

## Airport Land Use Commission Agenda

Thursday, June 6, 2024

9:00 A.M. or immediately following the Board Meeting

San Diego County Regional Airport Authority  
Administration Building  
First Floor – Board Room  
2417 McCain Road  
San Diego, California 92101

### Board Members

Gil Cabrera (Chair)  
James Sly (Vice-Chair)  
Whitney Benzian  
Lidia S. Martinez  
Monica Montgomery Steppe  
Rafael Perez  
Esther C. Sanchez  
Steve Vaus  
Marni von Wilpert

### Ex-Officio Board Members

Col. Thomas M. Bedell  
Michele Perrault  
Everett Townsend

### 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:

## PLEDGE OF ALLEGIANCE:

## ROLL CALL:

## PRESENTATION:

### **A. RELEASE OF DRAFT UPDATED SAN DIEGO INTERNATIONAL AIRPORT – AIRPORT LAND USE COMPATIBILITY PLAN:**

Presented by Ralph Redman, Interim Program Manager, Airport Planning

## 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 March 7, 2024 regular meeting

## CONSISTENCY DETERMINATIONS

### **2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN: SAN DIEGO INTERNATIONAL AIRPORT ALUCP AMENDMENT TO MUNICIPAL CODE REGARDING EXCLUSION OF THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN AREA FROM THE COASTAL ZONE HEIGHT LIMIT, CITY OF SAN DIEGO**

RECOMMENDATION: Receive the report.

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

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## PUBLIC HEARINGS:

## OLD BUSINESS:

## NEW BUSINESS:

## COMMISSION COMMENT:

## ADJOURNMENT:

Thursday, June 6, 2024

## **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 Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.**

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

# San Diego International Airport - ALUCP Update

Presentation to Airport Land Use Commission - Release of Draft  
ALUCP

June 6, 2024



# Agenda

- Recap on Reasons for Update
- Proposed Compatibility Factor Changes
- Upcoming Agency/Public Outreach
- Next Steps



# Statutory Basis for SDIA ALUCP Update

- Changes in Airport Design or Operations
  - Modification to runway protection zones (RPZs) per updated FAA guidance
  - New Terminal 1 (formerly ADP) with new aviation demand forecast and changes in aircraft fleet mix

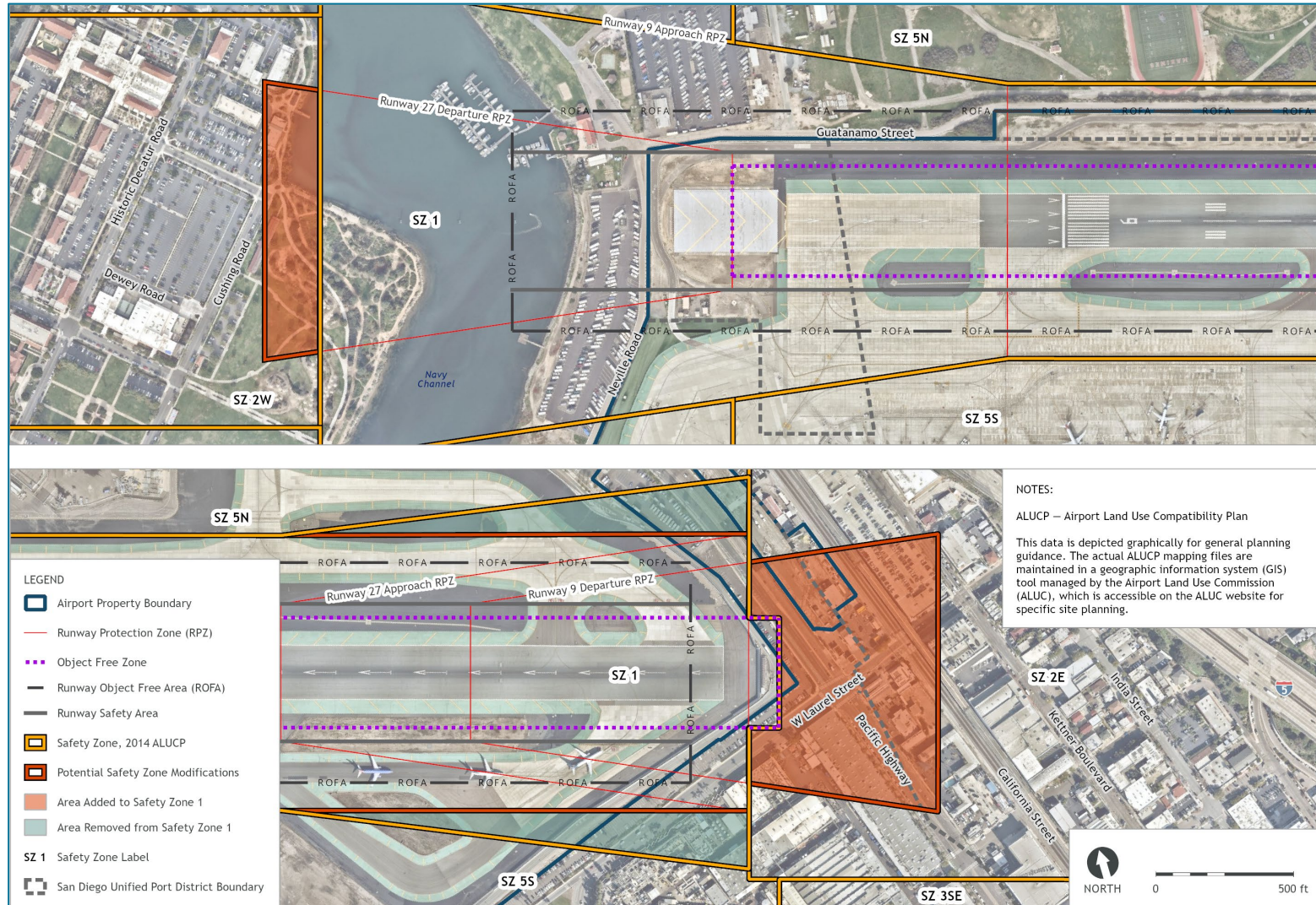
New T1 EIR requires an update to the SDIA ALUCP as a mitigation measure

