

Board Members

Gil Cabrera (Chair)
Mary Casillas Salas (Vice Chair)
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Lidia S. Martinez
Paul McNamara
Rafael Perez
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James Sly
Marni von Wilpert

Airport Land Use Commission Agenda

Thursday, March 2, 2022

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

San Diego County Regional Airport Authority
Administration Building
Third Floor – Board Room
3225 N. Harbor Drive
San Diego, California 92101

Ex-Officio Board Members

Col. Thomas M. Bedell
Gustavo Dallarda
Gayle Miller

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.**

Thursday, March 2, 2022

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 2, 2023, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 8644 RAILROAD AVENUE, CITY OF SANTEE; 8606 CUYAMACA STREET, CITY OF SANTEE; 1756 WELD BOULEVARD, CITY OF EL CAJON; MCCLELLAN-PALOMAR AIRPORT ALUCP, ZONING CODE AMENDMENTS FOR ACCESSORY DWELLING UNITS, CITY OF CARLSBAD; BROWN FIELD MUNICIPAL AIRPORT ALUCP, COMMUNITY PLAN AMENDMENT AND REZONE FOR EXPOSITION WAY PROPERTY, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

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

Airport Land Use Commission Agenda

Thursday, March 2, 2022

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PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, March 2, 2022

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 Commission meeting, parking is available in the public parking lot located directly to the East of the Administration Building across Winship Lane, entrance in now via Liberator Way.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 992. 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 2, 2023
SAN DIEGO COUNTY AIRPORT AUTHORITY
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the regular meeting of the Airport Land Use Commission to order at 10:32 a.m. on Thursday, February 2, 2023, at the San Diego County Regional Airport Authority, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Cabrera, Casillas Salas, Fletcher, Martinez, McNamara, Perez, Sanchez, Sly, von Wilpert, Bedell (Ex-Officio)

ABSENT: Commissioners: Dallarda (Ex-Officio), Miller (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Patricia Willis, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner Fletcher to approve the Consent Agenda. Motion carried by the following votes: YES – Cabrera, Casillas Salas, Fletcher, Martinez, McNamara, Perez, Sanchez, Sly, 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 January 5, 2023, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD ALUCP, 10756 ROCKVILL STREET, 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', AMENDMENT TO THE MUNICIPAL CODE RELATED TO CANNABIS OPERATIONS, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 10:34 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 2nd DAY OF MARCH, 2023.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: March 2, 2023

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 Storage Warehouse at 8644 Railroad Avenue, City of Santee

Deemed Complete and Consistent on January 30, 2023

Description of Project: The project involves the construction of a warehouse for storage of low-hazard contractor equipment on a property including automobile surface parking spaces.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies warehouse and automobile parking 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 structure will be approximately 380 feet above mean sea level (15 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 with the proposed building wholly within Safety Zone 2 and automobile surface parking in Safety Zone 1. The ALUCP identifies automobile surface parking uses located within Safety Zone 1 as conditionally compatible with airport uses, provided that the use is located outside of the Object Free Area. The automobile surface parking is located outside the Object Free Area and therefore complies with the Safety Zone 1 limitation. The ALUCP identifies storage warehouse uses located within Safety Zone 2 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.

Construction of Eating and Drinking Establishment at 8606 Cuyamaca Street, City of Santee

Deemed Complete and Conditionally Consistent on February 3, 2023

Description of Project: The project involves the construction of a small eating and drinking establishment of 1,270 square feet on a property of 16,996 square feet. The eating and drinking establishment includes drive-through window service but does not include any outdoor dining areas.

Noise Contours: The proposed project lies within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies eating and drinking establishment uses located within the 65-70 and 70-75 dB CNEL noise contours as conditionally compatible with airport uses, provided that the building is sound attenuated to 50 dB CNEL interior noise level and no outdoor dining is located within the 70-75 dB CNEL noise contour. 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 364 feet above mean sea level (18 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 2. The ALUCP identifies small eating and drinking establishment uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity of 70 people per acre and the building size is limited to 3,000 square feet. The 0.39-acre property could therefore have a maximum intensity of 27 people. At 60 square feet per person for an eating and drinking establishment use within a 1,270 square foot building, the project proposes 21 people per acre. Therefore, the project complies with the Safety Zone 2 intensity and building area limitations.

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.

Construction of Office and Distribution Building at 1756 Weld Boulevard, City of El Cajon

Deemed Complete and Conditionally Consistent on February 17, 2023

Description of Project: The proposed project is a non-aviation use on airport property and is thus subject to ALUC consistency determination. Based upon the plans provided to the ALUC, the project involves the construction of an office and distribution building of 386,000 total square feet, including 55,000 square feet of office, and associated fleet vehicle storage and surface parking on a project site of 31.7 acres.

