

Airport Land Use Commission Agenda

Thursday, April 7, 2022

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

San Diego International Airport
SDCRAA Administration Building
3225 N. Harbor Drive
San Diego, California 92101

Board Members

Gil Cabrera (Chair)
Mary Casillas Salas (Vice Chair)
Catherine Blakespear
Paul McNamara
Paul Robinson
Johanna Schiavoni
James Sly
Nora E. Vargas
Marni von Wilpert

Ex-Officio Board Members

Col. Thomas M. Bedell
Gustavo Dallarda
Gayle Miller

President/CEO

Kimberly J. Becker

This meeting of the Airport Land use Commission will be conducted pursuant to the provisions of California Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act. On March 28, 2022, the San Diego County Regional Airport Authority Board adopted Resolution No. 2022-0031 finding that as a result of the continuing State of Emergency and the fact that local officials have recommended measures to promote social distancing and a finding that meeting in person continues to present imminent risks to the health and safety of attendees, it is in the best interest of the Authority and the public to continue to conduct meetings of the Board and Committees virtually pursuant to AB 361. Therefore, in the interest of public health, all Board Members will be participating in the meeting electronically. In accordance with Assembly Bill 361 and Authority Board Resolution No. 2022-0031, there will be no members of the public in attendance at the Meeting. We are providing alternatives to in-person attendance for viewing and participating in the meeting. In lieu of in-person attendance, members of the public may submit their comments in the following manner.

Public Comment during Board/Committee Meetings

If you'd like to speak live during the meeting, please follow these steps to request to speak:

- **Step 1:** Watch the meeting via the live Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14996>
PLEASE NOTE: There is approximately 20 seconds of lag time between the meeting and the Webcast.
- **Step 2:** When the Chair introduces the item that you would like to comment on, *(or indicates that it is time for Non-Agenda Public Comment)*, call into the public comment line by following the following directions :
REMINDER: Please do not call until the item you want to comment on is being discussed.

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1. **Dial 1-619-737-2396**
2. **When prompted, input Conference ID: [312 165 857#](#)**
3. **You will then hear: "If you're the meeting organizer, press star now. You are now joining the meeting." Ignore this message.**
4. **After a few seconds, you will hear: "Please wait for the leader to admit you into the meeting, thank you for your patience." This is an indication that you are in the waiting room, Authority staff will admit you into the meeting when it is your time to speak.**
5. **After being admitted into the meeting, your microphone will be live, please turn off your webcast to avoid feedback. Staff will then ask you to state your name and begin your comments.**

Written Non-Agenda Public comment and/or Public Comment on agenda items may also be submitted to the Authority clerk at clerk@san.org. Comments received no later than 8:30 a.m. on the day of the meeting will be distributed to the Board or Committee and included in the record.

How to Watch the Meeting

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14996>

Requests for Accessibility Modifications or Accommodations

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the Authority Clerk at (619) 400-2550 or clerk@san.org. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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 Board 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 Board Services 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 Board 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.

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CALL TO ORDER:

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 Board 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 Board.

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 3, 2022 regular meeting.

CONSISTENCY DETERMINATIONS

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 4376 SARATOGA AVENUE, CITY OF SAN DIEGO; 2401 PACIFIC HIGHWAY, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP; 9369 PROSPECT AVENUE, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT ALUCP; AMENDMENT TO THE MUNICIPAL CODE FOR HOUSING ELEMENT PROGRAMS, CITY OF CARLSBAD; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORP 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 FOR HOUSING ACTION PACKAGE AMENDMENT, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the Report.

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

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PUBLIC HEARINGS:

3. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR AGUA CALIENTE AIRPORT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR AGUA CALIENTE AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2022-0001 ALUC finding the Airport Land Use Compatibility Plan for Agua Caliente Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Agua Caliente Airport.

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

4. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR BORREGO VALLEY AIRPORT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR BORREGO VALLEY AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2022-0002 ALUC finding the Airport Land Use Compatibility Plan for Borrego Valley Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Borrego Valley Airport.

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

5. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR FALLBROOK COMMUNITY AIRPARK CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR FALLBROOK COMMUNITY AIRPARK:

RECOMMENDATION: Adopt Resolution No. 2022-0003 ALUC finding the Airport Land Use Compatibility Plan for Fallbrook Community Airpark Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Fallbrook Community Airpark.

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

6. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR JACUMBA AIRPORT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR JACUMBA AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2022-0004 ALUC finding the Airport Land Use Compatibility Plan for Jacumba Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Jacumba Airport.

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

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7. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR OCOTILLO AIRPORT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR OCOTILLO AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2022-0005 ALUC finding the Airport Land Use Compatibility Plan for Octotillo Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Octotillo Airport.

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

8. FIND THE AIRPORT LAND USE COMPATIBILITY PLAN FOR RAMONA AIRPORT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND ADOPT THE AIRPORT LAND USE COMPATIBILITY PLAN FOR RAMONA AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2022-0006 ALUC finding the Airport Land Use Compatibility Plan for Ramona Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Ramona Airport.

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

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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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 an email to the Clerk at clerk@san.org 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 an email 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 public parking lot located directly in front of the Administration Building. Bring your ticket to the third-floor receptionist for validation.

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, MARCH 3, 2022
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the meeting of the Airport Land Use Commission to order at 10:23 a.m. on Thursday, March 3, 2022, electronically and via teleconference pursuant to the provisions of California Assembly Bill 361 and Resolution No. 2022-0021 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Blakespear, Cabrera, Casillas- Salas, Dallarda (Ex-Officio), McNamara, Robinson, Schiavoni, Sly, Vargas, von Wilpert

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

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Vargas and seconded by Commissioner Robinson to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, Casillas Salas, McNamara, Robinson, Schiavoni, Sly, Vargas, 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 February 3, 2022 regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 611 ISLAND AVENUE, CITY OF SAN DIEGO; 2126 SAN CLEMENTE STREET, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR ALUCP; 9875 TOWNE CENTRE DRIVE, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the Report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 10:27 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7th DAY OF APRIL, 2022.

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: April 7, 2022

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 ALUCPs:

San Diego International Airport ALUCP:

Construction of Detached Residential Unit at 4376 Saratoga Avenue, City of San Diego

Deemed Complete and Conditionally Consistent on February 17, 2022

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

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residential unit is sound attenuated to 45 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 residential unit must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 197 feet above mean sea level (21 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). 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 outside all Safety Zones.