# ALUCP Compatibility Factors

Compatibility Factor	Notable Updates
Safety	Safety Zone 1 updated to match RPZs depicted on Federal Aviation Administration (FAA) approved ALP
Noise	Noise contours adjusted based on updated aviation demand forecast
Airspace	Area subject to maximum height limits updated to include one engine inoperative (OEI) surface
Overflight	Area expanded to capture areas of noise complaints and flight tracks



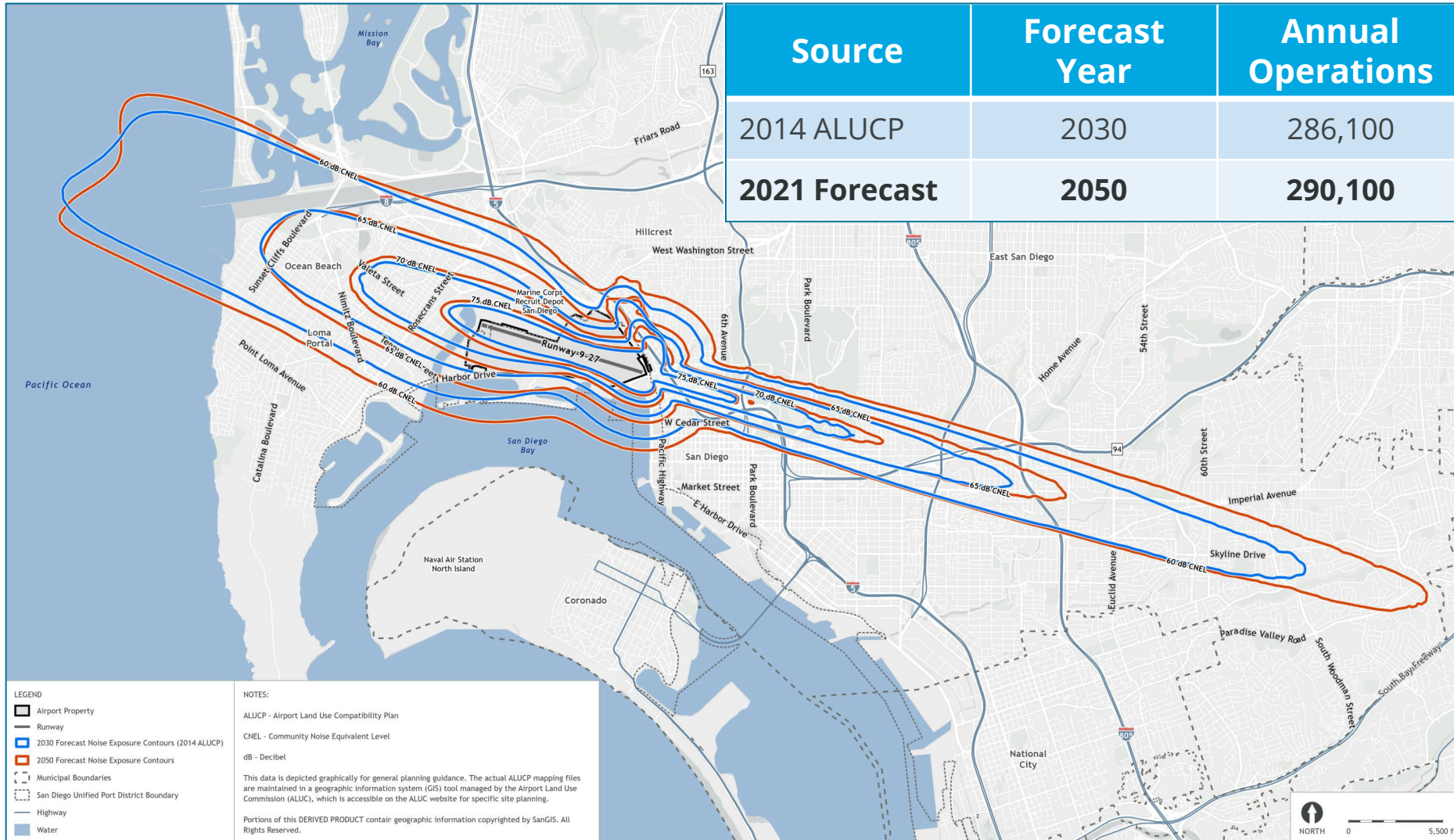
# Safety Compatibility - SZ 1 Changes



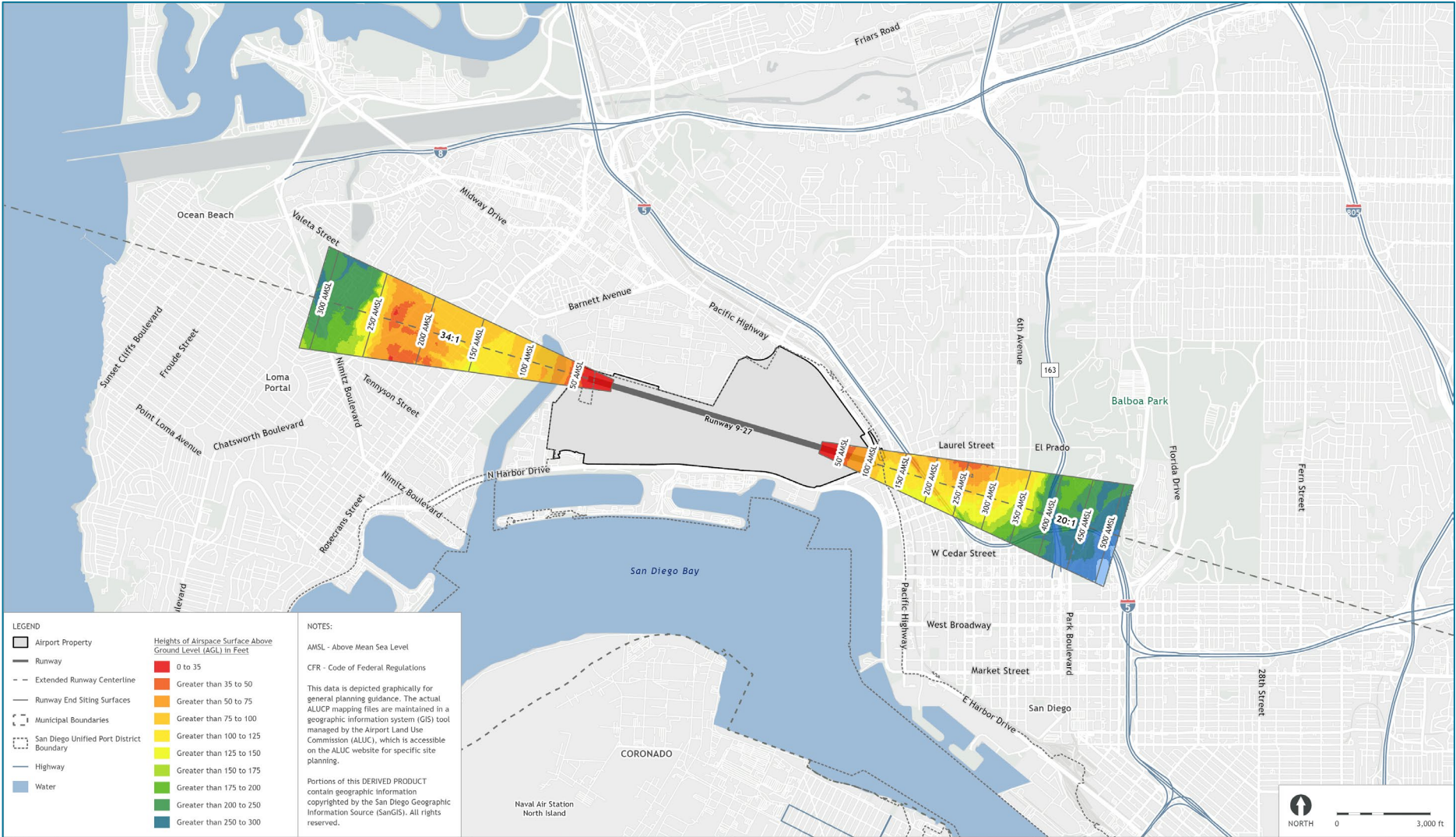
# Safety Compatibility - Other Updates

Policy	Updates
Existing uses in Safety Zone 1	<p>Changes in use of existing buildings are acceptable if they:</p> <ul style="list-style-type: none"><li>• do not exceed the nonresidential intensity of the prior use, and</li><li>• do not include any uses classified as incompatible in Safety Zone 2.</li></ul> <p><u>New construction is not compatible within Safety Zone 1</u></p>
Refine policy for new uses in existing buildings	<p>Conditionally compatible uses occupying only part of a building must comply with applicable density and intensity limits, proportioned to the building and site areas.</p>

