

## Airport Land Use Commission Agenda

**Thursday, September 1, 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

### 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

### 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.**

**CALL TO ORDER:**

Thursday, September 1, 2022

## 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 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 R-6 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.

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

## PUBLIC HEARINGS:

## OLD BUSINESS:

## NEW BUSINESS:

## COMMISSION COMMENT:

## ADJOURNMENT:

Thursday, September 1, 2022

## 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, JULY 7, 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 11:11 a.m. on Thursday, July 7, 2022, at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Blakespear, Cabrera, Casillas Salas, McNamara, Robinson, Schiavoni, Sly, von Wilpert

ABSENT: Commissioners: Bedell (Ex-Officio), Dallarda (Ex-Officio), Miller (Ex-Officio), Vargas

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

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

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

**ACTION: Moved by Commissioner von Wilpert and seconded by Commissioner Sly to approve the Consent Agenda. Motion carried by the following votes: YES - Blakespear, Cabrera, Casillas Salas, McNamara, Robinson, Schiavoni, Sly, von Wilpert; NO - None; ABSENT - Vargas; (Weighted Vote Points: YES - 92; NO - 0; ABSENT - 8)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the June 2, 2022, regular meeting.

**CONSISTENCY DETERMINATIONS**

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 1620 STATE STREET, CITY OF SAN DIEGO; 1160 9<sup>TH</sup> AVENUE, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP; 11000 SUNSET TRAIL, CITY OF SANTEE; 10430 PARK AVENUE, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT ALUCP; MUNICIPAL CODE AMENDMENTS, CITY OF CARLSBAD:**

RECOMMENDATION: Receive the Report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting was adjourned at 11:13 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 1<sup>ST</sup> DAY OF SEPTEMBER 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: September 1, 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 ALUCP:

##### **Construction of Accessory Residential Unit and Residence Addition at 2845 Union Street, City of San Diego**

Deemed Complete and Conditionally Consistent on July 21, 2022

Description of Project: The project involves an addition to an existing residence including construction of a new accessory residential unit.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (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 aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as a condition of project approval, each residence must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 199 feet above mean sea level (27 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project 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 is located outside all Safety Zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

## **Construction of Detached Residence at 2715 Barnson Place, City of San Diego**

Deemed Complete and Conditionally Consistent on July 22, 2022

Description of Project: The project involves the construction of a detached residence.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 218 feet above mean sea level (24 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project 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 is located outside all Safety Zones.

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.

## **Brown Field Municipal Airport ALUCP:**

**Construction of 194 Attached Residential Units at Otay Ranch Village 3, Parcels R-6 & R-20, City of Chula Vista**

Meeting Date: September 1, 2022

Deemed Complete and Conditionally Consistent on July 1, 2022

Description of Project: The project involves the construction of 194 attached residential units on Parcels R-6 and R-20 of Village 3 of the Otay Ranch Specific Plan pursuant to a rezone and specific plan amendment previously reviewed by the ALUC in 2021.

Noise Contours: The proposed project lies outside of the 60 dB CNEL noise contour. The ALUCP identifies all land uses outside of 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 293 feet above mean sea level (45 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project 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 is partially 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 a Resort with Lodging, Commercial, Assembly, and Recreational Uses at State Route 76 and Foussat Road, City of Oceanside**

Deemed Complete and Conditionally Consistent on July 11, 2022

Meeting Date: September 1, 2022

Description of Project: The project involves construction of 312,650 square foot of lodging spaces, 134,400 square feet of community/neighborhood shopping center with retail sales and recreation facilities, 18,000 square feet of indoor small assembly (up to 300 people), and 8,000 square feet of eating and drinking establishment all totaling 473,050 square feet on a property of approximately 47 acres. Future phases of the project on adjoining properties will add residential uses, to be reviewed under a separate consistency determination at the time they are proposed.

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 all proposed project structures will be the resort hotel at approximately 97 feet above mean sea level (50 feet above ground level). The maximum height of the two commercial buildings (indicated as C1 and C2 on the project plans) nearest the airport will be approximately 69 feet above mean sea level (25 feet above ground level). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the buildings are 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 over the property with the County Recorder. Therefore, as a condition of project approval, the structures must be marked and lighted in accordance with FAA procedures and an aviation easement for airspace must be recorded over the property with the County Recorder.