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. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

Construction of Self-Storage Facility and Office at 2401 Pacific Highway, City of San Diego

Deemed Complete and Conditionally Consistent on February 24, 2022

Description of Project: The project involves the construction of a self-storage facility of 96,310 square feet and ancillary office of 1,025 square feet for a total building area of 97,362 square feet within four stories and a basement on a property of 0.64 acres.

Noise Contours: The proposed project lies within the 75+ decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies self-storage facility uses located within the 75+ dB CNEL noise contour as compatible with airport uses. The ALUCP identifies office uses located within the 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. Therefore, as a condition of project approval, the office component of the building must be sound attenuated to 50 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 61 feet above mean sea level (MSL, or 44 feet above ground level). The proposed project is located within the SDIA Threshold Siting Surface (TSS). The proposed project height is below the maximum compatible height of 125 MSL feet of the TSS for a project on this site; therefore, the project complies with the TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination 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 recorded with the County Recorder.

Safety Zones: The proposed project is located within Safety Zone 2E – Little Italy. The ALUCP identifies self-storage facility uses located within Safety Zone 2E – Little Italy as compatible with airport uses. The ALUCP identifies office uses located within Safety Zone 2E – Little Italy as conditionally compatible with airport uses, provided that the project complies with an intensity of 255 people per acre. At a maximum of 215 square feet per person, the lot size of 28,025 square feet would result in a maximum compatible intensity of 130 people for office use. At 1,025 square feet of office use, the project proposes an intensity of 4 people and therefore complies with the Safety Zone 2E – Little Italy limitation.

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.

Gillespie Field ALUCP:

Construction of Detached Residential Unit at 9369 Prospect Avenue, City of Santee

Deemed Complete and Conditionally Consistent on February 24, 2022

Description of Project: The project involves the construction of one detached accessory residential 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 residential unit is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the new 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 362 feet above mean sea level (16 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 residential uses as incompatible with airport uses within Safety Zone 2. However, per ALUCP Policy 3.4.4(i), construction of a single-family residence, including a second dwelling unit as defined by law, is compatible on a legal lot of record in all safety zones except Safety Zone 1 if residential use is permitted on the property by local land use regulations and other conditions for sound attenuation, airspace protection, and overflight notification are met to the extent applicable. The property of the project is a legal lot of record that is zoned for residential use and contains an existing primary residence to which the project would be an accessory residence. Other conditional compliance is noted above and below.

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 new residential unit.

McClellan-Palomar Airport ALUCP:

Amendment to the Municipal Code for Housing Element Programs, City of Carlsbad

Deemed Complete and Consistent on February 24, 2022

Description of Project: The project involves amendments to the municipal code to implement three housing element programs. The amendments include clarification of the authority of the Planning Commission for affordable housing, ability to accept building plans, and the definitions of mixed use for commercial areas. No changes in land use or density/intensity are proposed. There is no actual development proposed by the project.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection boundaries.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements.

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:

Amendments to Municipal Code for Housing Action Package, City of San Diego

Deemed Complete and Consistent on March 3, 2022

Description of Project: The project involves amendments to the municipal code for items related to the Housing Action Package. These amendments implement new state law related to housing development and incentivize and promote new housing opportunities. No physical development is proposed by the project.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any noise exposure contours. Any development under the amendments will need to comply with the noise compatibility policies of the applicable ALUCP.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Any development under the amendments will need to comply the airspace protection policies of the applicable ALUCP.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Any development under the amendments will need to comply with the safety zone limitations of the applicable ALUCP.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. Any residential development under the amendments will need to comply with the overflight notification policies of the applicable ALUCP.

Airport Land Use Commission Staff Report

Meeting Date: April 7, 2022

Subject:

Find the Airport Land Use Compatibility Plans Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Adopt the Airport Land Use Compatibility Plans for Agua Caliente Airport, Borrego Valley Airport, Fallbrook Community Airpark, Jacumba Airport, Ocotillo Airport, and Ramona Airport

Recommendation:

ITEM 3. Adopt Resolution 2022-0001 ALUC, finding the Airport Land Use Compatibility Plan for Agua Caliente Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Agua Caliente Airport

ITEM 4. Adopt Resolution 2022-0002 ALUC, finding the Airport Land Use Compatibility Plan for Borrego Valley Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Borrego Valley Airport

ITEM 5. Adopt Resolution 2022-0003 ALUC, finding the Airport Land Use Compatibility Plan for Fallbrook Community Airpark Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Fallbrook Community Airpark

ITEM 6. Adopt Resolution 2022-0004 ALUC, finding the Airport Land Use Compatibility Plan for Jacumba Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Jacumba Airport

ITEM 7. Adopt Resolution 2022-0005 ALUC, finding the Airport Land Use Compatibility Plan for Ocotillo Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Ocotillo Airport

ITEM 8. Adopt Resolution 2022-0006 ALUC, finding the Airport Land Use Compatibility Plan for Ramona Airport Categorically Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and adopting the Airport Land Use Compatibility Plan for Ramona Airport

Background/Justification:

Acting in its capacity as the designated Airport Land Use Commission (ALUC) for San Diego County (Cal. Pub. Util. Code §21670.3(a)), the Airport Authority is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for each public-use and military airport within the County (Cal. Pub. Util. Code §§21674(c); 21675(a)).

The purpose of an ALUCP is to protect airport operations, including aircraft in flight, from encroachment by incompatible land uses with concurrent land use policies to minimize public exposure to excessive noise and safety hazards within designated Airport Influence Areas (AIAs) around airports located in the County, “to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses” (Cal. Pub. Util. Code §21674). Therefore, an ALUCP does not apply to existing land uses so long as those uses remain unchanged.

In 2006, the Authority adopted ALUCPs for the six general aviation (GA) airports in the rural communities of the County (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona) after engaging in a public collaborative planning process of community stakeholders comprising a technical advisory group (Cal. Pub. Util. Code, §21670.3(b)). The Ramona Airport ALUCP was amended in 2008 to correct the location of the airport runway in its compatibility maps, and all six ALUCPs were subsequently amended in 2011 to align their policies with other ALUCPs adopted by the ALUC in 2010 for GA airports within urban municipalities.

Also in 2011, the County of San Diego, as the local agency with land use planning and permitting jurisdiction over lands encompassed within the AIAs of the rural GA airport ALUCPs, implemented those ALUCPs by integrating their policies and standards into its General Plan and Zoning Ordinance such that the ALUC found those legislative policy documents to be consistent with the associated ALUCPs.