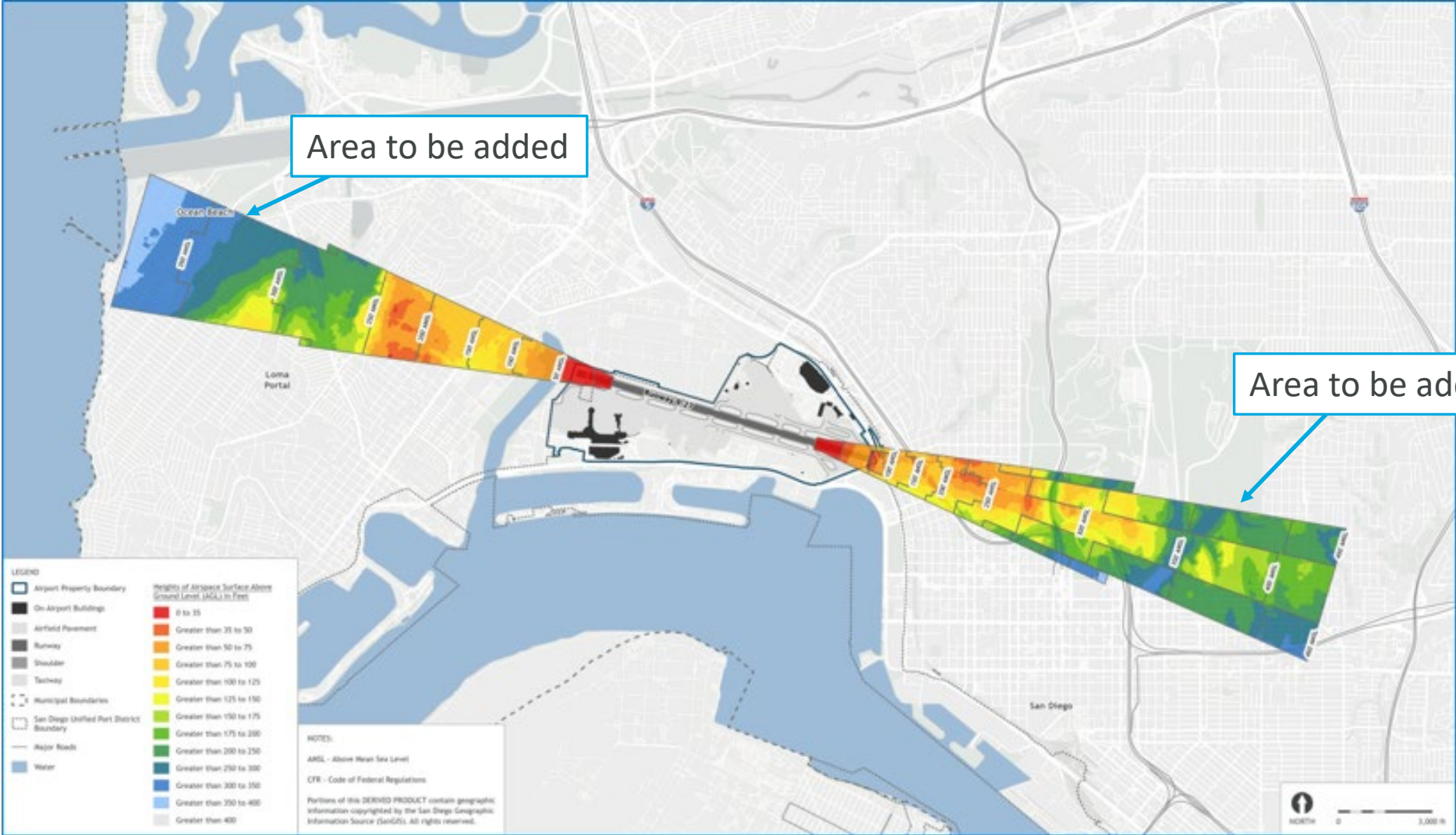
# Noise Compatibility



# Airspace Compatibility - Maximum Height Limits, 2014 