

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



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REVISED 8/29/08 AIRPORT LAND USE COMMISSION AGENDA

Thursday, September 4, 2008
9:00 A.M. or immediately following the
Board Meeting

San Diego International Airport
Commuter Terminal – Third Floor
Board Room
3225 N. Harbor Drive
San Diego, California 92101

***Live web casts of Authority Board meetings can be accessed at
http://www.san.org/airport_authority/boardmeetings.asp.***

Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate 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 Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate Services/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. ***PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.***

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PUBLIC COMMENT (18 MINUTES):

Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Commission for action are limited to five (5) minutes.***

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

CONSENT AGENDA:

The consent agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or conditionally consistent. 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:

The Airport Land Use Commission is requested to approve minutes of prior Commission meetings.

RECOMMENDATION: Approve the minutes of the July 10, 2008 meeting.

CONSISTENCY DETERMINATIONS

City of El Cajon

2. CONSISTENCY DETERMINATION – GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF ADDITION TO SOLID WASTE COLLECTION FACILITY AT 1001 WEST BRADLEY AVENUE, CITY OF EL CAJON:

The Commission is requested to make a consistency determination on a proposed project in the City of El Cajon.

RECOMMENDATION: Adopt Resolution No. 2008-0092 ALUC, making the determination that the project is consistent with the Gillespie Field, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

City of San Diego

3. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF FOUR RESIDENTIAL UNITS AT 2306 BRANT STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0093 ALUC, making the determination that the project is conditionally consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

4. CONSISTENCY DETERMINATION – SAN DIEGO INTERNATIONAL AIRPORT AIRPORT LAND USE COMPATIBILITY PLAN – RELOCATION OF EXISTING VETERINARY HOSPITAL AND BOARDING KENNELS AT 4130 VOLTAIRE STREET, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0094 ALUC, making the determination that the project is consistent with the San Diego International Airport, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

5. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – PLATTING OF TEN-LOT RESIDENTIAL SUBDIVISION AT MESA NORTE DRIVE WEST OF DEL VINO COURT, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0095 ALUC, making the determination that the project is conditionally consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

6. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION OF AUTOMOTIVE SERVICE FACILITY AT 5245 MURPHY CANYON ROAD, CITY OF SAN DIEGO:

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0096 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

**7. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION
OF 48 MULTI-FAMILY RESIDENTIAL UNITS AT 9515 GENESEE AVENUE,
CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0097 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

**8. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION
OF RESIDENTIAL CARE FACILITY AT CARMEL VALLEY ROAD AND
RANCHO SANTA FE LAKES DRIVE, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0098 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

**9. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION
OF FOUR OFFICE BUILDINGS AND THREE PARKING GARAGES AT
TORREY SANTA FE ROAD, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0099 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

**10. CONSISTENCY DETERMINATION – MARINE CORPS AIR STATION
MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN – CONSTRUCTION
OF ONE SINGLE-FAMILY RESIDENTIAL UNIT AT 9410 LA JOLLA SHORES
DRIVE, CITY OF SAN DIEGO:**

The Commission is requested to make a consistency determination on a proposed project in the City of San Diego.

RECOMMENDATION: Adopt Resolution No. 2008-0100 ALUC, making the determination that the project is consistent with the Marine Corps Air Station Miramar, Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

PUBLIC HEARINGS: None

OLD BUSINESS:

11. STATUS UPDATE ON THE PREPARATION OF AIRPORT LAND USE COMPATIBILITY PLANS FOR BROWN FIELD, GILLESPIE FIELD, MCCLELLAN-PALOMAR AIRPORT, MONTGOMERY FIELD, OCEANSIDE MUNICIPAL AIRPORT, THREE MILITARY AIRPORTS, AND SAN DIEGO INTERNATIONAL AIRPORT:

The Commission is requested to receive the report.

RECOMMENDATION: Receive the report.

(Airport Planning: Sandi Sawa, Manager)

NEW BUSINESS:

12. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT WITH STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED MARINE CORPS AIR STATION (MCAS) MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP), AND ADOPTION OF THE MCAS MIRAMAR ALUCP:

The Commission is requested to certify the Environmental Impact Report with a Statement of Overriding Considerations, and adopt the ALUCP for MCAS Miramar.