In preparing an ALUCP, the ALUC shall be guided by information in the California Department of Transportation, Division of Aeronautics (Caltrans) *Airport Land Use Planning Handbook* (Handbook) (Pub. Util. Code, §21674.7(a)). The Caltrans Handbook recommends that ALUCPs should be updated approximately every five years, and the Handbook itself was updated in a revised edition with new land use compatibility guidance in 2011, replacing the previous edition of 2002 upon which the 2006 rural airport ALUCPs were based.

An ALUCP is usually based on forecasted operations in an airport master plan (AMP) or an airport layout plan (ALP) with concurrence by Caltrans to cover anticipated airport operations and facility improvements for a minimum of 20 years (Cal. Pub. Util. Code §21675(a)). AMPs have been adopted for only two of the six rural airports (Borrego Valley Airport in 1996 and Fallbrook Community Airpark in 2008) to justify each airport’s proposed runway alterations and facility improvements, and both those airports and Ramona Airport have ALPs approved by the Federal Aviation Administration (FAA). The three smaller desert

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airports of Agua Caliente, Jacumba, and Ocotillo do not have AMPs or ALPs. Airfield diagrams and associated forecasts deemed appropriate and approved by Caltrans were used in the preparation of the ALUCPs in lieu of those airport planning documents.

The ALUCPs adopted in 2006 and amended in 2011 were thus based on now significantly dated forecasts which were often incongruent with existing aviation activity at those airports. As a result of this discontinuity and the need to align the ALUCPs with revised guidance from the latest edition of the Caltrans Handbook, ALUC staff has undertaken an update to the six rural GA airport ALUCPs with written concurrence from Caltrans, including continued use of airfield diagrams for those airports without AMPs or ALPs. In addition, more recent ALUCPs adopted by the ALUC have been streamlined to provide direction to users with supporting tables and figures, and thus a need to align the format of all adopted ALUCPs is desirable.

Using more recently adopted ALUCPs by the ALUC as a template, ALUC staff has prepared updated ALUCPs consistent with guidance from the 2011 edition of the Handbook and revised aviation activity forecasts. Detailed ALUCP compatibility policies and standards relative to future land uses specifically address airport noise contours, safety zones, airspace protection surfaces and overflight notification areas. Appendices include supplemental, technical data regarding the airport operational data and assumptions upon which the compatibility policies, standards, and affected area maps of the ALUCP are based.

Continuing the statutory mandate to engage stakeholders, ALUC staff engaged collaboratively with County staff from both its Airports and Planning and Development Services departments beginning in 2016 for data input validation and policy development. From that County staff collaboration, ALUC staff produced initial drafts of the ALUCPs in 2020 that were posted for a period of public comment of 30 days. Additionally, ALUC staff hosted three, duly noticed community meetings during the public comment period to provide public stakeholders with the opportunity to offer feedback on the draft ALUCPs. After this comment period and meetings, ALUC staff finalized the proposed, updated ALUCPs and held a more recent community meeting to provide stakeholders information about the revised, updated ALUCPs.

Public Meeting Date	Public Meeting Location	Public Meeting Topic
February 25, 2020	Borrego Springs Library	Agua Caliente Airport, Borrego Valley Airport, Jacumba Airport, and Ocotillo Airport ALUCPs

Meeting Date: April 7, 2022

February 26, 2020	Fallbrook Library	Fallbrook Community Airpark ALUCP
February 27, 2020	Ramona Library	Ramona Airport ALUCP
March 2, 2022	Virtual via Zoom	All 6 rural airport ALUCPs

Each updated ALUCP (<https://www.san.org/Rural-Airports>) is a complete policy document and is independent from the ALUCPs for other rural airports or any other airports located in the County. State law requires that each local agency having jurisdiction over land uses within an AIA modify its general plan and/or zoning ordinance to be consistent with an adopted ALUCP, or, alternatively, to take the steps prescribed by state law to overrule the ALUCP as a whole or in part.

In 2011, the County of San Diego implemented the existing rural airport ALUCPs adopted in 2006 and amended in 2011 by applying an overlay zone to affected AIA properties to incorporate by reference the policies and standards of the ALUCPs, and the ALUC deemed the County General Plan and zoning consistent with the respective ALUCPs. As such, the County would only need to apply the updated ALUCPs within that overlay zone to supersede the existing ALUCPs and would not need to take further legislative action to implement the updated ALUCPs nor secure a new consistency determination from the ALUC.

Fiscal Impact:

Adequate funds for ongoing administration of the rural airport ALUCPs are included in the adopted Airport Planning FY2022 budget and conceptually approved FY2023 Operating Expense Budgets within the Personnel and Services – Other Professional line items.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- Community Strategy
 Customer Strategy
 Employee Strategy
 Financial Strategy
 Operations Strategy

Focus Areas

- Advance the New T1
 Transform the Customer Journey
 Optimize Ongoing Business

Environmental Review:

- A. California Environmental Quality Act (CEQA): The ALUC has determined that each of the proposed ALUCPs will not have a significant effect on the environment based on the CEQA Guidelines, set forth in Title 14 of the California Code of Regulations at Section 15000 *et seq.*, and the Airport Authority's own CEQA Procedures. Accordingly, a Notice of Exemption has been prepared for each ALUCP per Section 15061(b)(3) of the CEQA Guidelines and will be filed with the State Clearinghouse and County of San Diego Clerk, demonstrating that the activity in question will not have a significant effect on the environment, and the activity is not subject to CEQA.
- B. California Coastal Act: Not applicable, as no land within the AIA of any of the ALUCPs lies within the Coastal Zone established by the California Coastal Act.
- C. National Environmental Policy Act (NEPA): Not applicable, as the adoption of an ALUCP is not a project that involves additional approvals or actions by the FAA and, therefore, no formal review under NEPA is required.

