

Airport Land Use Commission Agenda

Thursday, December 7, 2023

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

NEW LOCATION:

San Diego County Regional Airport Authority
Administration Building
First Floor – Board Room
2417 McCain Road
San Diego, California 92101
[See attached map](#)

Board Members

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

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, December 7, 2023

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 November 9, 2023, special ALUC meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: NAVAL AIR STATION NORTH ISLAND ALUCP, 1054-1058 ISABELLA AVENUE, CITY OF CORONADO; MCCLELLAN-PALOMAR AIRPORT ALUCP, GENERAL PLAN AMENDMENTS TO HOUSING AND PUBLIC SAFETY ELEMENTS WITH REZONES, CITY OF CARLSBAD.

RECOMMENDATION: Receive the report.

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

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

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COMMISSION COMMENT:

ADJOURNMENT:

Thursday, December 7, 2023

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 Airport Administration Building Parking Lot (entrance on the east side of McCain Road). 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.



Airport Authority Administration Building

2417 McCain Road, San Diego, CA 92101

Public Hours of Operation:

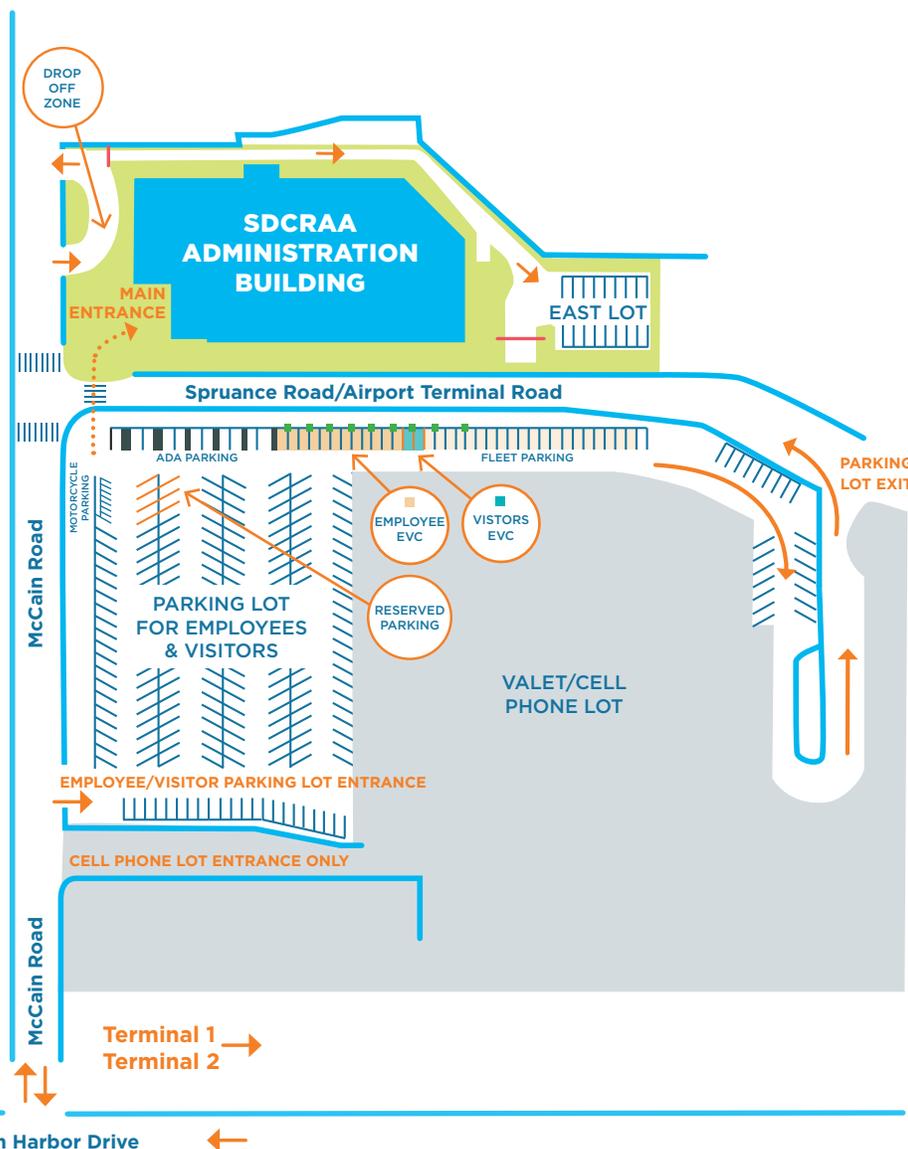
Monday - Friday, 8 a.m. - 5 p.m. | Closed Saturdays, Sundays, and Holidays

Parking

Parking is available in the Airport Administration Building Parking Lot (entrance is on the right-hand side of McCain Road). Visitors can park in the lot from 8 a.m. - 5 p.m. You do not need to pull a ticket to park. Park in any space except those marked for specific purposes. To exit, follow the arrows painted on the ground and proceed through the exit lanes that will lead you to Airport Terminal Road. There are limited EV charging stations available for visitors.

If you are being dropped off at the Administration Building, please utilize the drop-off zone. This area is not to be used for parking.

There is no on-street parking available. Please check for any posted parking restrictions/time limits.



