

Airport Land Use Commission Agenda

Thursday, June 5, 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 May 1, 2025, regular meeting.

CONSISTENCY DETERMINATIONS

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

GILLESPIE FIELD ALUCP, CONSTRUCTION OF FIRE STATION AT 9532 VIA ZAPADOR, CITY OF SANTEE; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS, MUNICIPAL CODE AMENDMENTS FOR ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS, 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:

Thursday, June 5, 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, MAY 1, 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 10:02 a.m. on Thursday, May 1, 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: Cabrera (Chair), Herrmann (Ex-Officio), Martinez, Montgomery Steppe, Perez, Sly (Vice Chair), Vaus

ABSENT: Commissioners: Benzian, Fox (Ex-Officio), Perrault (Ex-Officio), Sanchez, von Wilpert

ALSO PRESENT: Kimberly Becker, President/CEO; Amy Gonzalez, General Counsel; Arely Valenzuela, Assistant Authority Clerk II; Sonja Banks, Assistant Authority Clerk II

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 – Cabrera, Martinez, Montgomery Steppe, Perez, Sly Vaus; NO – None; ABSENT – Benzian, Sanchez and von Wilpert (Weighted Vote Points: YES – 63; NO – 0; ABSENT – 27)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the April 3, 2025, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:**
GILLESPIE FIELD ALUCP, CONSTRUCTION OF WAREHOUSE AT 9520 PATHWAY STREET, CITY OF SANTEE; ESTABLISHMENT OF OFFICE AND OUTDOOR EQUIPMENT SALES AND RENTAL YARD AT 10527 PROSPECT AVENUE, CITY OF SANTEE; CONSTRUCTION OF RESIDENTIAL UNIT AT 8765 VIA DE VICTORIA, CITY OF SANTEE:
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 10:03 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5TH DAY OF JUNE 2025.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: June 5, 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 Fire Station at 9532 Via Zapador, City of Santee

Deemed Complete and Consistent on May 5, 2025

Description of Project: The project involves the construction of a fire station of 7,395 square feet, four additional support structures (of which three are temporary) of 7,980 square feet, and a solar carport of 2,250 square feet over existing parking, in the whole totaling 17,625 square feet on a property of 3.55 acres with an existing 9,345-square foot operations center 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 public safety facility uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be approximately 384 feet above mean sea level (46 feet above ground level). The maximum height of the proposed temporary construction crane will be 417 feet above mean sea level (80 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because determinations of no hazard to air navigation have been issued by the Federal Aviation Administration (FAA).

Safety Zones: The proposed project is located within Safety Zones 3 and 4. The ALUCP identifies public emergency service facility uses located within Safety Zones 3 and 4 as conditionally compatible with airport uses, provided that the use complies with an intensity of 130 people per acre without risk reduction measures and an intensity of 260 people per acre with risk reduction measures within each Safety Zone; a maximum lot coverage of 60 percent in Safety Zone 3 and 70 percent in Safety Zone 4; and that a justification is made by the project sponsor that a suitable site outside the zones would not serve the intended public function, consistent with statutory requirements (ALUCP Policy 3.4.6(c)(1) and(2)). At 215 square feet per person, the project is represented by the sponsor as employing risk reduction measures and proposes an intensity of 39 people per acre in Safety Zone 3 and 86 people per acre in Safety Zone 4, a maximum lot coverage of 17.5 percent in Safety Zone 3 and 17.6 percent in Safety Zone 4, and the sponsor provided a justification for the need for a fire station at this location and the inadequacy of other potential sites. Therefore, the project complies with the Safety Zone 3 and 4 limitations.

Overflight Notification: The proposed project is located within the overflight notification area, and though the fire station would contain living quarters, the ALUCP does not consider the project to be a residential use subject to overflight notification requirements.

Interests Disclosure: The property is owned by the City of Santee. The architect is Coar Design Group of San Diego. The civil engineer is Delane Engineering of San Diego. The mechanical and plumbing engineer is McParlane and Associates Inc. of San Diego. The structural engineer is Degenkolb Engineers of San Diego. The geotechnical engineer is Geocon Inc. of San Diego. The electrical engineer is Elen Consulting of San Diego. The landscape architect is Parterre of San Diego.

Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, Naval Outlying Landing Field Imperial Beach, and San Diego International Airport ALUCPs:

Municipal Code Amendments for Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations, City of San Diego

Deemed Complete and Consistent on May 15, 2025

Description of Project: The project involves an update to the City of San Diego Municipal Code to revise regulations for accessory dwelling units (ADUs) and junior ADUs. The project would align regulations with State law, incorporate recommendations from the California Department of Housing and Community Development, and modify the density bonus program governing the permitting of ADUs and junior ADUs. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any ALUCP noise contours. Any future development under the project must comply with the noise standards of applicable ALUCPs.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any ALUCP airspace protection boundaries. Any future development under the project must comply with the airspace protection standards of applicable ALUCPs.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any ALUCP safety zones. Any future development under the project must comply with the safety zone standards of applicable ALUCPs.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any ALUCP overflight notification requirements. Any future development under the project must comply with the overflight notification requirements of applicable ALUCPs.