Application of Inclusionary Policies:

Not Applicable

Prepared by:

Ralph Redman
Manager, Airport Planning

RESOLUTION NO. 2022-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
AGUA CALIENTE AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, Agua Caliente Airport has neither an airport master plan nor an airport layout plan, such that Caltrans authorized the ALUC to use an airfield diagram and associated aviation activity forecasts as the basis for an ALUCP; and

WHEREAS, the ALUC adopted an ALUCP for Agua Caliente Airport (Reso. No. 2006-0060 ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Agua Caliente Airport (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Agua Caliente Airport (Reso. No. 2011-0020 ALUC) on December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Agua Caliente Airport which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Agua Caliente Airport and determined revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Agua Caliente Airport ALUCP; and

WHEREAS, the updated ALUCP for Agua Caliente Airport is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Agua Caliente Airport adopted in 2006 and amended in 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 25, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Agua Caliente Airport in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Agua Caliente Airport pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Agua Caliente Airport would be exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Agua Caliente Airport authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Agua Caliente Airport, to replace and supersede in its entirety the ALUCP for Agua Caliente Airport adopted in 2006 and amended in 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Agua Caliente Airport adopted in 2006 and amended in 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Agua Caliente Airport so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Agua Caliente Airport lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

<p>To: State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street, Room 212 Sacramento, California 95814</p>	<p>County Clerk County of San Diego County Administration Center 1600 Pacific Highway, Room 260 San Diego, California 92101</p>
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FROM: San Diego County Regional Airport Authority
Airport Land Use Commission
Post Office Box 82776
San Diego, California 92138-2776

PROJECT TITLE: Agua Caliente Springs Airport - Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Agua Caliente Springs Airport ALUCP is located within the vicinity of Agua Caliente Springs Airport over Anza-Borrego Desert State Park in eastern San Diego County, approximately 94 miles northeast of downtown San Diego and 22 miles southeast of State Route 78.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and airport operator (both the County of San Diego), inhabitants and the general public who would occupy land uses near the airport, and the California Department of Parks and Recreation, which manages public lands in Anza-Borrego Desert State Park.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and

amended in 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The project is largely pre-empted on public lands under State jurisdiction over which the ALUCP has no force and effect. The noise exposure contours and safety zones established by the project lie entirely on airport property or on State public lands adjacent to the airport, neither of which is subject to ALUC jurisdiction.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project, and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

RESOLUTION NO. 2022-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
BORREGO VALLEY AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, the ALUC adopted an ALUCP for Borrego Valley Airport (Reso. No. 2006-0061 ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Borrego Valley Airport (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Borrego Valley Airport (Reso. No. 2011-0021 ALUC) on December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Borrego Valley Airport which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Borrego Valley Airport and determined that revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Borrego Valley Airport ALUCP; and

WHEREAS, the updated ALUCP for Borrego Valley Airport is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Borrego Valley Airport adopted in 2006 and amended in 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 25, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Borrego Valley Airport in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Borrego Valley Airport pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Borrego Valley Airport would be exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Borrego Valley Airport authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Borrego Valley Airport, to replace and supersede in its entirety the ALUCP for Borrego Valley Airport adopted in 2006 and amended in 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Borrego Valley Airport adopted in 2006 and amended in 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Borrego Valley Airport so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Borrego Valley Airport lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, California 95814

County Clerk
County of San Diego
County Administration Center
1600 Pacific Highway, Room 260
San Diego, California 92101

FROM: San Diego County Regional Airport Authority
Airport Land Use Commission
Post Office Box 82776
San Diego, California 92138-2776

PROJECT TITLE: Borrego Valley Airport - Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Borrego Valley Airport ALUCP is located within the vicinity of Borrego Valley Airport, 3 miles east of the town center of the unincorporated community of Borrego Springs in northeastern San Diego County, approximately 90 miles northeast of downtown San Diego and 11 miles north of State Route 78.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and the airport operator (both the County of San Diego), and inhabitants and the general public who would occupy land uses near the airport.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and amended in 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The County of San Diego has already implemented the 2006 ALUCP policies and standards into its zoning code. These regulations already restrict development of new noise-sensitive land uses (e.g., educational, or institutional) within noise contour ranges, and the project maintains at least the same residential density and nonresidential intensity limits established in the 2006 ALUCP. The noise and safety compatibility policies proposed in the project therefore remain consistent with the adopted 2006 ALUCP and current County zoning.

The primary effect of the project would result from the shifting of some noise contours and safety zone boundaries and the corresponding application of differing ALUCP standards. A displacement analysis comparing the total amount of development potential under the County's current zoning with the amount that could be supported under the project concluded that no residential or nonresidential development potential would be displaced due to implementation of the project.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project, and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

RESOLUTION NO. 2022-0003 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
FALLBROOK COMMUNITY AIRPARK

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, the ALUC adopted an ALUCP for Fallbrook Community Airpark (Reso. No. 2006-0062 ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Fallbrook Community Airpark (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Fallbrook Community Airpark (Reso. No. 2011-0022 ALUC) on December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Fallbrook Community Airpark which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Fallbrook Community Airpark and determined that revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Fallbrook Community Airpark ALUCP; and

WHEREAS, the updated ALUCP for Fallbrook Community Airpark is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Fallbrook Community Airpark adopted in 2006 and amended in 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 26, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Fallbrook Community Airpark in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Fallbrook Community Airpark pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Fallbrook Community Airpark would be exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all of the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Fallbrook Community Airpark authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Fallbrook Community Airpark, to replace and supersede in its entirety the ALUCP for Fallbrook Community Airpark adopted in 2006 and amended in 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Fallbrook Community Airpark adopted in 2006 and amended in 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Fallbrook Community Airpark so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Fallbrook Community Airpark lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

<p>To: State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street, Room 212 Sacramento, California 95814</p>	<p>County Clerk County of San Diego County Administration Center 1600 Pacific Highway, Room 260 San Diego, California 92101</p>
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FROM: San Diego County Regional Airport Authority
Airport Land Use Commission
Post Office Box 82776
San Diego, California 92138-2776

PROJECT TITLE: Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Fallbrook Community Airpark ALUCP is located within the vicinity of Fallbrook Community Airpark, 2 miles south of the town center of the unincorporated community of Fallbrook in northwestern San Diego County and adjacent to U.S. Naval Weapons Station Fallbrook, approximately 60 miles north of downtown San Diego and 5 miles northeast of State Route 76.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and the airport operator (both the County of San Diego), and inhabitants and the general public who would occupy land uses near the airport.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and

amended in 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The County of San Diego has already implemented the 2006 ALUCP policies and standards into its zoning code. These regulations already restrict development of new noise-sensitive land uses (e.g., educational, or institutional) within noise contour ranges, and the project maintains at least the same residential density and nonresidential intensity limits established in the 2006 ALUCP. The noise and safety compatibility policies of the project therefore remain consistent with the adopted 2006 ALUCP and current County zoning.

