

Airport Land Use Commission Agenda

Thursday, February 13, 2025

9:00 AM 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

Ann Fox
Col. R. Erik Herrmann
Michele Perrault

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 Office of the 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 Office of the 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:

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 (ITEM 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 January 9, 2025, regular meeting.

CONSISTENCY DETERMINATIONS

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

SAN DIEGO INTERNATIONAL AIRPORT ALUCP COMMUNITY PLAN AMENDMENT AND REZONE AT 2535 MIDWAY DRIVE AND 3250 & 3280 BARNETT AVENUE, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the report.

(Planning, Noise, & Environment: Ralph Redman, Program Manager)

PUBLIC HEARINGS:

3. FIND THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN:

RECOMMENDATION: Adopt Resolution 2025-0001 ALUC, finding the San Diego International Airport - Airport Land Use Compatibility Plan Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the San Diego International Airport - Airport Land Use Compatibility Plan
(Planning, Noise, & Environment: Ralph Redman, Program Manager)

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, February 13, 2025

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.

For those planning to attend the Board meeting, parking is available in the Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.

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.

**DRAFT - AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JANUARY 9, 2025
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 10:20 a.m. on Thursday, January 9, 2025, 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: Benzian, Cabrera (Chair), Fox (Ex-Officio), Herrmann (Ex-Officio), Martinez, Perez, Sanchez, Sly (Vice Chair), Vaus, von Wilpert

ABSENT: Commissioners: Montgomery Steppe, Perrault (Ex-Officio)

ALSO PRESENT: Scott Brickner, Vice President/CFO; Amy Gonzalez, General Counsel; Annette Fagan Ortiz, Authority Clerk; Sonja Banks, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner von Wilpert and seconded by Commissioner Benzian to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Cabrera, Martinez, Perez, Sanchez, Sly, Vaus, von Wilpert; NO – None; ABSENT – Montgomery Steppe (Weighted Vote Points: YES – 92; NO – 0; ABSENT - 8)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the December 5, 2024, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:**
GILLESPIE FIELD ALUCP AMENDMENT TO TOWN CENTER SPECIFIC PLAN, CITY OF SANTEE
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 10:22 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
13th DAY OF FEBRUARY 2025.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: February 13, 2025

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:

Community Plan Amendment and Rezone at 2535 Midway Drive and 3250 & 3280 Barnett Avenue, City of San Diego

Deemed Complete and Conditionally Consistent on January 21, 2025

Description of Project: The project involves a community plan amendment from Business Park – Residential Permitted to Residential – Very High Density and a rezone from Commercial Office – Residential Permitted to Residential-Multi Unit over three properties, one of which is vacant and two others built with attached residential units previously reviewed under prior consistency determinations.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. However, no actual development is proposed. Therefore, as a condition of project approval, future development must comply with the ALUCP noise compatibility policies and standards, which include sound attenuation to 45 dB CNEL for residential uses.

Airspace Protection Surfaces: No actual development is proposed and, thus, no airspace protection boundaries are impacted by the proposed project. As a condition of project approval, future development must comply with ALUCP airspace protection policies and standards, including provision of a determination of no hazard to air navigation from the Federal Aviation Administration (FAA) or certification that no notice to the FAA is required.

Safety Zones: The proposed project is located outside all Safety Zones.

Overflight Notification: The proposed project is located within the overflight notification area but does not involve any actual development. As a condition of project approval, any future residential development must comply with ALUCP overflight compatibility policies and standards, which include providing a means of overflight notification to residential units.

Airport Land Use Commission Staff Report

Meeting Date: February 13, 2024

Subject:

Find the San Diego International Airport - Airport Land Use Compatibility Plan Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Adopt the San Diego International Airport - Airport Land Use Compatibility Plan

Recommendation:

Adopt Resolution 2025-0001 ALUC, finding the San Diego International Airport - Airport Land Use Compatibility Plan Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the San Diego International Airport - Airport Land Use Compatibility Plan.

Background/Justification:

In its capacity as the Airport Land Use Commission (ALUC) for San Diego County (Cal. Pub. Util. Code §21670.3(a)), the Airport Authority is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for each public-use and military airport within the county (Cal. Pub. Util. Code §§21674(c); 21675(a)). In preparing an ALUCP, the ALUC shall be guided by information in the California Department of Transportation, Division of Aeronautics (Caltrans) *Airport Land Use Planning Handbook* (Handbook) (Cal. Pub. Util. Code, §21674.7(a)).

The purpose of an ALUCP is to provide land use policy guidance to local agencies with land use permitting jurisdiction in the vicinity of an airport to protect airport operations, including aircraft in flight, from encroachment by incompatible land uses while concurrently minimizing public exposure to excessive noise and safety hazards within the same vicinity, designated as an Airport Influence Area (AIA), "to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses" (Cal. Pub. Util. Code §21674). An ALUCP thus does not apply to existing land uses so long as those uses remain unchanged.

In 2014, the Authority adopted an ALUCP for San Diego International Airport (SDIA) after engaging in a public collaborative planning process with community stakeholders (Cal. Pub. Util. Code, §21670.3(b)). That ALUCP replaced a previous ALUCP adopted in 2004. The Caltrans Handbook recommends that ALUCPs be assessed for revision approximately every five years.