ALUCP



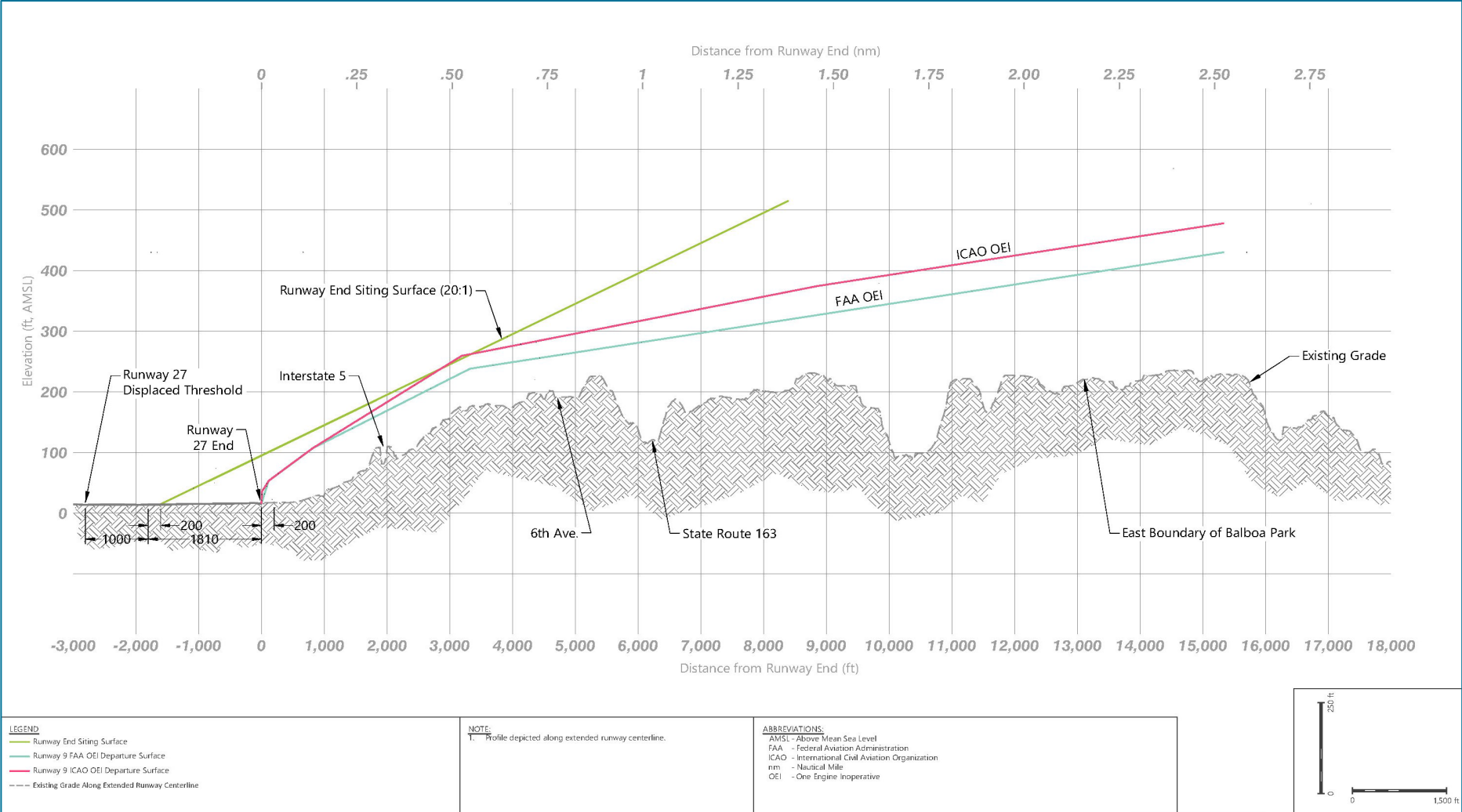
# Airspace Compatibility - Maximum Height Limits, Updated ALUCP