The primary effect of the project would result from the shifting of some noise contours and safety zone boundaries and the corresponding application of differing ALUCP standards. A displacement analysis comparing the total amount of development potential under the County's current zoning with the amount that could be supported under the project concluded that more residential units could be supported under the project and, assuming a pattern of median growth, only a small fraction (less than one percent) of the nonresidential development potential might be displaced due to less permissive ALUCP standards or adjustments made to the boundaries of the noise and safety compatibility zones. It should be noted that the project safety zones shift so that some parts of the AIA will be subject to more permissive safety standards, providing new development opportunities for certain land uses.

However, any potential development is speculative, as is the potential impact of the project on limiting such development. Even if fractional capacities for development of certain properties were limited by the project, there is sufficient undeveloped land located within Fallbrook within other noise contours or safety zones or entirely outside of the limiting noise contours and safety zones that is zoned to accommodate any potentially displaced development.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project,

and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

RESOLUTION NO. 2022-0004 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
JACUMBA AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, Jacumba Airport has neither an airport master plan nor an airport layout plan, such that Caltrans authorized the ALUC to use an airfield diagram and associated aviation activity forecasts as the basis for an ALUCP; and

WHEREAS, the ALUC adopted an ALUCP for Jacumba Airport (Reso. No. 2006-0063R ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Jacumba Airport (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Jacumba Airport (Reso. No. 2011-0023 ALUC) on December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Jacumba Airport which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Jacumba Airport and determined revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Jacumba Airport ALUCP; and

WHEREAS, the updated ALUCP for Jacumba Airport is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Jacumba Airport adopted in 2006 and amended in 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 25, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Jacumba Airport in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Jacumba Airport pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Jacumba Airport is exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all of the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Jacumba Airport authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Jacumba Airport, to replace and supersede in its entirety the ALUCP for Jacumba Airport adopted in 2006 and amended in 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Jacumba Airport adopted in 2006 and amended in 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Jacumba Airport so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Jacumba Airport lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

<p>To: State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street, Room 212 Sacramento, California 95814</p>	<p>County Clerk County of San Diego County Administration Center 1600 Pacific Highway, Room 260 San Diego, California 92101</p>
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FROM: San Diego County Regional Airport Authority
Airport Land Use Commission
Post Office Box 82776
San Diego, California 92138-2776

PROJECT TITLE: Jacumba Airport - Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Jacumba Airport ALUCP is within the vicinity of Jacumba Airport, about a half-mile east of the unincorporated community of Jacumba Hot Springs in southeastern San Diego County adjacent to the U.S.-Mexico border, approximately 74 miles southeast of downtown San Diego and 2 miles south of Interstate Highway 8.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and the airport operator (both the County of San Diego), and inhabitants and the general public who would occupy land uses near the airport.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and amended in 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The County of San Diego has already implemented the 2006 ALUCP policies and standards into its zoning code. These regulations already restrict development of new noise-sensitive land uses (e.g., educational, or institutional) within noise contour ranges, and the project maintains at least the same residential density and nonresidential intensity limits established in the 2006 ALUCP. The noise and safety compatibility policies of the project therefore remain consistent with the adopted 2006 ALUCP and current County zoning.

A displacement analysis comparing the total amount of development potential under the County's current zoning with the amount that could be supported under the project concluded that no residential or nonresidential development potential would be displaced due to implementation of the project.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project, and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

RESOLUTION NO. 2022-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
OCOTILLO AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, Ocotillo Airport has neither an airport master plan nor an airport layout plan, such that Caltrans authorized the ALUC to use an airfield diagram and associated aviation activity forecasts as the basis for an ALUCP; and

WHEREAS, the ALUC adopted an ALUCP for Ocotillo Airport (Reso. No. 2006-0064 ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Ocotillo Airport (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Ocotillo Airport (Reso. No. 2011-0025 ALUC) on December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Ocotillo Airport which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Ocotillo Airport and determined revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Ocotillo Airport ALUCP; and

WHEREAS, the updated ALUCP for Ocotillo Airport is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Ocotillo Airport adopted in 2006 and amended in 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 25, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Ocotillo Airport in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Ocotillo Airport pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Ocotillo Airport is exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all of the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Ocotillo Airport authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Ocotillo Airport, to replace and supersede in its entirety the ALUCP for Ocotillo Airport adopted in 2006 and amended in 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Ocotillo Airport adopted in 2006 and amended in 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Ocotillo Airport so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Ocotillo Airport lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

To: State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street, Room 212 Sacramento, California 95814	County Clerk County of San Diego County Administration Center 1600 Pacific Highway, Room 260 San Diego, California 92101
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FROM: San Diego County Regional Airport Authority
 Airport Land Use Commission
 Post Office Box 82776
 San Diego, California 92138-2776

PROJECT TITLE: Ocotillo Airport - Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Ocotillo Airport ALUCP is located within the vicinity of Ocotillo Airport in the unincorporated community of Ocotillo Wells in northeastern San Diego County, approximately 95 miles northeast of downtown San Diego on State Route 78.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and the airport operator (both the County of San Diego), and inhabitants and the general public who would occupy land uses near the airport.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and amended in 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The County of San Diego has already implemented the 2006 ALUCP policies and standards into its zoning code. These regulations already restrict development of new noise-sensitive land uses (e.g., educational, or institutional) within noise contour ranges, and the project maintains at least the same residential density and nonresidential intensity limits established in the 2006 ALUCP. The noise and safety compatibility policies of the project therefore remain consistent with the adopted 2006 ALUCP and current County zoning.

Additionally, the project is largely pre-empted on public lands of Anza-Borrego Desert State Park and Ocotillo Wells State Vehicular Recreation Area located north of State Route 78 under State jurisdiction over which the ALUCP has no force and effect and are not subject to ALUC jurisdiction. A displacement analysis comparing the total amount of development potential under the County's current zoning with the amount that could be supported under the project concluded that no residential or nonresidential development potential would be displaced due to implementation of the project.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project, and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

RESOLUTION NO. 2022-0006 ALUC

A RESOLUTION OF THE AIRPORT LAND USE
COMMISSION FOR SAN DIEGO COUNTY ADOPTING
THE AIRPORT LAND USE COMPATIBILITY PLAN FOR
RAMONA AIRPORT

WHEREAS, the San Diego County Regional Airport Authority (Airport Authority) has been designated as the Airport Land Use Commission (ALUC) for each public-use and military airport in the County of San Diego (County), effective January 1, 2003 (Cal. Pub. Util. Code, §21670.3(a)); and

WHEREAS, the ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for the area within its jurisdiction surrounding each public-use airport (Cal. Pub. Util. Code, §§21674(c); 21675(a)); and