An ALUCP is typically based on forecasted operations in an airport master plan (AMP) or an airport layout plan (ALP) with concurrence by Caltrans to cover anticipated airport operations and facility improvements for a minimum of 20 years (Cal. Pub. Util. Code §21675(a)).

Since the adoption of the most recent SDIA ALUCP in 2014, the Authority adopted the Airport Development Plan (ADP, also known as the New Terminal One (NT1)) in 2020, which provided for forecasted operations and facility improvements at SDIA through 2050. With the written concurrence of Caltrans Aeronautics, ALUC staff initiated the preparation of a new ALUCP based upon data in the ADP/NT1.

Per Caltrans Handbook guidance, detailed ALUCP compatibility policies and standards address future AIA land uses in airport noise contours, safety zones, airspace protection surfaces and overflight notification areas. Appendices include supplemental, technical data regarding the airport operational data and assumptions upon which the compatibility policies, standards, and affected area maps of the ALUCP are based.

The City of San Diego (City) is the local agency most directly impacted by the land use policies of the ALUCP, and, pursuant to State law requirements, it has already implemented the current SDIA ALUCP adopted in 2014 into its general plan and zoning such that new development and land use projects are subject to the 2014 ALUCP's policies and standards. The City reserves the right granted to it by statute to overrule any part of an ALUCP or any individual determination of consistency with an ALUCP issued by the ALUC, as the City retains final land use permitting jurisdiction that the ALUC does not possess outside the boundaries of SDIA itself (Cal. Pub. Util. Code §§21675.1(d); 21676(b)).

Per the statutory mandate to engage stakeholders, ALUC staff engaged collaboratively with City staff to review issues in the 2014 ALUCP that would need to be revised to align with the ADP/NT1, revised guidance from the Federal Aviation Administration (FAA) governing Runway Protection Zones (RPZs), airspace protection needs for SDIA not addressed by FAA review, and revision to the overflight notification area based upon more current noise complaint clusters.

Since initiating the ALUCP update, ALUC staff met with City staff at least 17 times and with staff of the Unified Port District at least four times to discuss the details of the proposed ALUCP revisions.

A draft, updated ALUCP was released for agency input, and a virtual community meeting was hosted by ALUC staff on June 25, 2024. Staff of local elected officials, including the Mayor and City Council of San Diego, were briefed about the ALUCP prior to the public meeting, and notice of the meeting was sent to all other municipalities within the AIA, community and economic development organizations, community planning groups, public and private school administrators, and all property owners within Safety Zone 1 of the ALUCP. Subsequent outreach has been conducted individually with various development interests.

No written correspondence was received within the requested comment period on the draft ALUCP, and, having fulfilled all statutory obligations and engaged stakeholders, ALUC staff presents the revised SDIA ALUCP for ALUC adoption: <https://www.san.org/Airport-Projects/Land-Use-Compatibility/SDIA-ALUCP-Update>.

Fiscal Impact:

Adequate funds for ongoing updates to and administration of ALUCPs are included in the adopted Planning, Noise, and Environment Department FY2025 Operating Expense Budget within the Personnel and Services – Other Professional line items.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☒ Community Strategy ☒ Customer Strategy ☐ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☒ Advance the ADP/NT1 ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. California Environmental Quality Act (CEQA): An analysis of potential displacement of land uses within the AIA by the ALUCP has determined that the proposed ALUCP will not have a significant effect on the environment based on the CEQA Guidelines, set forth in Title 14 of the California Code of Regulations at Section 15000 *et seq.*, and the Authority's own CEQA Procedures. Accordingly, a Notice of Exemption per Section 15061(b)(3) of the CEQA Guidelines will be filed with the State Clearinghouse and County of San Diego Clerk, demonstrating that the activity in question will not have a significant effect on the environment, and the activity is not subject to CEQA.
- B. California Coastal Act: The adoption of an ALUCP is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.
- C. National Environmental Policy Act (NEPA): The adoption of an ALUCP is not a project that involves additional approvals or actions by the FAA and, therefore, no formal review under NEPA is required.

Airport Land Use Commission Staff Report

Meeting Date: February 13, 2024

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Application of Inclusionary Policies:

Not Applicable

Prepared by:

Ralph Redman
Program Manager, Planning, Noise & Environment

RESOLUTION NO. 2025-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in San Diego County (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the California Department of Transportation, Division of Aeronautics (Caltrans) *Airport Land Use Planning Handbook* (Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC adopted an ALUCP for San Diego International Airport (SDIA) (Reso. No. 2014-0004 ALUC) on April 3, 2014, that is consistent with the requirements of the State Aeronautics Act and the fourth edition of the Caltrans Handbook, dated 2011; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs for potential updates approximately every five years; and

WHEREAS, the ALUC has evaluated the SDIA ALUCP and determined that the ALUCP warrants revision to account for the Airport Development Plan (ADP) adopted in 2020; revised guidance from the Federal Aviation Administration (FAA) regarding Runway Protection Zones (RPZs); a need to protect vital airspace surfaces not reviewed by the FAA; and more current data to justify an expanded overflight notification area; and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or airport layout plan with Caltrans concurrence that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, Caltrans authorized the ALUC to utilize the ADP and associated aviation activity forecasts as the basis for updating the SDIA ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff has engaged with staff from the City of San Diego, as the local land use agency most impacted by the SDIA ALUCP and which has previously implemented the 2014 ALUCP into its general plan and zoning code, in multiple consultations from 2023 through 2024 regarding proposed revisions to the SDIA ALUCP policies; and