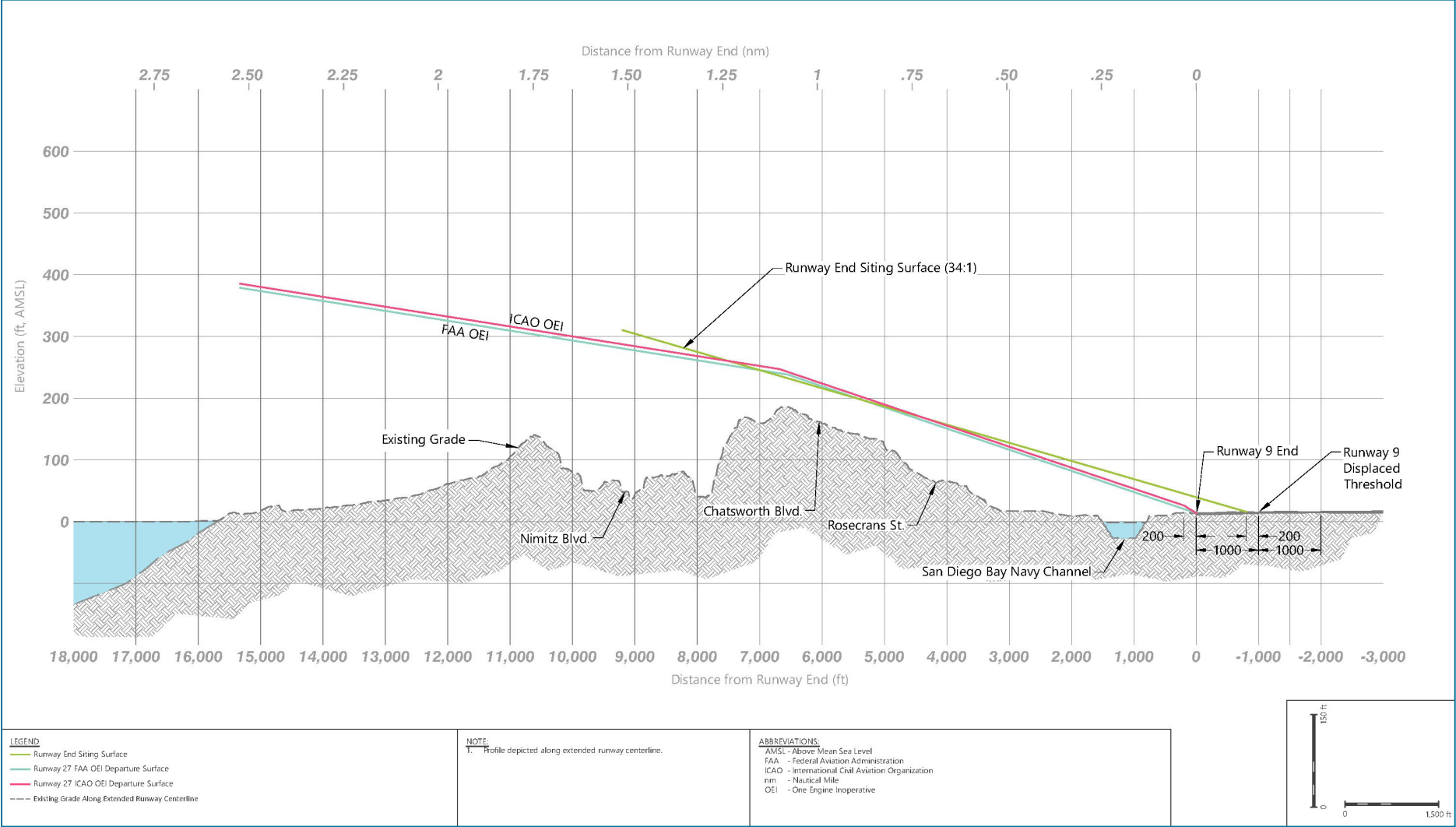
# Airspace Compatibility - OEI

- One Engine Inoperative (OEI) Procedures
  - Commercial aircraft takeoffs must ensure obstacle clearance in case of loss of one engine
  - FAA does not assess OEI obstacle clearance in its airspace reviews
- Importance of protecting OEI airspace
  - Can jeopardize long-distance, non-stop service (International, East Coast)
  - Can require changes in aircraft, reduced payloads, reduced fuel loads

