

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

Airport Land Use Commission Agenda

Thursday, March 6, 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

***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 (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 February 13, 2025, regular meeting.

CONSISTENCY DETERMINATIONS

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

GILLESPIE FIELD ALUCP, CONSTRUCTION OF OFFICE AND LOW-HAZARD CONSTRUCTION STORAGE AT 9735 PROSPECT AVENUE, CITY OF SANTEE; BROWN FIELD MUNICIPAL AIRPORT ALUCP, REZONE, GENERAL PLAN AND COMMUNITY PLAN AMENDMENT AT VISTA SANTO DOMINGO/EXPOSITION WAY AND INNOVATIVE DRIVE, CITY OF SAN DIEGO;

RECOMMENDATION: Receive the report.

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

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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 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, FEBRUARY 13, 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 9:33 a.m. on Thursday, February 13, 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, Montgomery Steppe, Perez, Sanchez, Sly (Vice Chair), Vaus, von Wilpert

ABSENT: Commissioners: Perrault (Ex-Officio)

ALSO PRESENT: Kimberly Becker, President/CEO; Lee Kaminetz, Assistant General Counsel; Annette Fagan Ortiz, Authority Clerk; 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; NOTING: Montgomery Steppe abstention of Item 1. NO – None; ABSENT – None (Weighted Vote Points: YES – 100; NO – 0; ABSENT - 0)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the January 13, 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.

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:

Ralph Redman, Program Manager, Planning, Noise & Environment, presented a presentation on Adoption of Updated Airport Land Use Compatibility Plan for San Diego International Airport that included, Basis for Update, Summary and Impact of Proposed Changes, Development Displacement Analysis, CEQA Exemption, and Updated Process.

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.

ACTION: Moved by Commissioner Vaus and seconded by Commissioner Sly to approve this recommendation. 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)

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 9:53 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
6th DAY OF MARCH 2025.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: March 6, 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.

Gillespie Field ALUCP:

Construction of Office and Low-Hazard Construction Storage at 9735 Prospect Avenue, City of Santee

Deemed Complete and Conditionally Consistent on February 14, 2025

Description of Project: The project involves the construction of 2,989 square feet of office space and 6,959 square feet of low-hazard construction storage totaling 9,948 square feet with a surface parking lot and associated landscaping on a property of 1.05 acres.

Noise Contours: The proposed project lies within the 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies office, and other indoor storage uses located within the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the building is sound attenuated to 50 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 building must be sound attenuated to 50 dB CNEL interior noise level and an aviation easement for aircraft noise and height must be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 377 feet above mean sea level (30 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 1 and 2, but the building is located wholly within Safety Zone 2. The ALUCP identifies low-hazard storage uses located within Safety Zone 2 as compatible with airport uses. The ALUCP identifies office uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with an intensity of 70 people per acre, a maximum lot coverage of 50 percent, and an FAR of 0.35. The project proposes an intensity of 14 people per acre, a lot coverage of 20 percent, and an FAR of 0.07, and the project therefore complies with the Safety Zone 2 limitations.

However, some of the project parking spaces and landscaping, consisting of vegetation which could grow up to 30 feet high, would encroach into Safety Zone 1. The ALUCP identifies any uses other than navigational aids to be incompatible within Safety Zone 1, and, therefore, all parking spaces and landscaping other than ground cover which would grow to substantial height would not be compatible with airport uses. Therefore, as a condition of project approval, no surface parking spaces or landscaping other than ground cover maintained at ground level may be located within Safety Zone 1.

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.

Brown Field Municipal Airport ALUCP:

Rezone, General Plan and Community Plan Amendment at Vista Santo Domingo/Exposition Way and Innovative Drive, City of San Diego

Deemed Complete and Conditionally Consistent on February 14, 2025

Description of Project: The project involves a general plan and community plan amendment from Residential-Medium to Light Industrial land use designations and a rezone from Residential-Medium to Industrial-Light zones. No physical development is proposed.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The project does not propose any actual development, but as a condition of project approval, future development must comply with the noise compatibility policies of the 65-70 dB CNEL noise contour.

Airspace Protection Surfaces: The project does not propose any actual development and, thus, does not impact any airspace protection boundaries. As a condition of project approval, future development must comply with the airspace protection policies of the ALUCP.

Safety Zones: The proposed project is located within Safety Zones 2 and 3. The project does not propose any actual development, but as a condition of project approval, future development must comply with the safety compatibility policies of Safety Zones 2 and 3.

Overflight Notification: The proposed project does not propose any actual development and, thus, does not impact any overflight notification requirements. As a condition of project approval, future development must comply with the overflight compatibility policies of the ALUCP.