WHEREAS, ALUC staff hosted a duly noticed, public community meeting on June 25, 2024, to seek input from interested parties and share the updated ALUCP; and

WHEREAS, the ALUC published the updated SDIA ALUCP for a period of public review and comment and received no correspondence in response; and

WHEREAS, the ALUC conducted an analysis of the effects of updated ALUCP policies on the potential displacement of land use and development that would otherwise be permissible under local City of San Diego zoning and determined that the level of displacement would not be significant; and

WHEREAS, the ALUC has reviewed the updated ALUCP pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has determined that the updated SDIA ALUCP would be exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (*ibid.*); and

WHEREAS, a Notice of Exemption has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated SDIA ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated SDIA ALUCP authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated SDIA ALUCP, to replace and supersede in its entirety the ALUCP for SDIA adopted and amended in 2014 (*op. cit.*), to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 13th day of February 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

SAN DIEGO
COUNTY
REGIONAL
AIRPORT
AUTHORITY

AIRPORT
LAND USE
COMMISSION

Adoption of Updated Airport Land Use Compatibility Plan for San Diego International Airport

February 13, 2024

Presented by:
Ralph Redman
Program Manager, Planning, Noise & Environment

Agenda

- Basis for Update
- Summary and Impact of Proposed Changes
- Development Displacement Analysis
- CEQA Exemption
- Update Process



Basis for SDIA ALUCP Update

- ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for each public-use and military airport within the county (Cal. Pub. Util. Code §§21674(c); 21675(a)).
- Changes to FAA approved Airport Layout Plan (ALP) and aviation demand forecast
 - Modification to runway protection zones (RPZs) per updated FAA guidance
 - New aviation demand forecast impacted noise contours

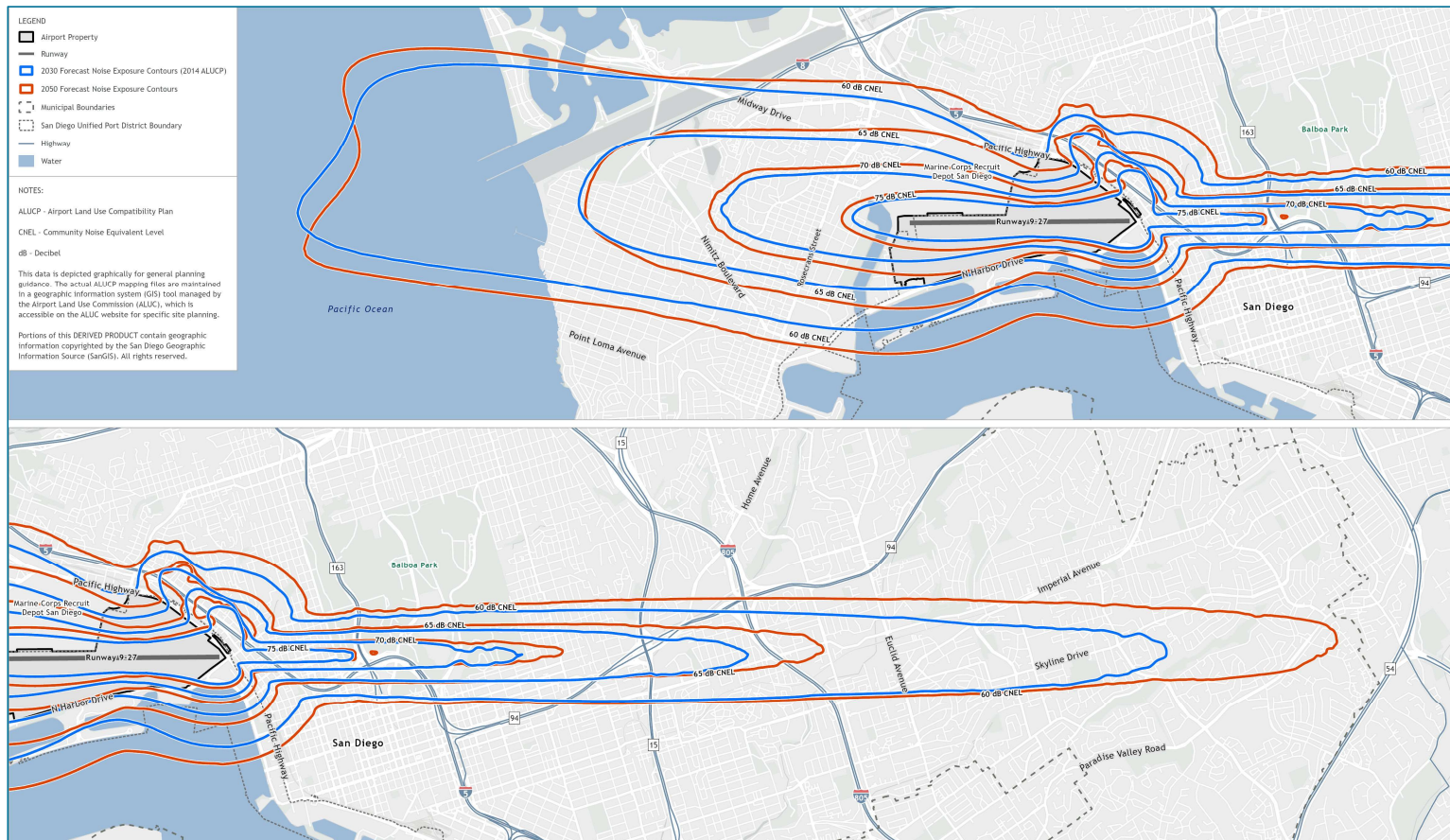
ALUCP Comprised of 4 Compatibility Factors

