

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

Greg Cox
Jim Desmond
Mark Kersey
Paul Robinson
Michael Schumacher
Mary Sessom
Mark B. West

AIRPORT LAND USE COMMISSION AGENDA

Thursday, March 1, 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

Ex-Officio Board Members

Cory Binns
Col. Jason Woodworth

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 Corporate & Information Governance/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 Corporate & Information Governance/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 (Items 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 February 1, 2018 regular meeting.

CONSISTENCY DETERMINATIONS

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.

(Planning & Environmental Affairs: Brendan Reed)

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>
April	5	9:00 AM	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, FEBRUARY 1, 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 10:44 a.m. on Thursday, February 1, 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), Cox, Desmond, Kersey, Robinson, Schumacher, West, Woodworth (Ex Officio)

ABSENT: Commissioners: Sessom

ALSO PRESENT: Kimberly J. Becker, CEO/President; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Corporate and Information Governance/Authority Clerk; Linda Gehlken, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1- 2):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner West to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Cox, Desmond, Kersey, Robinson, Schumacher, West; NO – None; ABSENT – Sessom; (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 8).

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the January 4, 2018 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 10:45 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
1st DAY OF MARCH, 2018.

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission
**Report of Determinations of Consistency with
Airport Land Use Compatibility Plans**

Item No.
2

Meeting Date: **March 1, 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 determinations of consistency for land use actions with their respective ALUCPs since the last ALUC meeting:

San Diego International Airport (SDIA) ALUCP

Construction of Detached Residential Unit at 3336 Curtis Street, City of San Diego

Deemed Complete & Conditionally Consistent on January 16, 2018

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

Noise Contours: The proposed project lies within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residence is 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, the residence must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.

Airspace Protection Surfaces: The proposed project is located within the Threshold Siting Surface (TSS). The maximum allowable height for a project on this site is approximately 52 feet Above Ground Level (AGL), and the structure is approximately 25 feet AGL. Therefore, the project complies with the TSS. The proposed project is 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 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 project area is located within Safety Zone 2 West – Peninsula. The ALUCP identifies residential uses located within Safety Zone 2 West – Peninsula as conditionally compatible with airport uses, provided that the project complies with a density of 20 units per acre. The project site is 5,000 square feet

in area, which equates to a maximum compatible density of two units, and therefore the single unit proposed complies.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an avigation easement is required.

Construction of 6 Attached Residential Units at 2727-2745 Camulos Drive, City of San Diego

Deemed Complete & Conditionally Consistent on January 31, 2018

Description of Project: The project involves the construction of 6 attached residential units on a property with 8 existing, attached residential units.

Noise Contours: The project area lies within the 65-70 dB CNEL noise exposure contours. 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 and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the 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 project area is located within Safety Zone 4 West – Peninsula. The ALUCP identifies residential uses located within Safety Zone 4 West – Peninsula as conditionally compatible with airport uses, provided that the project complies with a density of 36 units per acre. A total of 14 units would be compatible based upon the 0.38-acre project site. The project proposes the addition of 6 units on a property with 8 existing units, for a total of 14 units, and therefore the project is compatible with the Safety Zone 4 West – Peninsula residential density limitation.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an avigation easement is required.

Midway-Pacific Highway Community Plan Update, City of San Diego

Deemed Complete & Conditionally Consistent on February 7, 2018

Description of Project: The proposed project involves the update of a community plan that designates generalized land use categories, with corresponding densities for land use designations permitting residential uses, but without any physical construction or uses of land proposed.

Noise Contours: The proposed project is located within the 60-65, 65-70, 70-75, and 75+ dB CNEL noise contours, but no physical construction is proposed. The City General Plan Noise Element and Municipal Code implement the sound attenuation and avigation easement requirements of the SDIA ALUCP as applicable for residential and nonresidential land uses, with the clarification that ALUCP standards apply when they are more restrictive, but the City has not yet implemented the SDIA ALUCP noise standards into the Municipal Code. Therefore, as a condition of project approval, the City must refer all land use projects to the ALUC for determination of consistency with the SDIA ALUCP until such time as the ALUC determines that the City has incorporated the noise policies and standards of the ALUCP into the Municipal Code.

Airspace Protection Surfaces: The proposed project is partially located within the TSS and is in compliance with the ALUCP airspace protection surfaces because there are no proposed increases in zoning height limits and no physical construction is proposed by the project. The City requires a determination of no hazard to air navigation from the FAA or certification by project sponsors that notice of construction or alteration of structures to the FAA is not required prior to the issuance of permits.

Safety Zones: The proposed project is located within Safety Zones 1, 2, 3, and 5. No uses of land are proposed by the project, but future land uses within the project area would be required to abide by the applicable residential density or nonresidential intensity limitations of the SDIA ALUCP, which are not currently incorporated into the Municipal Code. Therefore, as a condition of project approval, the City must refer all land use projects to the ALUC for determination of consistency with the SDIA ALUCP until such time as the ALUC determines that the City has incorporated the safety zone limitations of the ALUCP into the Municipal Code.

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

Construction of Gas Station and Car Wash at 2959 Midway Drive, City of San Diego

Deemed Complete & Conditionally Consistent on February 8, 2018

Description of Project: The project involves the construction of a retail sales convenience market, canopy over fuel dispensers, and car wash.

Noise Contours: The project area lies within the 60-65 dB CNEL noise exposure contours. The ALUCP identifies retail sales 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 TSS and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the 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 project area is located outside all Safety Zones.

Overflight Notification: The proposed project is located within the overflight notification area but does not propose any new residential use subject to overflight notification requirements.

Brown Field Municipal Airport ALUCP

Mobile Food Facility Ordinance, City of Chula Vista

Deemed Complete & Conditionally Consistent on January 26, 2018

Description of Project: The proposed project involves a municipal ordinance to provide regulatory standards for the operation of mobile food facilities without any physical construction proposed.

Noise Contours: The proposed project would be permitted to occur within the 60-65 and 65-70 dB CNEL noise contours. The ALUCP identifies eating and drinking establishment uses located within the 60-65 dB CNEL noise contour as compatible and within the 65-70 dB CNEL as conditionally compatible, subject to interior sound attenuation to 50 dB, with airport uses. However, the food facilities are mobile vehicles of transitory occupancy rather than permanently occupied structures, and therefore are not subject to any standard of sound attenuation.

Airspace Protection Surfaces: The proposed project is in compliance with the ALUCP airspace protection surfaces because mobile vehicles would not

penetrate airspace protection surfaces within areas in which the project would be permitted.

Safety Zones: The proposed project would be permitted to occur within Safety Zone 6. The ALUCP identifies eating and drinking establishment uses located within Safety Zone 6 as compatible with airport uses.

Overflight Notification: The proposed project would be permitted to occur within the overflight notification area, but does not contain any new residential uses subject to overflight notification.

Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport ALUCPs

Amendments to Otay Mesa Community Plan, Kearny Mesa Community Plan, and the Land Development Code for Vernal Pool Habitat Conservation Plan, City of San Diego

Deemed Complete & Conditionally Consistent on January 24, 2018

Description of Project: The project proposes amendments to the Land Development Code and two community plans in order to expand the boundaries of a vernal pool habitat conservation plan and add policies related to the protection, preservation, and long-term management of vernal pool resources. The amendments 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 ALUCP.

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

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

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