Noise Contours: The proposed project lies within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies office and distribution uses located within the 65-70 and 70-75 dB CNEL noise contours as conditionally compatible with airport uses, provided that the building is sound attenuated to 50 dB CNEL interior noise level. Therefore, as a condition of project approval, the building must be 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 for land uses for which sound attenuation is a condition in the 65+ db CNEL noise contours. As the County of San Diego is the owner of the property and cannot grant an easement to itself, a covenant of aviation easement as notice to future lessees of the property would satisfy this requirement. Therefore, as a condition of project approval, a covenant of aviation easement for aircraft noise and height as notice to future lessees of the property must be recorded for the property with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 402 feet above mean sea level (41 feet above ground level), and the maximum height of the proposed temporary construction crane will be approximately 491 feet above mean sea level (130 feet above ground level). The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the project sponsor does the following, in accordance with ALUC consultation with the airport operator and final determinations issued for the structure and temporary construction crane by the Federal Aviation Administration (FAA):

- (a) coordinate no later than 50 days in advance of project construction with the airport manager and air traffic control tower to disclose all construction characteristics, including, but not limited to, start and end dates and hours of operation within said dates, in order to ensure proper notice to aircraft users of the airport and for the airport operator to accomplish any safe and timely modifications to airport navigation equipment, runway threshold displacement, and/or runway closure, as necessary; and
- (b) abide by FAA standards for the marking and lighting of construction equipment and vehicles; and
- (c) remove or lower construction equipment and vehicles when not in active use; during times of impaired visibility when instrument flight rule procedures are in effect, such as fog or inclement weather; during dusk-to-dawn airport operating hours; or otherwise at request of the airport manager to redress unique circumstances such as radar or other navigation equipment interference; and
- (d) renew the FAA determinations by application for extension to the FAA no later than 15 days prior to the expiration date specified in the determinations if construction is not anticipated to be completed before that expiration date.

Therefore, as a condition of project approval, the project sponsor must abide by the aforesaid actions for the entire duration of project construction.

Safety Zones: The proposed project site is located within Safety Zones 1, 2, and 3. The ALUCP identifies any structure within Safety Zone 1 as incompatible with airport uses, and no portion of the proposed project structure lies within Safety Zone 1. However, the project biofiltration basin lies within Safety Zone 1 and therefore would require sufficient design and operation measures per FAA standards to ensure that it does not become a wildlife attractant to the extent that it would constitute a hazard to aircraft in flight. The project building and associated fleet vehicle storage and surface parking are located within Safety Zones 2 and 3. The ALUCP identifies distribution building and parking uses located within Safety Zones 2 and 3 as compatible with airport uses. The project building office component is located within Safety Zones 2 and 3. The ALUCP identifies office uses located within Safety Zones 2 and 3 as conditionally compatible with airport uses, provided that the project complies with people per acre occupancy intensities as specified by the ALUCP in terms of maximum floor area ratios (FARs) applicable to each portion of the building within each respective safety zone. Based upon figures supplied by the project sponsor, the portion of the project within Safety Zone 2 would constitute an FAR of 0.30, and the portion of the project within Safety Zone 3 would constitute an FAR of 0.21. Both FARs are each lower than the maximum FARs for either office or distribution uses in Safety Zones 2 and 3 respectively, and therefore the project would be compatible with the FAR limits for ALUCP safety zone compatibility. Therefore, as a condition of project approval, the project sponsor must design and operate the biofiltration basin located within Safety Zone 1 in accordance with FAA standards to the satisfaction of the airport operator so that the basin does not become a wildlife attractant to the extent that it would constitute a hazard to aircraft in flight.

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.

McClellan-Palomar Airport ALUCP:

Zoning Code Amendments for Accessory Dwelling Units, City of Carlsbad

Deemed Complete and Consistent on February 15, 2023

Description of Project: The project proposes amendments to the City of Carlsbad Zoning Code in order to align regulations for accessory dwelling units and junior accessory dwelling units with state law. None of the amendments include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact the noise exposure contours of the ALUCP, but any development permitted under this project would be subject to sound attenuation or aviation easement requirements as applicable per the ALUCP.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact the airspace protection surfaces of the ALUCP, but any development permitted under this project would be subject to notification to the Federal Aviation Administration (FAA) as required and compliance with any conditions of FAA determinations of no hazard to air navigation as applicable.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of the ALUCP, but any development permitted under this project would not be subject to the applicable safety zone density limits of the ALUCP because accessory dwelling units are not included in ALUCP density limitations.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact the overflight notification requirements of the ALUCP, but any development permitted under this project would be subject to ALUCP overflight notification requirements.

Brown Field Municipal Airport ALUCP:

Community Plan Amendment and Rezone for Exposition Way Property, City of San Diego

Deemed Complete and Consistent on February 15, 2023

Description of Project: The project involves a community plan amendment and rezone from auto-oriented commercial neighborhood use to light industrial use for a 2-acre property. No actual development is proposed.

Noise Contours: The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies light industrial uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that any office component of an industrial use is sound attenuated to 50 dB CNEL interior noise level. Industrial uses are compatible with airport uses without any sound attenuation. No actual development is proposed by the project, but any office components of future proposed industrial buildings must be sound attenuated to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: No actual development is proposed by the project. Any future construction proposed on the project property would have to demonstrate compliance with the ALUCP airspace protection surfaces through providing notice of construction to the Federal Aviation Administration (FAA) and complying with any conditions of marking and lighting of structures per the FAA determination, or a sponsor of future construction must certify that no FAA notice is required.

Safety Zones: The proposed project is located within Safety Zone 2. The ALUCP identifies industrial uses located within Safety Zone 2 as conditionally compatible with airport uses, provided that any future buildings proposed on the project property comply with floor area ratios with or without risk reduction measures incorporated into building design as specified by the ALUCP. No actual development is proposed by the project.

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. No actual development is proposed by the project, and no future residential uses on the project property would be likely given the light industrial use designation.