- **Noise** contours require sound attenuation for noise-sensitive land uses and limit certain uses
- **Airspace** protection limits heights of structures
- **Safety** zones limit risk-sensitive land uses
- **Overflight** notification provides disclosure of airport proximity and flight operations

Noise Compatibility

Change	Impact of Change
Noise contours adjusted based on updated aviation demand forecast	Sound attenuation requirement would extend to additional properties and limit new noise-sensitive land uses (e.g., schools)

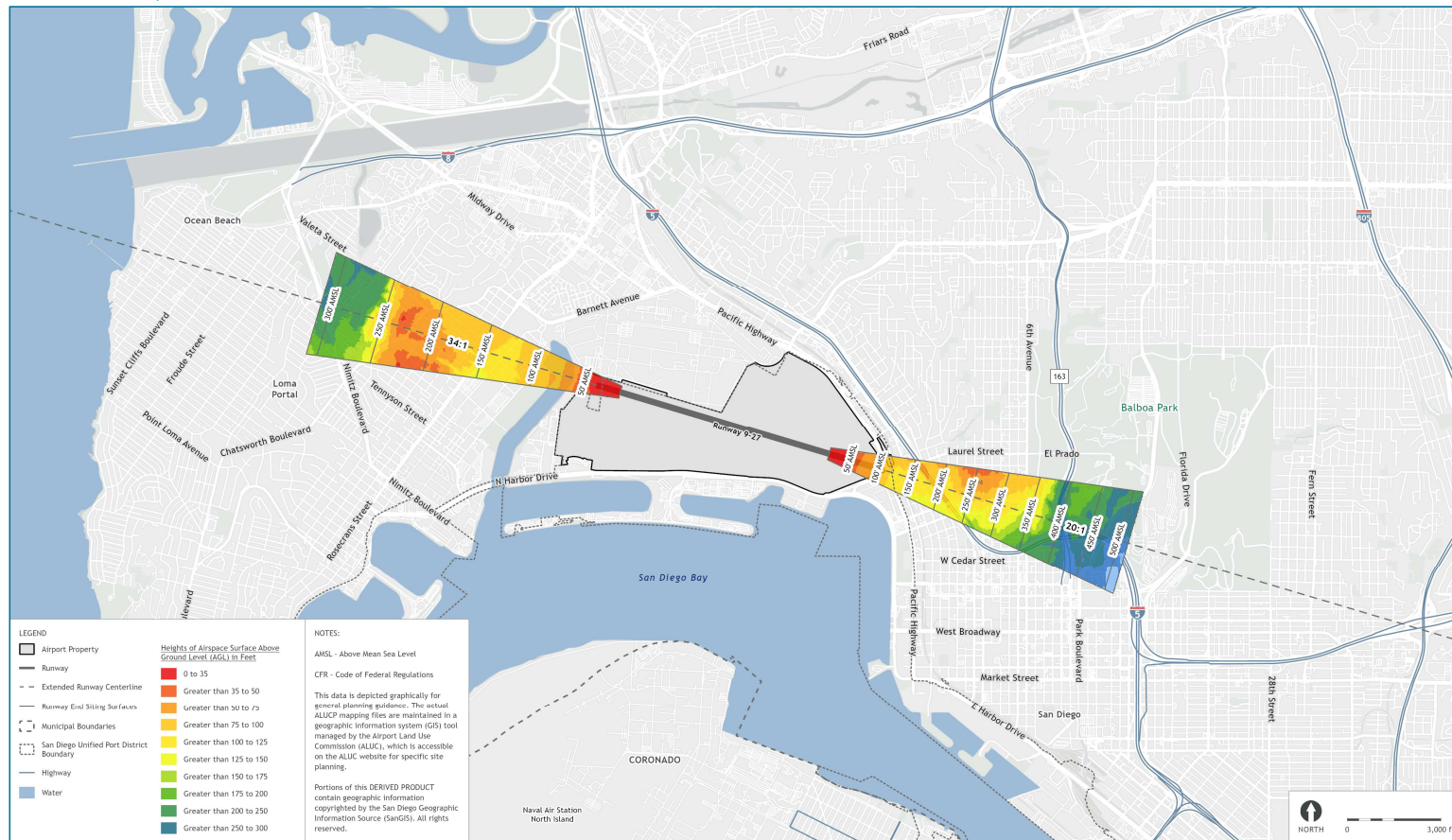
Noise Compatibility



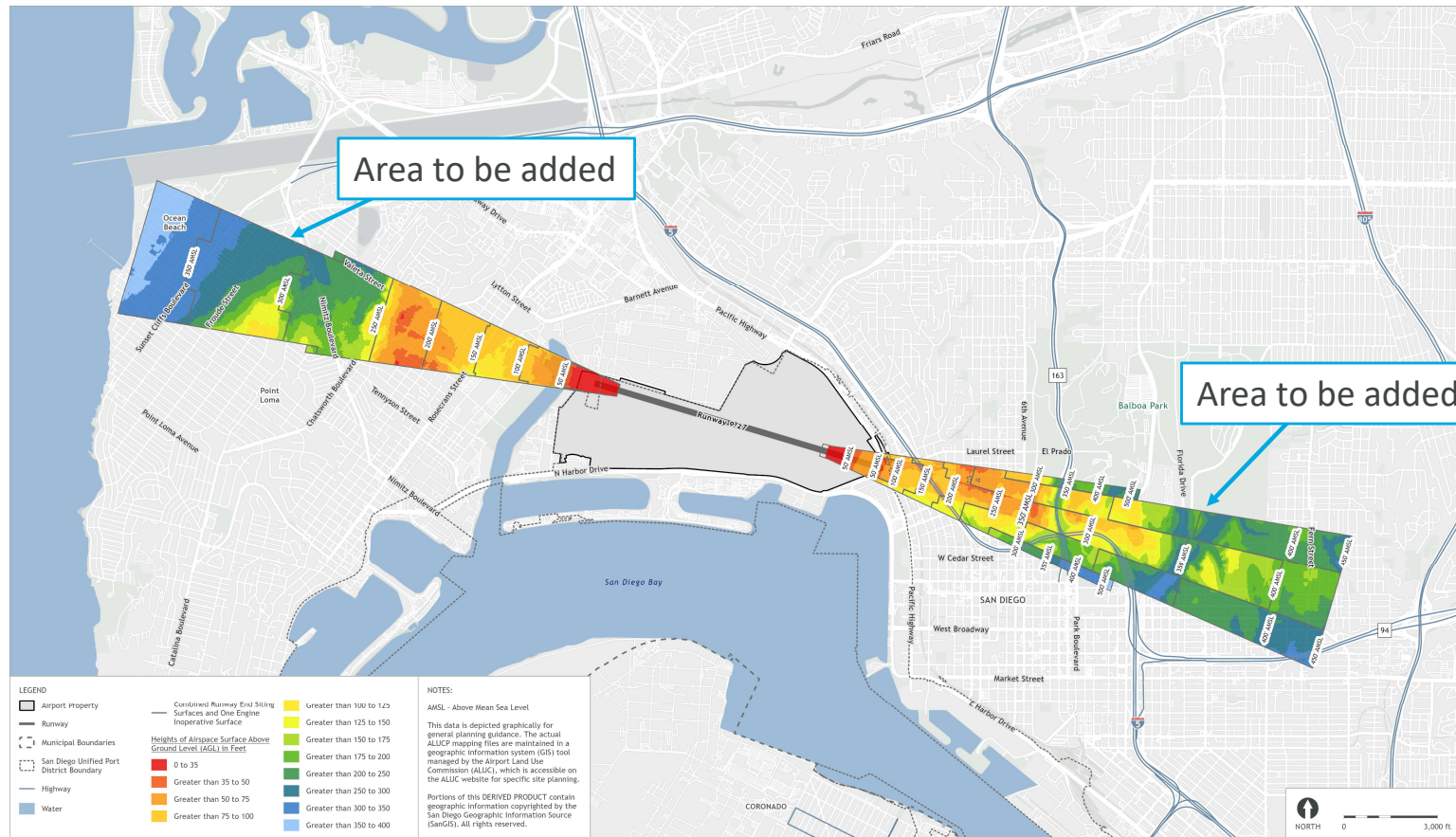
Airspace Compatibility

Change	Impact of Change
Airspace subject to maximum height limits updated to include one engine inoperative (OEI) surface	New structures would be further limited in height below the OEI surface