WHEREAS, ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting compatibility of land uses within the vicinity of airports, to the extent that land is not already devoted to incompatible uses, in order to protect the public health, safety, and welfare from the effects of airports and concurrently protect the operations of those airports from encroachment by incompatible uses; and

WHEREAS, the ALUC is required to be guided by information in the State of California, Department of Transportation, Division of Aeronautics Airport Land Use Planning Handbook (Caltrans Handbook) in preparing ALUCPs (Cal. Pub. Util. Code, §21674.7(a)); and

WHEREAS, the ALUC is required to prepare ALUCPs based on an airport master plan or, with Caltrans concurrence, an airport layout plan that reflects anticipated airport operations and facility improvements for at least 20 years (Cal. Pub. Util. Code, §21675(a)); and

WHEREAS, the ALUC adopted an ALUCP for Ramona Airport (Reso. No. 2006-0065 ALUC) on December 4, 2006, that is consistent with the requirements of the State Aeronautics Act and the third edition of the Caltrans Handbook, dated 2002; and

WHEREAS, the ALUC found the County General Plan and Zoning Ordinance to be consistent with the 2006 ALUCP for Ramona Airport (Reso. No. 2011-0017 ALUC) on November 3, 2011; and

WHEREAS, the ALUC amended the 2006 ALUCP for Ramona Airport (Reso. Nos. 2008-0030 and 2011-0026 ALUC) on June 5, 2008, and December 1, 2011, and County zoning remained consistent with the ALUCP; and

WHEREAS, the Caltrans Handbook recommends that ALUCs evaluate ALUCPs to be updated approximately every five years; and

WHEREAS, a fourth edition of the Caltrans Handbook was issued in 2011 with revisions to its land use compatibility guidance; and

WHEREAS, the ALUC evaluated the aviation activity forecasts for Ramona Airport which were the basis of the ALUCP adopted in 2006 and amended in 2011 and coordinated with the County as operator of Ramona Airport and determined that revised aviation activity forecasts were necessary; and

WHEREAS, the ALUC compiled and validated updated aviation activity forecasts in consultation with County staff and received concurrence from both the County and Caltrans to use the updated aviation activity forecasts in connection with updating the Ramona Airport ALUCP; and

WHEREAS, the updated ALUCP for Ramona Airport is consistent with the requirements of the State Aeronautics Act and the 2011 edition of the Caltrans Handbook; and

WHEREAS, the ALUC has reviewed the governing language of the County General Plan and Zoning Ordinance which implements the ALUCP for Ramona Airport adopted in 2006 and amended in 2008 and 2011 pursuant to the 2011 ALUC finding of consistency of the same with the ALUCP; and

WHEREAS, the ALUC is required to engage in a public collaborative planning process when preparing and updating an ALUCP (Cal. Pub. Util. Code, §21670.3(b)); and

WHEREAS, ALUC staff engaged County staff in multiple consultations from 2016 through 2022 in the data input and development of the updated aviation activity forecasts and ALUCP policies; and

WHEREAS, ALUC staff hosted two, duly noticed, public community meetings on February 27, 2020 and March 2, 2022, to seek input from interested parties and share the updated ALUCP for Ramona Airport in response to County staff and public stakeholder input; and

WHEREAS, the ALUC has reviewed the updated ALUCP for Ramona Airport pursuant to the California Environmental Quality Act (CEQA; Cal. Pub. Res. Code §21000 *et seq.*); the State CEQA Guidelines (Cal. Code of Regs, Title 14, §15000 *et seq.*); and the Authority's own CEQA Procedures; and

WHEREAS, the ALUC has further determined that the updated ALUCP for Ramona Airport is exempt from CEQA, pursuant to the "common sense" exemption (CEQA Guidelines §15061(b)(3)) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA" (*ibid.*); and

WHEREAS, a Notice of Exemption (Attachment A) has been prepared by the ALUC to document the basis for the determination that the updated ALUCP is exempt from CEQA; and

WHEREAS, the ALUC has considered all of the information presented as set forth above, to include the updated ALUCP and Notice of Exemption, and as a result of the ALUC's independent judgement and analysis;

NOW, THEREFORE, BE IT RESOLVED that the ALUC finds, on the basis of the whole record before it, including, but not limited to, the Notice of Exemption, that there is no substantial evidence that the updated ALUCP has the potential to cause a significant effect on the environment; the updated ALUCP is exempt from CEQA; and, therefore, the ALUC orders that ALUC staff file with the appropriate authorities the Notice of Exemption for the updated ALUCP for Ramona Airport authorized by this Resolution to memorialize this determination; and

BE IT FURTHER RESOLVED that the ALUC hereby approves and adopts the updated ALUCP for Ramona Airport, to replace and supersede in its entirety the ALUCP for Ramona Airport adopted in 2006 and amended in 2008 and 2011, to be effective immediately upon action of this Resolution; and

BE IT FURTHER RESOLVED that the ALUC finds that the County General Plan and Zoning Ordinance which implements the ALUCP for Ramona Airport adopted in 2006 and amended in 2008 and 2011, pursuant to the 2011 ALUC finding of consistency of the same with that ALUCP, remains consistent with the updated ALUCP for Ramona Airport so long as the County applies to its consistency review of plans, projects, and regulations the updated ALUCP to supersede the previous ALUCP adopted in 2006 and amended in 2011; and

BE IT FURTHER RESOLVED that the ALUC finds that the California Coastal Act (Cal. Pub. Res. Code §30106) does not apply to this action because no portion of land covered by the ALUCP for Ramona Airport lies within the Coastal Zone; and

BE IT FURTHER RESOLVED that the ALUC finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (FAA) and, therefore, no formal review under the National Environmental Policy Act (NEPA) is required.

PASSED, ADOPTED, AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of April, 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

NOTICE OF EXEMPTION

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, California 95814

County Clerk
County of San Diego
County Administration Center
1600 Pacific Highway, Room 260
San Diego, California 92101

FROM: San Diego County Regional Airport Authority
Airport Land Use Commission
Post Office Box 82776
San Diego, California 92138-2776

PROJECT TITLE: Ramona Airport - Airport Land Use Compatibility Plan (ALUCP)

PROJECT LOCATION: The Airport Influence Area (AIA) for the Ramona Airport ALUCP is located within the vicinity of Ramona Airport, 3 miles west of the town center of the unincorporated community of Ramona in central San Diego County, approximately 27 miles north of downtown San Diego and 3 miles north of State Route 67.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The San Diego County Airport Land Use Commission (ALUC) is mandated by the State Aeronautics Act to prepare an ALUCP for each public use and military airport within the county. The purpose of an ALUCP is to protect the operations of the airport and concurrently safeguard the welfare of inhabitants and the general public within the vicinity of the airport. The ALUCP accomplishes these objectives by establishing a geographic scope of application (the AIA) and criteria for the compatibility of specific land uses within the AIA. The compatibility standards are based upon sensitivity of land uses to airport noise exposure, minimizing risk in the event of aircraft accidents, protection of airspace from hazards and obstructions to flight and airport operations, and residential awareness of airport proximity to minimize annoyance.