# Airspace Compatibility - Maximum Height Limits

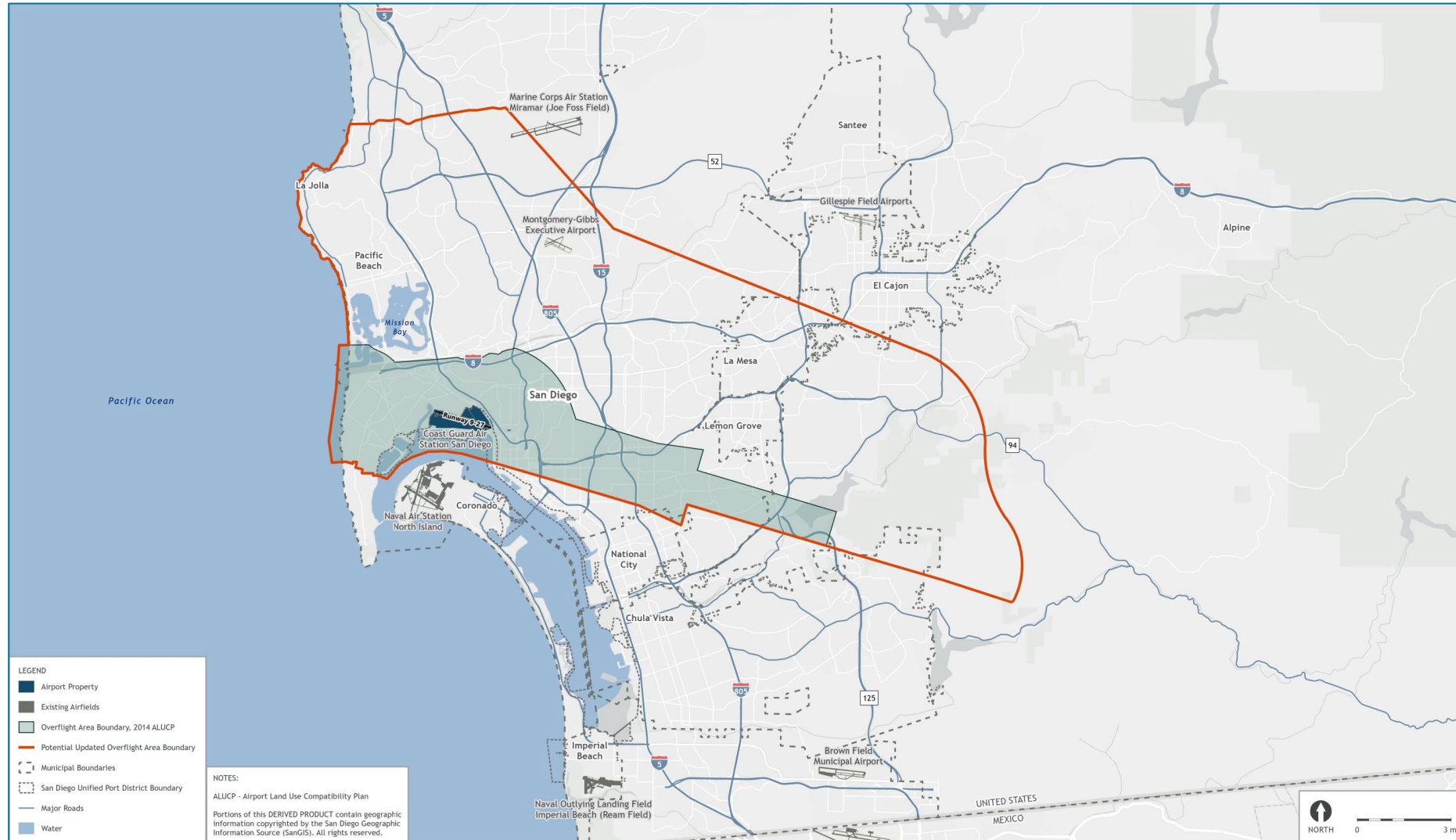


# Airspace Compatibility - Maximum Height Limits

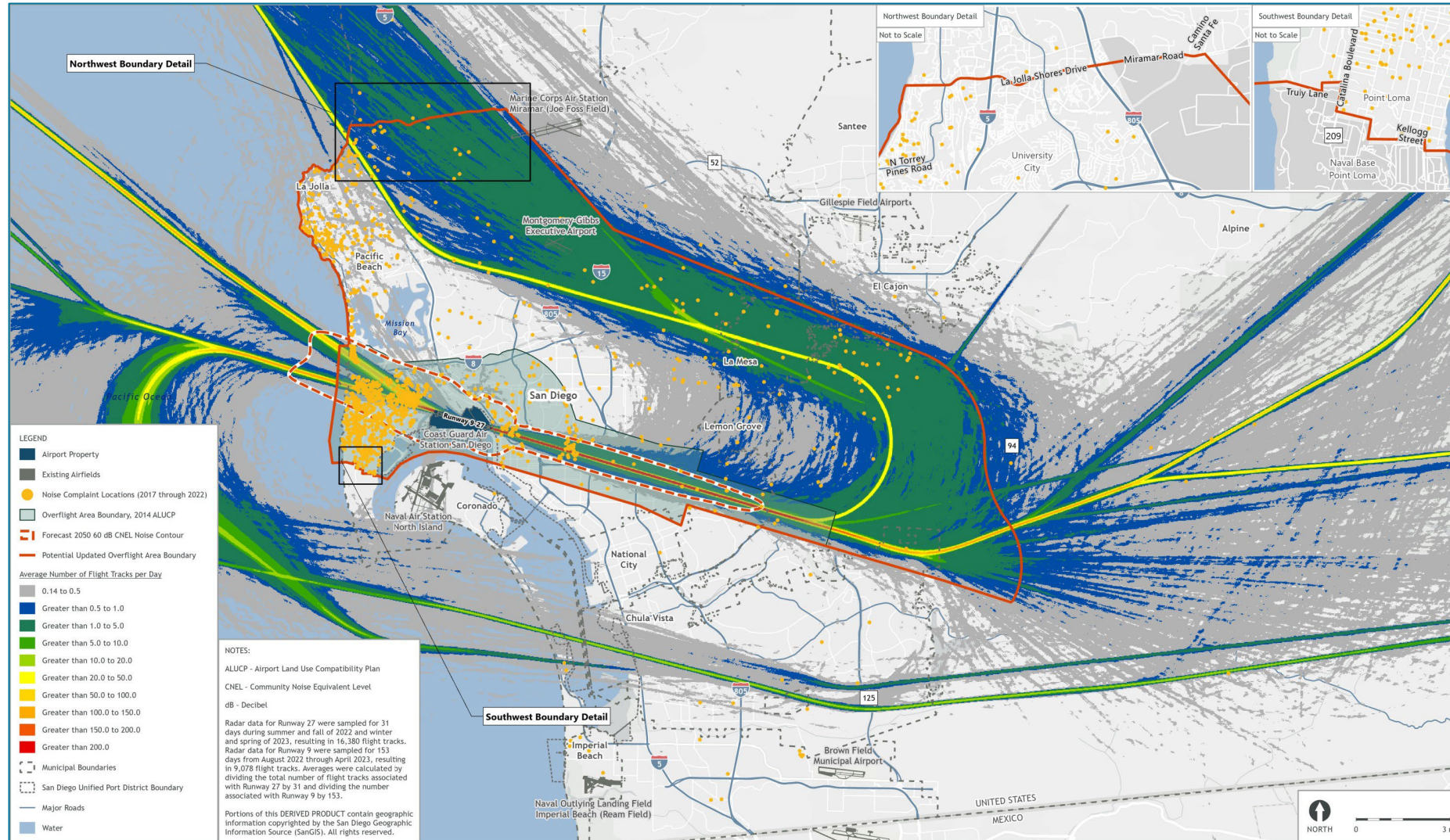




# Overflight Notification



# Overflight Notification



# Agency/Public Outreach

Stakeholder  
meetings

Project website  
(now live)

Informational  
materials

Elected official  
and agency  
briefings

Public  
meeting/outreach

SDIA ALUCP Update info can be found at - [san.org/SDIA\\_ALUCP](https://san.org/SDIA_ALUCP)

# Next Steps

ALUC presentation  
and Draft ALUCP  
publication  
(June 6, 2024)

Public meeting  
(June 25, 2024)

CEQA process and  
ALUCP adoption  
(Q3/Q4 2024)

A city skyline at sunset with a teal overlay and a body of water in the foreground. The sky is a mix of pink, orange, and purple. The buildings are silhouetted against the sky, with some reflecting the sunset colors. In the foreground, there is a body of water with several sailboats. A large teal shape covers the bottom half of the image, with the word 'Questions' written in white on it.

# Questions

**DRAFT  
AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, MARCH 7, 2024  
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY  
BOARD ROOM**

**CALL TO ORDER:** Chair Cabrera called the meeting of the Airport Land Use Commission to order at 10:25 a.m. on Thursday, March 7, 2024, in the Board Room at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Bedell (Ex-Officio), Benzian, Cabrera (Chair), Martinez, Montgomery Steppe, Perez, Sanchez, Sly, Townsend (Ex-Officio), Vaus, von Wilpert

ABSENT: Commissioners: Miller (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Shawna Morales, Assistant Authority Clerk II; Patricia Willis, Assistant Authority Clerk I

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

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

**ACTION: Moved by Commissioner Vaus and seconded by Commissioner Sly to approve the Consent Agenda. Motion carried by the following votes: YES - Benzian, Cabrera, Martinez, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, von Wilpert; NO - None; ABSENT -None. (Weighted Vote Points: YES - 100; NO - 0; ABSENT - 0)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the February 1, 2024, regular meeting.

***CONSISTENCY DETERMINATIONS***

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP 8837 MAGNOLIA AVENUE, CITY OF SANTEE:**  
RECOMMENDATION: Receive the report.  
(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)