Airspace Compatibility - Maximum Height Limits, 2014 ALUCP

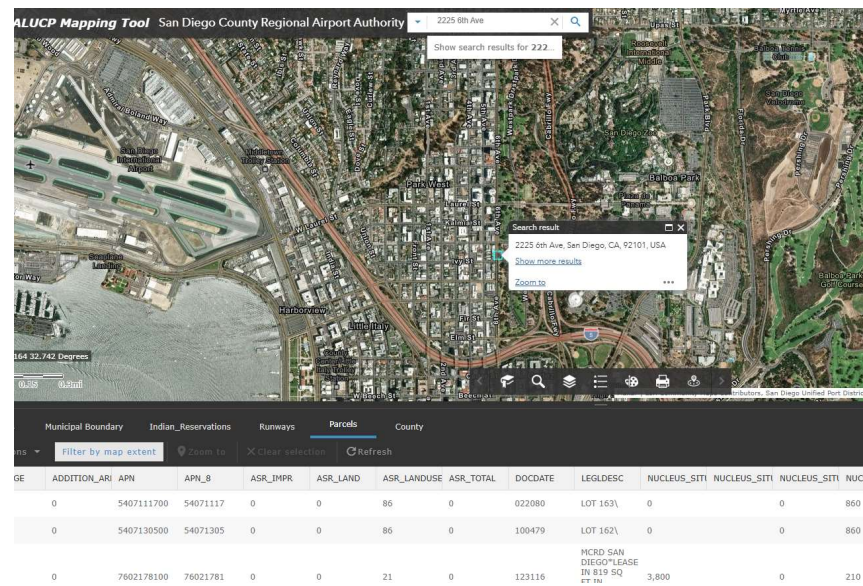


Airspace Compatibility - Maximum Height Limits, Updated ALUCP



ALUC GIS Tool

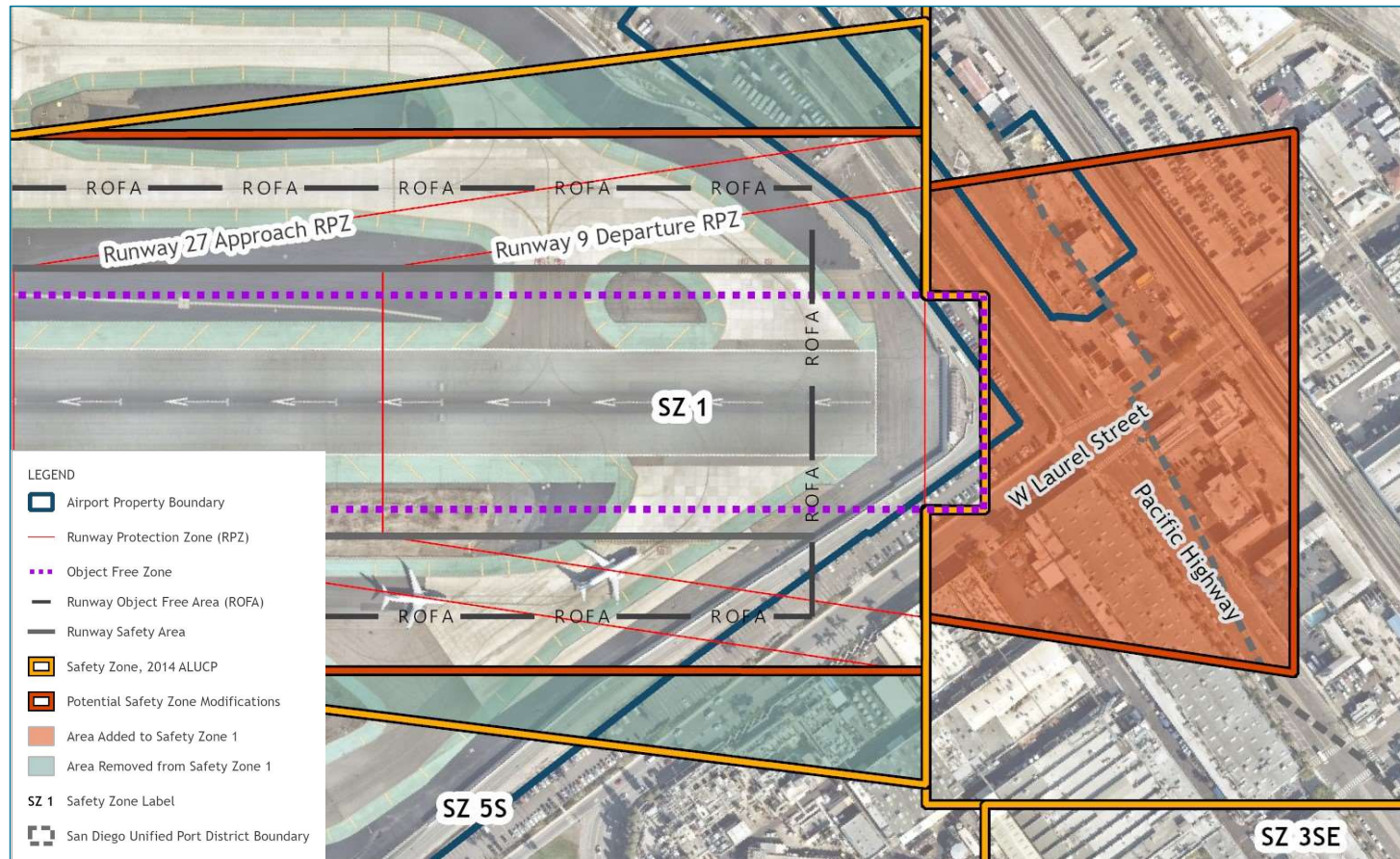
- Provides data on the applicability of the four compatibility factors around each airport
- **Updated tool provides approximate height in which structures can be built without impacting airspace surrounding SDIA**
- Available at <https://www.san.org/Airport-Projects/Land-Use-Compatibility/ALUC-Mapping-Tool>