The ALUCP compatibility standards must be implemented into the respective land use plans and regulations of the affected local agencies with land use jurisdiction, or local agencies may overrule all or portions of the ALUCP. The ALUCP does not regulate airport operations, nor does it have any impact on existing land uses. The ALUCP applies only to land use plans and new projects proposed after adoption of the ALUCP. The beneficiaries of the project would be the implementing local agency and the airport operator (both the County of San Diego), and inhabitants and the general public who would occupy land uses near the airport.

The County of San Diego is the primary local agency with land use jurisdiction to implement or overrule the ALUCP. The project replaces a previous ALUCP, adopted by the ALUC in 2006 and amended in 2008 and 2011, which the County implemented in 2011 through zoning of properties within the AIA, so the project would be implemented using the existing zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the ALUC for San Diego County

NAME OF PERSON/AGENCY CARRYING OUT PROJECT: SDCRAA, County of San Diego

EXEMPT STATUS: *(check one)*

- Ministerial (§21080(b)(1); 15268)
- Declared Emergency (§21080(b)(3); 15269(a))
- Emergency Project (§21080(b)(4); 15269(b)(c))
- Categorical Exemption: **§15061(b)(3)**
- Statutory Exemptions

REASONS WHY PROJECT IS EXEMPT: The County of San Diego has already implemented the 2006 ALUCP policies and standards into its zoning code. These regulations already restrict development of new noise-sensitive land uses (e.g., educational, or institutional) within noise contour ranges, and the project maintains at least the same residential density and nonresidential intensity limits established in the 2006 ALUCP. The noise and safety compatibility policies of the project therefore remain consistent with the adopted 2006 ALUCP and current County zoning.

The primary effect of the project would result from the shifting of some noise contours and safety zone boundaries and the corresponding application of differing ALUCP standards. A displacement analysis comparing the total amount of development potential under the County's current zoning with the amount that could be supported under the project concluded that more residential units could be accommodated under the project and, assuming a pattern of median growth, only a small fraction (less than three percent) of the nonresidential development potential might be displaced due to less permissive ALUCP standards or adjustments made to the boundaries of the noise and safety compatibility zones. It should be noted that the project safety zones shift so that some parts of the AIA will be subject to more permissive safety standards, providing new development opportunities for certain land uses.

However, any potential development is speculative, as is the potential impact of the project on limiting such development. Even if fractional capacities for development of certain properties were limited by the project, there is sufficient undeveloped land located within Ramona within other noise contours or safety zones or entirely outside of the limiting noise contours and safety zones that is zoned to accommodate any potentially displaced development.

Thus, the project could not have a significant impact on the environment. There would be no potential displacement of existing land uses or populations elsewhere as a result of the project, and, thus, it would neither induce nor prohibit growth which might occur in the absence of the project. As an update to an existing plan already implemented by the local agency, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of

avoiding or mitigating an environmental effect. There are no direct, indirect, or cumulatively considerable impacts created by the project because it does not result in any significant environmental impacts. The ALUCP as a project is therefore exempt from CEQA.

LEAD AGENCY CONTACT PERSON: Ralph Redman; Manager, Airport Planning; (619) 400-2464; ALUCPcomments@san.org

Signature: _____

Date: _____

Date received for filing at OPR: _____

Adoption of Updated Airport Land Use Compatibility Plans for 6 Rural Airports

April 7th, 2022

Presented by:
Ralph Redman
Manager, Planning & Environmental Affairs

AIRPORT
LAND USE
COMMISSION

ALUC Responsibility

ALUC is required to prepare, adopt, and amend, as necessary, an Airport Land Use Compatibility Plan (ALUCP) for each public-use and military airport within the county*

*Cal. Pub. Util. Code §§21674(c); 21675(a))



SAN DIEGO COUNTY
AIRPORT LAND USE COMMISSION

Airport Land Use Compatibility Plan for

Borrego Valley Airport

Draft, February 2022



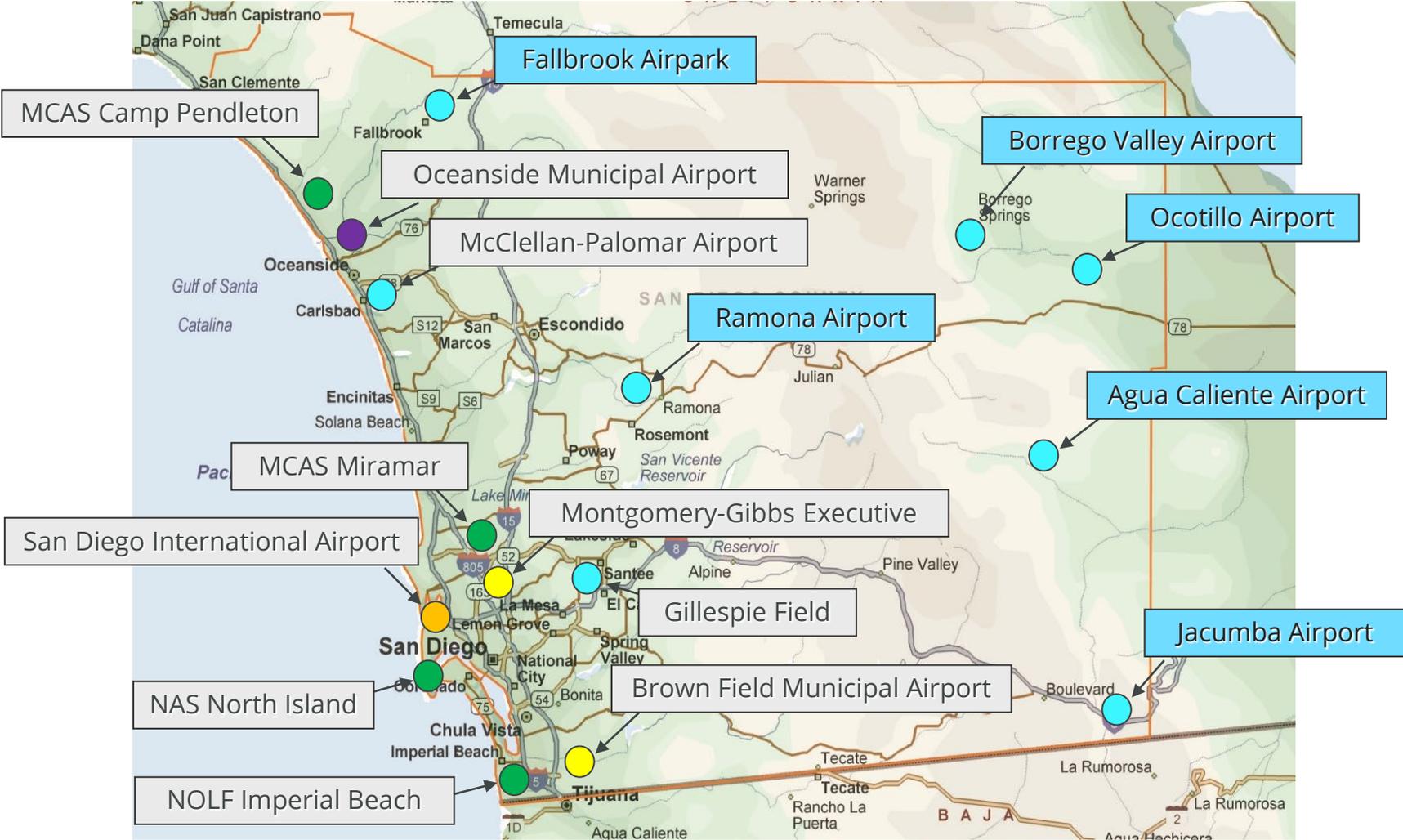
SAN DIEGO
COUNTY
REGIONAL
AIRPORT
AUTHORITY



