

Revised: 05-02-2022

Special Airport Land Use Commission Agenda

Thursday, May 5, 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 Board of the San Diego County Regional Airport Authority will be conducted pursuant to the provisions of California Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act. Previously, the Board has found that meeting in person presents imminent risks to the health and safety of attendees and that it is in the best interest of the Authority and the public to conduct meetings of the Board and Committees virtually pursuant to AB 361. Recent circumstances require that the Board again consider making a finding pursuant to AB 361, that it is in the interest of public health that all Board Members participate in the meeting electronically. If the Board makes these findings and in accordance with Assembly Bill 361, 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/authority-board?EntryId=15013>
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.
 1. **Dial 1-619-737-2396**
 2. **When prompted, input Conference ID: 152 200 859#**
 3. **You will then hear: "If you're the meeting organizer, press star now. You are now joining the meeting." Ignore this message.**

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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/authority-board?EntryId=15010>

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 April 7, 2022 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 3571 PACIFIC HIGHWAY, CITY OF SAN DIEGO:

RECOMMENDATION: Receive the Report.

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

PUBLIC HEARINGS:

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 complete a "Request to Speak" form 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 complete a form 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 to the East of the Administration Building across Winship Lane. 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, APRIL 7, 2022
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the meeting of the Airport Land Use Commission to order at 10:15 a.m. on Thursday, April 7, 2022, electronically and via teleconference pursuant to the provisions of California Assembly Bill 361 and Resolution No. 2022-0031 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

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

ABSENT: Commissioners: 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 Schiavoni 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 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 MINICIPAL 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 ALUCP'S; AMENDMENT TO THE MUNICIPAL CODE FOR HOUSING ACTION PACKAGE AMENDMENT, CITY OF SAN DIEGO:**
RECOMMENDATION: Receive the Report.

PUBLIC HEARINGS:

Ralph Redman, Manager, Planning and Environmental Affairs provided a presentation on the Adoption of Updated Airport Land Use Compatibility Plans for 6 Rural Airports that included ALUC Responsibility; Airports in San Diego County; Purpose of ALUCP; Rural ALUCP Process; Need for ALUCP Updates; ALUCP Outreach; Components of ALUCP; ALUCP Implementation; and CEQA Analysis.

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.

ACTION: Moved by Commissioner Vargas and seconded by Commissioner Casillas Salas to approve staff's recommendation. 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)

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.

ACTION: Moved by Commissioner Robinson and seconded by Commissioner von Wilpert to approve staff's recommendation. 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)

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.

ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner Robinson to approve staff's recommendation. 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)

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.

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Blakespear to approve staff's recommendation. 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)

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.

ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner Vargas to approve staff's recommendation. 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)

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.

ACTION: Moved by Commissioner Schiavoni and seconded by Commissioner Robinson to approve staff's recommendation. 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)

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 10:45 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5th DAY OF MAY, 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: May 5, 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 determination per ALUCP as indicated:

San Diego International Airport ALUCP:

Construction of Retail Sales Establishment at 3571 Pacific Highway, City of San Diego

Deemed Complete and Consistent on April 6, 2022

Description of Project: The project involves the construction of a cannabis retail sales establishment of 3,653 square feet on a property of 0.34 acres.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies retail uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 51 feet above mean sea level (24 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, but does not involve any new residential use subject to overflight notification requirements.