed Complete and Consistent on September 14, 2022

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Description of Project: The project proposes an update to the Mira Mesa Community Plan, which recognizes implementation of the ALUCP policies and standards via an overlay zone over properties within the AIA. No actual development is proposed by the project, but future development would be subject to overlay zone criteria for consistency with all ALUCP compatibility factors.

Noise Contours: The proposed project encompasses areas within all noise contours but does not involve any actual development and, thus, does not impact any noise contours.

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

Safety Zones: The proposed project encompasses areas within all safety zones but does not involve any actual development and, thus, does not impact any safety zones.

Overflight Notification: The proposed project encompasses areas within the overflight notification area but does not involve any actual development and, thus, does not impact any overflight notification requirements.

## **Oceanside Municipal Airport ALUCP:**

### **Construction of Four Industrial Buildings at 555 Airport Road, City of Oceanside**

Deemed Complete and Consistent on August 23, 2022

Description of Project: The project involves the construction of four industrial buildings totaling 20,007 square feet on a property of 1.19 acres. Anticipated uses for the buildings are a mixture of light industrial, warehouse, and office.

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

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Airspace Protection Surfaces: The maximum height of the proposed project structures will be approximately 60 feet above mean sea level (26 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 Zone 6. The ALUCP identifies office, manufacturing, and warehouse uses located within Safety Zone 6 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.