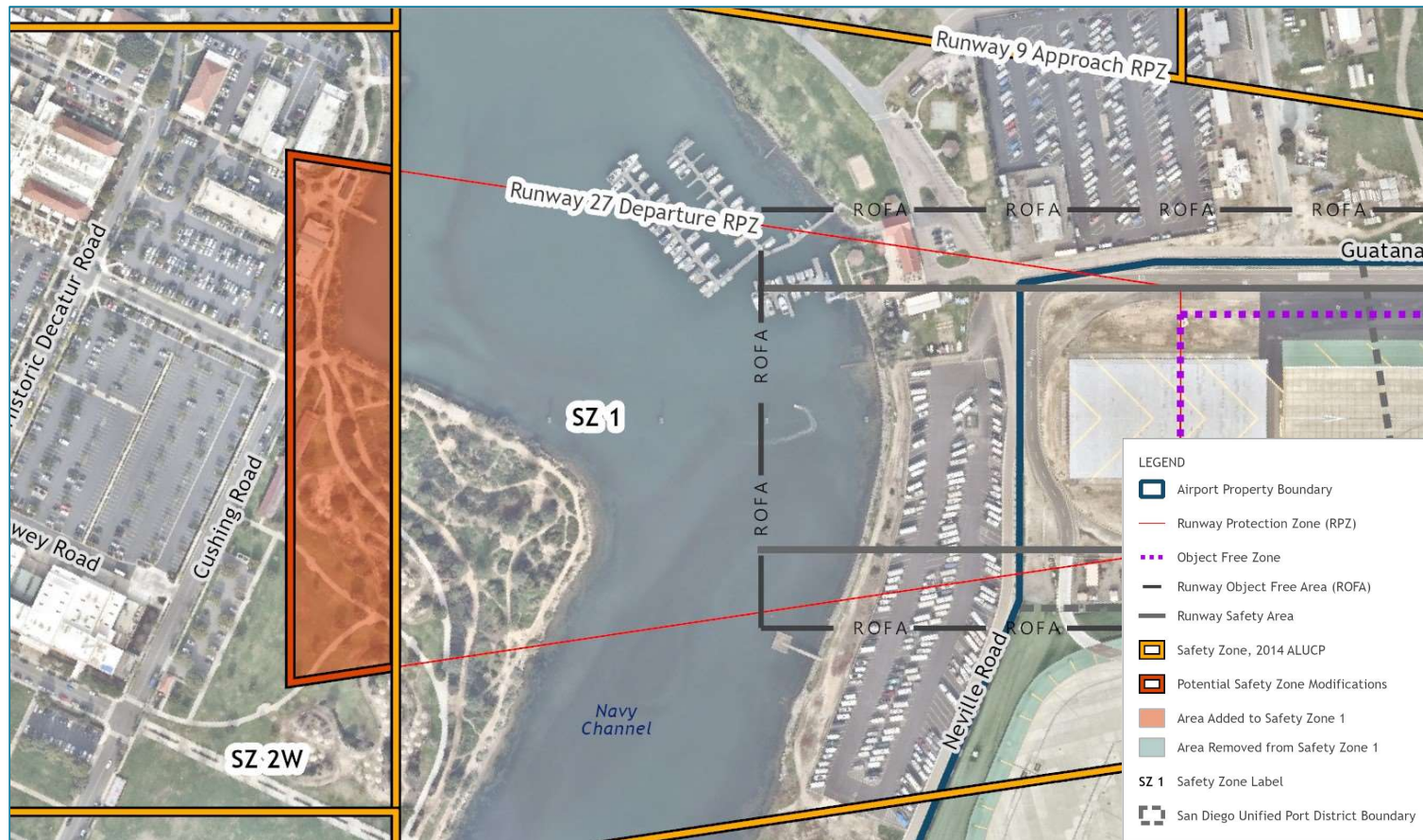
Safety Compatibility

Change	Impact of Change
Safety Zone 1 updated to match RPZs depicted on FAA-approved ALP	New development or the intensification of existing land uses would be inconsistent in Safety Zone 1