**PUBLIC HEARINGS:**

**NEW BUSINESS:**

**COMMISSION COMMENT:**

**ADJOURNMENT:** The meeting was adjourned at 10:27 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS  
4<sup>th</sup> DAY OF APRIL 2024.

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SHAWNA MORALES  
ASSISTANT AUTHORITY CLERK II,  
BOARD SERVICES

APPROVED AS TO FORM:

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AMY GONZALEZ  
GENERAL COUNSEL

## Airport Land Use Commission Staff Report

Meeting Date: June 6, 2024

### 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 Airport Land Use Compatibility Plans (ALUCPs). Authority Policy 8.30(3)(f)(2) states that any determination made by Authority staff in its delegated capacity shall be placed on the ALUC agenda for the next available meeting and shall be considered final if no further action is taken by the ALUC.

#### San Diego International Airport ALUCP:

##### **Amendment to Municipal Code Regarding Exclusion of the Midway-Pacific Highway Community Plan Area from the Coastal Zone Height Limit, City of San Diego**

Deemed Complete and Conditionally Consistent on May 2, 2024

Description of Project: The proposed project involves an amendment to the municipal code to remove redundant language regarding the exclusion of the Midway-Pacific Highway Community Plan Area from the 30-foot height limit on buildings in the Coastal Height Limit Overlay Zone. The language to be removed was approved by voters as Measure E in 2020 but later struck down by a court. A new 2022 voter-approved Measure C restored the same language, so the new amendment removes the redundant Measure E language while retaining the same effect of excluding that community plan area from the Coastal Zone height limits. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any noise contours. As a condition of approval, future land uses located within the area of the proposed project must comply with the noise contour standards of the ALUCP.



Meeting Date: June 6, 2024

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection surfaces. As a condition of approval, future land uses located within the area of the proposed project must comply with the airspace protection standards of the ALUCP.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. As a condition of approval, future land uses located within the area of the proposed project must comply with the safety zone standards of the ALUCP.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. As a condition of approval, future residential uses located within the area of the proposed project must comply with the overflight notification requirements of the ALUCP.