Safety Zones: The proposed project is located within Safety Zones 2, 3, and 4.

The ALUCP identifies hotels and community/neighborhood shopping centers located within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with an intensity of 60 people per acre and a maximum lot coverage of 50 percent. The project site of 10.57 acres within Safety Zone 2 could thus have a maximum compatible limit of 634 people. The shopping center portion of 29,240 square feet at 120 square feet per person would yield 242 people, and the hotel portion of 35,500 square feet at 200 square feet per person would yield 178 people, for a total of 421 people, and therefore the project does not exceed the maximum compatible limit of 634 people. The project proposes a lot coverage of 10 percent within Safety Zone 2 and therefore does not exceed the maximum lot coverage limit of 50 percent. Therefore, the project complies with the Safety Zone 2 limitations.

The ALUCP identifies hotels, eating and drinking establishments, and community/neighborhood shopping centers located within Safety Zone 3 as conditionally compatible with airport uses, provided that the project complies with an intensity of 100 people per acre and a maximum lot coverage of 60 percent. The project site of 15.99 acres within Safety Zone 3 could thus have a maximum compatible limit of 1,599 people. The shopping center portion of 105,160 square feet at 120 square feet per person would yield 876 people.

The eating and drinking establishment of 8,000 square feet at 60 square feet per person would yield 133 people. The hotel portion of 66,600 square feet at 200 square feet per person would yield 333 people. The sum of all people within Safety Zone 3 would be 1,342 people, and therefore the project does not exceed the maximum compatible limit of 1,599 people. The project proposes a lot coverage of 16 percent within Safety Zone 3 and therefore does not exceed the maximum lot coverage limit of 60 percent. Therefore, the project complies with the Safety Zone 3 limitations.

The ALUCP identifies indoor small assembly room (up to 300 people) and hotel uses located within Safety Zone 4 as conditionally compatible with airport uses, provided that the project complies with an intensity of 100 people per acre and a maximum lot coverage of 70 percent. The project site of 17.68 acres within Safety Zone 4 could thus have a maximum compatible limit of 1,768 people. The indoor small assembly room of 18,000 square feet at 60 square feet per person would yield 300 people. The hotel of 210,550 square feet at 200 square feet per person would yield 1,053 people. The sum of all people within Safety Zone 4 would be 1,353 people, and therefore the project does not exceed the maximum compatible limit of 1,768 people. The project proposes a lot coverage of 13 percent within Safety Zone 4 and therefore does not exceed the maximum lot coverage limit of 70 percent. Therefore, the project complies with the Safety Zone 4 limitations.

Additionally, ancillary eating and drinking establishment uses of 7,000 square feet within the 237,000 square foot resort hotel within Safety Zones 3 and 4 would not exceed 10 percent of the area of the resort hotel, and therefore these ancillary uses as defined by the ALUCP do not constitute separate uses with additional intensity.

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.

## **Gillespie Field ALUCP:**

### **Amendment to a Specific Plan at 1155 Graves Avenue, City of El Cajon**

Deemed Complete and Conditionally Consistent on August 12, 2022

Description of Project: The project involves an amendment to a specific plan to allow for the construction of an automobile dealership in place of an entertainment assembly facility per the original specific plan. No changes are proposed to the General Plan land use or zoning district designation of Regional Commercial. Because the ALUC has previously determined that the City of El Cajon General Plan and zoning are consistent with the ALUCP, this consistency determination only concerns the specific plan amendment; the City of El Cajon retains original jurisdiction to assess the physical construction of the project for consistency with the ALUCP.

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 proposed project, as a specific plan amendment, does not impact any airspace protection boundaries. Future structures constructed per the specific plan amendment must demonstrate consistency with the airspace protection provisions of the ALUCP by providing a determination of no hazard to air navigation from the Federal Aviation Administration (FAA) or certification that no notice of construction to the FAA is required.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies low-intensity or outdoor-oriented retail or wholesale trade 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 residential use subject to ALUCP overflight notification requirements.