

Airport Land Use Commission Agenda

Thursday, April 3, 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 (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 6, 2025, regular meeting.

CONSISTENCY DETERMINATIONS

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

SAN DIEGO INTERNATIONAL AIRPORT ALUCP, CONSTRUCTION OF RECREATION FACILITY - OUTDOOR AT NORTH HARBOR DRIVE AND LIBERATOR WAY, UNIFIED PORT OF SAN DIEGO; GILLESPIE FIELD ALUCP, CONSTRUCTION OF LOW-HAZARD STORAGE AND RESIDENTIAL UNIT AT 10835 WOODSIDE AVENUE, CITY OF SANTEE; CONSTRUCTION OF ACCESSORY DWELLING UNIT AT 8676 ELLSWORTH LANE, CITY OF SANTEE; ESTABLISHMENT OF LOW-INTENSITY OR OUTDOOR-ORIENTED RETAIL OR WHOLESALE TRADE AND OFFICE USES AT 8711 AND 8721 NORTH MAGNOLIA AVENUE, CITY OF SANTEE:

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, March 6, 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 10:03 a.m. on Thursday, March 6, 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), Montgomery Steppe, Perez, Sanchez, Sly (Vice Chair), Vaus, von Wilpert

ABSENT: Commissioners: Martinez, Perrault (Ex-Officio)

ALSO PRESENT: Kimberly Becker, President/CEO; 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 Vaus and seconded by Commissioner Montgomery Steppe to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Cabrera, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, von Wilpert; NO – None; ABSENT – Martinez (Weighted Vote Points: YES – 87; NO – 0; ABSENT – 13)

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.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 10:05 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3RD DAY OF APRIL 2025.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: April 3, 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:

Construction of Recreation Facility - Outdoor at North Harbor Drive and Liberator Way, Unified Port of San Diego

Deemed Complete and Conditionally Consistent on March 4, 2025

Description of Project: The project involves the construction of a recreation facility – outdoor with ancillary restaurant and retail uses of 67,030 square feet on a property of 9.8 acres.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies recreation facility – outdoor, retail, and eating and drinking establishment uses located within the 65-70 dB CNEL noise contour as each compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 195 feet above mean sea level (170 feet above ground level) and the maximum height of the proposed temporary construction cranes will be approximately 203 feet above mean sea level (185 feet above ground level). The proposed project is located outside the SDIA Runway End Siting Surface/One Engine Inoperative (RESS/OEI) airspace surface. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure and temporary construction cranes are marked and lighted in accordance with determinations of no hazard to air navigation issued by the Federal Aviation Administration (FAA) and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure must be marked and lighted in accordance with FAA procedures and an aviation easement for airspace must be recorded with the County Recorder.

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 new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by the Unified Port of San Diego. The project manager is Harris & Associates of San Diego. The architect is Daniel-McGonigle Architects of Dallas, Texas. The engineer is Rick Engineering of San Diego. The tenant business is Topgolf of Dallas, Texas, whose managing officers are disclosed as Susana Arevalo and Naresh Srinivasan.

Gillespie Field ALUCP:

Construction of Low-Hazard Storage and Residential Unit at 10835 Woodside Avenue, City of Santee

Deemed Complete and Conditionally Consistent on March 4, 2025

Description of Project: The project involves the construction of low-hazard storage of 87,100 square feet and a residential caretaker unit on a property of 2.8 acres with existing low-hazard storage to remain.

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 the proposed project structure will be approximately 425 feet above mean sea level (45 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 Zone 6. The ALUCP identifies low-hazard storage and 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 the residential unit.

Interests Disclosure: The property is owned by Extra Space Properties Two LLC, whose owner is disclosed as Clint Keppe of Salt Lake City, Utah. The architect and civil engineer is Ware Malcomb of San Diego. The geotechnical engineer is Lilian Rodriguez of San Diego. The structural engineer is HSA & Associates of Pasadena. The mechanical, plumbing, and electrical engineer is RTM Engineering of La Mesa. The landscape architect is Ridge Landscape Architects of Irvine.

Construction of Accessory Dwelling Unit at 8676 Ellsworth Lane, City of Santee

Deemed Complete and Conditionally Consistent on March 4, 2025

Description of Project: The project involves the construction of an accessory dwelling unit with the existing residence to remain.

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 accessory dwelling unit is sound attenuated to 45 dB CNEL interior noise levels. Therefore, as a condition of project approval, the accessory dwelling unit 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 395 feet above mean sea level (15 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 located within Safety Zone 4. The ALUCP identifies residential uses located within Safety Zone 4 as conditionally compatible with airport uses, provided that the project complies with a density of 20 units per acre; however, ALUCP Policy 2.11.4(b)(1) provides that, notwithstanding any other ALUCP limitations, construction of a single-family home, including a second dwelling unit as defined by state law or local ordinance, is compatible on a legal lot of record in all safety zones except Safety Zone 1 if such use is permitted by local land use regulations. The project complies with these standards such that Safety Zone 4 density limitations need not be applied.

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 the residential unit.

Interests Disclosure: The property is owned by Jack and Jacquelyn Holder of Santee. The general contractor is USModular Inc. of Calimesa. The engineer is District 4 Engineering of Huntington Beach.

Establishment of Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade and Office Uses at 8711 and 8721 North Magnolia Avenue, City of Santee

Deemed Complete and Consistent on March 4, 2025

Description of Project: The project involves the establishment of low-intensity or outdoor-oriented retail or wholesale trade (heavy equipment yard) and office uses of 25,101 square feet on a property of 0.26 acres. The office uses will utilize an existing building without any new construction.

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: No change is proposed in the height of the existing building.

Safety Zones: The proposed project is located within Safety Zone 4 and 6 with the heavy equipment yard wholly within Safety Zone 4 and the office wholly within Safety Zone 6. The ALUCP identifies low-intensity or outdoor-oriented retail or wholesale trade uses located within Safety Zone 4 as conditionally compatible with airport uses, but no new building is proposed, so no condition applies to any building limitations. The ALUCP identifies office 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 new residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by Magnolia Avenue Investment LLC and 8721 N Magnolia Avenue LLC, whose owner is disclosed as Keith Anderson of La Mesa. The applicant is Kevin Aylesworth of Spring Valley. The applicant's representative is Ben Turner of La Jolla. The architect and engineering firm is Design Intervention Inc. of Laguna Beach.