Accessing the Building

Proceed north from the parking lot and use the crosswalk at Spruance Road/Airport Terminal Road to get to the main entrance. Visitors: check in at the reception desk by using the iPad check-in system and place the printed visitor badge on your clothing. The person you are meeting will be notified via email that you have arrived and will meet you in the lobby. If you're attending a Board Meeting or another public event/meeting, you do not need to use the iPad check-in system.

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 9, 2023
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the special meeting of the Airport Land Use Commission to order at 9:54 a.m. on Thursday, November 9, 2023, 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, Martinez, McNamara, Perez, Sanchez, Sly

ABSENT: Commissioners: Bedell (Ex-Officio), Casillas Salas, Dallarda (Ex-Officio), Miller (Ex-Officio), von Wilpert

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

Tony Guinn, Assistant Airport Operation/Airfield Manager attended the meeting on behalf of Board Member Bedell.

NON-AGENDA PUBLIC COMMENT: None

CONSENT AGENDA (Items 1):

ACTION: Moved by Commissioner Perez and seconded by Commissioner Martinez to approve the Consent Agenda. Motion carried by the following vote: YES - Cabera, Martinez, McNamara, Perez, Sanchez, Sly, NO - None; ABSENT - Casillas Salas, von Wilpert; (Weighted Vote Points: YES - 67; NO - 0; ABSENT - 25)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the October 5, 2023, regular meeting.

CONSISTENCY DETERMINATIONS

PUBLIC HEARINGS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 9:55 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS
7TH DAY OF DECEMBER 2023.

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: December 7, 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.

Naval Air Station North Island ALUCP:

Construction of 4 Residential Units at 1054-1058 Isabella Avenue, City of Coronado

Deemed Complete and Conditionally Consistent on October 20, 2023

Description of Project: The project involves the construction of four residential units on a property with three existing residential units to be demolished.

Noise Contours & Safety Zones: The proposed project lies within Accident Potential Zone (APZ) I and inside the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies multifamily residential uses located within APZ I as conditionally compatible with airport uses, provided that the density is limited to that which existed as of the ALUCP adoption in 2020. Three of the proposed units lie within APZ I and greater than 50 percent of the fourth unit lies outside APZ I. Therefore, the project does not exceed the density that existed at the time of the ALUCP adoption and complies with the safety zone limitation, as the ALUCP provides that any unit with greater than 50 percent of its total floor area located outside a safety zone or noise contour is not subject to the standards of the zone or contour respectively.

The ALUCP identifies residential uses within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, each residential 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 53 feet above mean sea level (33 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.

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 each residential unit.

McClellan-Palomar Airport ALUCP:

General Plan Amendments to Housing and Public Safety Elements with Rezones, City of Carlsbad

Deemed Complete and Conditionally Consistent on November 13, 2023

Description of Project: The proposed project involves amendments to the Carlsbad General Plan Housing and Public Safety Elements and rezoning of 18 sites (12 within the AIA) to designations allowing residential uses or increased residential densities. One of the rezone sites (Site 9) was previously reviewed and found to be conditionally consistent by a prior ALUC consistency determination in 2020.

The proposed General Plan amendments are to implement the rezones, to reflect current disaster mitigation and planning practices, and to implement state law. No actual development is proposed under the current project, but future development may be subject to ALUCP compatibility factors as detailed below.

Noise Contours: Four of the rezone sites (Sites 6, 8, 9, and 16) of the proposed project are located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level.

Therefore, as a condition of project approval, future residential development under the proposed project which is located within the 60-65 dB CNEL noise contour must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The proposed project does not involve any actual construction, but all sites of future development under the project would be subject to the applicable airspace protection standards of the ALUCP. The ALUCP identifies proposed construction as compatible with airport uses, provided that a determination of no hazard to air navigation has been issued for the proposed construction on the site by the Federal Aviation Administration (FAA) or the project sponsor has certified that notice of construction is not required to the FAA because the construction 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.

Additionally, the ALUCP requires that an avigation easement for airspace protection be recorded in favor of the airport operator with the County Recorder for any construction on sites in which the existing grade penetrates FAA airspace protection surfaces. Site 10 of the project application lies within the terrain penetration area requiring recordation of an avigation easement.

Therefore, as a condition of project approval, all future construction under the proposed project must obtain a determination of no hazard to air navigation from the FAA or be certified by the project sponsor as not requiring notice of construction to the FAA. Additionally, all construction within terrain penetration areas identified by the ALUCP as requiring an avigation easement, such as on Site 10, must record the avigation easement with the County Recorder.

Safety Zones: Seven of the rezone sites (Sites 4 and 6 through 11 inclusive) of the proposed project are located within safety zones. All seven sites lie at least partially within Safety Zone 6, and the ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses. A portion of Site 10 is located within Safety Zone 2, and the ALUCP identifies residential uses located within Safety Zone 2 as not compatible with airport uses.

Therefore, as a condition of project approval, future residential development under the proposed project may not be permitted within Safety Zone 2 unless the proposed development is permitted in accordance with the applicable overrule procedures as defined in the State Aeronautics Act.

Overflight Notification: The proposed project does not involve any actual development, but sites of future residential development may be subject to overflight notification requirements. The ALUCP requires that a means of overflight notification be provided for new residential land uses located within the overflight notification area.

Therefore, as a condition of project approval, a means of overflight notification must be provided for each residential unit located within the overflight notification area. In instances when an aviation easement is required, such as for Site 10, the overflight notification requirement is satisfied.