Safety Compatibility - SZ 1 Changes



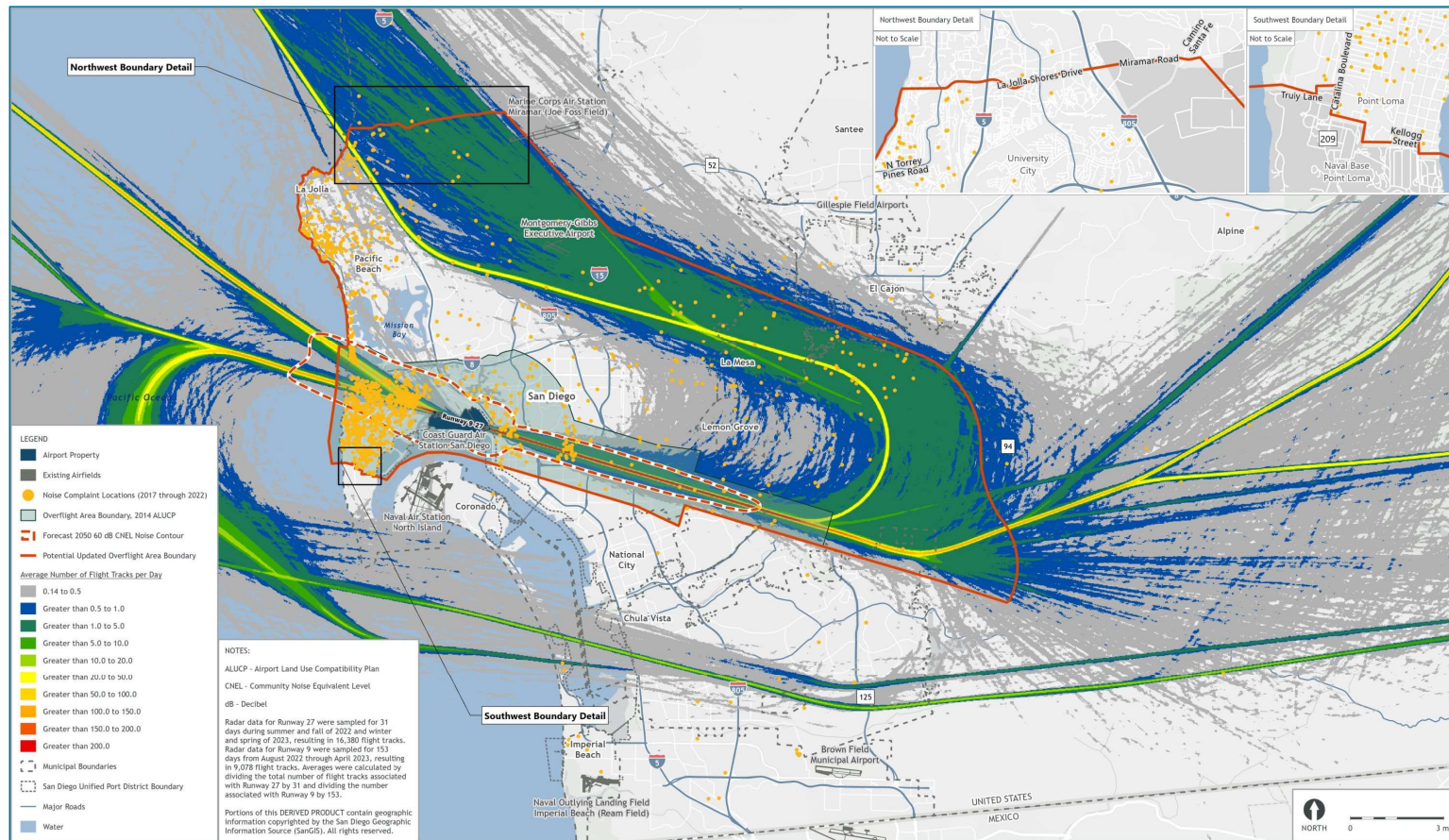
Safety Compatibility - SZ 1 Changes



Overflight Notification

Change	Impact of Change
Overflight area expanded to capture areas of noise complaints and flight tracks	Additional properties would be included in the overflight notification area

Overflight Notification



Development Displacement Analysis

- Determines overall effect of the updated ALUCP changes on the development potential surrounding the airport
- Quantifies the level of development that could be produced per City zoning to compare with the amount that could be produced per the updated ALUCP
- Overflight is disclosure notice only and does not impose land use restrictions

Displacement Results

The proposed ALUCP would potentially limit future development in the following ways:

Airspace	Change in Residential Dwelling Units*	
	All Adequate Sites	Adequate Sites for Lower Income
Potential Net Change	-665	-25
Change in %	-0.38%	-0.06%
Noise	Change in Property Available for Noise Sensitive Land Uses	
	-20 parcels	-5.53 acres
Safety	Change in Gross Floor Area Available for Development	
	-272,672 square feet (11 parcels impacted)	

*Using City's Adequate Housing Sites Inventory identified in the 2021-2029 Housing Element of the General Plan

CEQA - Categorical Exemption

- Full buildout under City zoning is speculative
 - Other development constraints limit potential capacity wholly apart from the ALUCP
 - Maximum extent of buildout is not likely to occur even in the absence of the ALUCP
- No possibility that ALUCP may have significant effect on the environment
- ALUCP falls under the “Common Sense Exemption”: CEQA Guidelines §15061(b)(3)

Community Outreach

Outreach Effort	
Working/Update Meetings	<ul style="list-style-type: none"> • 17 meetings held with City of San Diego staff • 4 meetings held with Port District staff
Briefings	<ul style="list-style-type: none"> • 6 briefings provided to local/regional elected officials • 4 briefings provided to development industry groups • 2 briefings provided to community/airport related groups
Notifications	<ul style="list-style-type: none"> • Notices provided to all stakeholders on publication of Draft ALUCP, Public Meeting, and end of comment period • Written notification provided to landowners within Safety Zone 1 on availability of Draft ALUCP and Public Meeting
Public Meeting	<ul style="list-style-type: none"> • Virtual Public Meeting held on June 25, 2024
Public Review	<ul style="list-style-type: none"> • Draft ALUCP was made available for review from 6/12/24 to 7/31/24 (50 days)

ALUCP Update Public Process

Evaluate new
information



Coordinate with
implementing
agencies



Release Draft
ALUCP



Public
meeting/review
process



Prepare
environmental
analysis



ALUCP Adoption

Questions