AIRPORT
LAND USE
COMMISSION

Airports in San Diego County

- US Military Facility
- County of San Diego
- City of San Diego
- SDCRAA
- City of Oceanside



Purpose of ALUCP

1. Protect people and property around the airport from noise and safety impacts
2. Protect the airport from encroaching uses that may have limiting effects on airport operations



Rural ALUCP Process

2003 - SDCRAA
assumes role of
ALUC

2006 - Rural
Airport ALUCPs
adopted by
ALUC

2011 - County
implementation
of ALUCPs

2011 - Caltrans
publishes new
Airport Land
Use Planning
Handbook

2016-2022 -
Rural Airport
ALUCPs update
process

Need for ALUCP Updates

**Updated
State
Guidance**

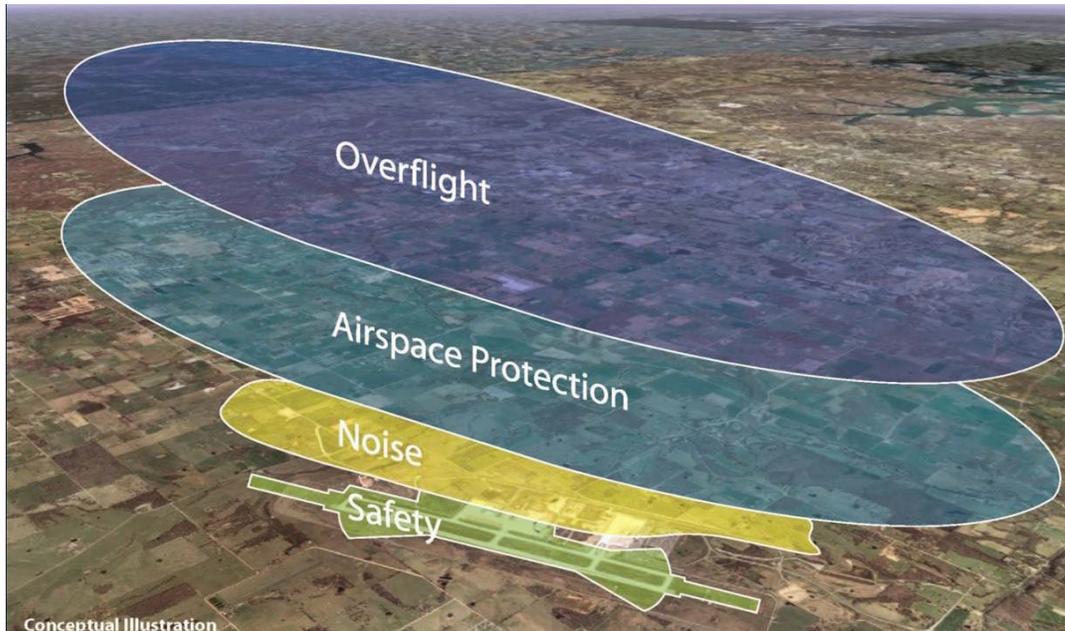
**Updated
Forecast
s**

**Updated
Format**

ALUCP Outreach

Public Meeting Date	Public Meeting Location	Public Meeting Topic
February 25, 2020	Borrego Springs Library	Agua Caliente Airport, Borrego Valley Airport, Jacumba Airport, and Ocotillo Airport ALUCPs
February 26, 2020	Fallbrook Library	Fallbrook Community Airpark ALUCP
February 27, 2020	Ramona Library	Ramona Airport ALUCP
March 2, 2022	Virtual via Zoom	All 6 rural airport ALUCPs

Components of ALUCP



- 1 Overflight**
Disclosure for new residential development
- 2 Airspace Protection**
Height of structures, hazards to flight
- 3 Noise**
Noise-sensitive uses
- 4 Safety**
Concentration of people (density/intensity)
Vulnerable occupants
Critical community infrastructure

ALUCP Implementation

- State law requires affected agencies to incorporate ALUCPs into zoning or overrule them
- County incorporated 2006 ALUCPs into Zoning Ordinance in 2011
- Apply updated ALUCPs within County-established overlay zone
- No further legislative action necessary

CEQA Analysis

Development displacement analysis compared County zoning with updated ALUCPs



Displacement analysis concluded no significant environmental impacts



NOE prepared under “Common Sense Exemption”: no possibility that ALUCP adoption may have a significant effect on the environment

Recommendation

Adopt Resolutions Finding the ALUCPs Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Adopting the ALUCPs for:

- Agua Caliente Airport
- Borrego Valley Airport
- Fallbrook Community Airpark
- Jacumba Airport
- Ocotillo Airport
- Ramona Airport



Questions