

**AIRPORT LAND USE COMMISSION  
MINUTES  
THURSDAY, JULY 1, 2021  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:** Chair Schiavoni called the meeting of the Airport Land Use Commission to order at 10:12 a.m. on Thursday, July 1, 2021, electronically and via teleconference pursuant to Executive Order N-08-21 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Blakespear, Cabrera, Dallarda (Ex-Officio), Lloyd, McNamara, Robinson, Schiavoni, von Wilpert

ABSENT: Commissioners: Casillas Salas, Dockery (Ex-Officio), Miller (Ex-Officio), Vargas

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

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-2):**

**ACTION: Moved by Commissioner Robinson and seconded by Commissioner Blakespear to approve the Consent Agenda. Motion carried by the following votes: YES - Blakespear, Cabrera, Lloyd, McNamara, Robinson, Schiavoni, von Wilpert; NO - None; ABSENT - Casillas Salas, Vargas; (Weighted Vote Points: YES - 80; NO - 0; ABSENT - 20)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the June 3, 2021 regular meeting.

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 2124 FROUDE STREET, CITY OF SAN DIEGO AND 2077 CABLE STREET, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Commissioner Robinson announced his recusal on Item 3. He left the meeting.

**3. CONSISTENCY DETERMINATION: FALLBROOK COMMUNITY AIRPARK AIRPORT LAND USE COMPATIBILITY PLAN: GENERAL AND SPECIFIC PLAN AMENDMENTS AND ZONE RECLASSIFICATION FOR PEPPERTREE PARK UNITS 9 & 10, FALLBROOK, COUNTY OF SAN DIEGO:**

Ralph Redman, Manager, Airport Planning provided a presentation on the General and Specific Plan Amendments and Zone Reclassifications for Peppertree Park Units 9 and 10, Fallbrook, County of San Diego that included Proposed Project, ALUC Review Responsibility, Project Location, Project Timeline, Development Scenario #1: Residential in Unit 9 and Commercial Unit 10, Subsequent Implementing Action(s), ALUCP Review – Scenario #1, Development Scenario #2: Residential in Units 9 & 10 and ALUCP Review – Scenario #2.

RICH BRASHER, RICH BRASHER URBAN DESIGNER LLC, spoke in support of staff's recommendation.

DUANE URQUHART, PEPPERTREE PARK OWNERSHIP, spoke in support of staff's recommendation.

STVEN MCKINLEY, MCKINLEY LLC, spoke in support of staff's recommendation.

RECOMMENDATION: Adopt Resolution No. 2021-0002 ALUC, making a determination that the proposed project: General and Specific Plan Amendments and Zone Reclassification for residential use of Unit 9 and commercial use of Unit 10 of the Peppertree Park Specific Plan, Fallbrook, County of San Diego, could qualify to be exempt from or is not consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.

Adopt Resolution No. 2021-0003 ALUC, making a determination that the proposed project: General and Specific Plan Amendments and Zone Reclassification for residential use of Units 9 and 10 of the Peppertree Park Specific Plan, Fallbrook, County Of San Diego, is not consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.

**ACTION:** Moved by Commissioner Cabrera and seconded by Commissioner Lloyd to approve staff's recommendation. Motion carried by the following votes: YES - Blakespear, Cabrera, Lloyd, McNamara, Schiavoni, von Wilpert; NO - None; ABSENT - Casillas Salas, Robinson, Vargas; (Weighted Vote Points: YES - 72; NO - 0; ABSENT - 28)

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 10:48 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 2<sup>ND</sup> DAY OF SEPTEMBER, 2021.

ATTEST:



TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:



AMY GONZALEZ  
GENERAL COUNSEL