RECOMMENDATION:

Adopt Resolution No. 2008-0091 ALUC, certifying the Environmental Impact Report, with a Statement of Overriding Considerations for the U.S. Marine Corps Air Station Miramar Airport Land Use Compatibility Plan; and

Adopt Resolution No. 2008-0101 ALUC, adopting the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan.

(Airport Planning: Sandi Sawa, Manager)

13. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - BROWN FIELD:

The Commission is requested to provide direction to staff.

RECOMMENDATION: Receive the report and direct staff to prepare an Airport Land Use Compatibility Plan (ALUCP) and necessary environmental documentation for Brown Field consistent with (i) the Airport Layout Plan (ALP), the Airport Master Plan (AMP) and related information authorized by Caltrans to be utilized by the Airport Land Use Commission (ALUC) for Brown Field land use compatibility planning; and (ii) Airport Land Use Commission (ALUC) policy direction on urban airport safety policies.

(Airport Planning: Sandi Sawa, Interim Manager)

14. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - INTENSITY OF NON-RESIDENTIAL LAND USES AND RISK REDUCTION MEASURES:

The Commission is requested to provide direction to staff.

RECOMMENDATION: Receive the report and direct staff to prepare an Airport Land Use Compatibility Plan (ALUCP) and necessary environmental documentation for each of the five "urban" airports (Brown Field, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport) consistent with Airport Land Use Commission (ALUC) policy direction on non-residential land use intensities and risk reduction measures. Staff recommends using the non-residential intensity and risk reduction recommendations set forth in the attached Matrix in addition to the risk reduction bundling approach as determined by the local agency and/or a design architect/structural engineer.
(Airport Planning: Sandi Sawa, Interim Manager)

15. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - DENSITY OF RESIDENTIAL LAND USES IN SAFETY ZONES 3 AND 4:

The Board is requested to provide direction to staff.

RECOMMENDATION: Receive the report and direct staff to prepare an Airport Land Use Compatibility Plan (ALUCP) and necessary environmental documentation for each of the five "urban" airports (Brown Field, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport) consistent with Airport Land Use Commission (ALUC) policy direction on residential density policies. Staff recommends that residential density should be allowed up to 16 dwelling units per acre in Safety Zone 3 and 20 dwelling units per acre in Safety Zone 4 with conditions.
(Airport Planning: Sandi Sawa, Interim Manager)

16. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - INFILL POLICIES:

The Commission is requested to provide direction to staff.

RECOMMENDATION: Receive the report and direct staff to prepare an Airport Land Use Compatibility Plan (ALUCP) and necessary environmental documentation for each of the five "urban" airports (Brown Field, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport) consistent with Airport Land Use Commission (ALUC) policy direction on urban airport infill policies. Staff recommends that the infill development be allowed up to the average intensity/density of the surrounding existing development. If there is no comparable existing use in the surrounding area, then the land use would be appropriate at the level designated up to one hundred and ten percent (110%) of the intensity and one hundred percent (100%) of the density provided in the safety matrix for the specified land use.
(Airport Planning: Sandi Sawa, Interim Manager)

17. POLICY DIRECTION TO AIRPORT LAND USE COMMISSION STAFF ON URBAN AIRPORTS PROPOSED AIRPORT LAND USE COMPATIBILITY PLAN SAFETY POLICY - GILLESPIE FIELD:

The Commission is requested to provide direction to staff:

RECOMMENDATION: Receive the report and direct staff to prepare an Airport Land Use Compatibility Plan (ALUCP) and necessary environmental documentation for Gillespie Field consistent with Airport Land Use Commission (ALUC) policy direction on the Airport's safety zones and related urban airport safety policies. Staff recommends that the Gillespie Field safety zones remain as proposed.

(Airport Planning: Sandi Sawa, Interim Manager)

COMMISSION COMMENT:

ADJOURNMENT:

Policy for Public Participation in Board and Board Commission Meetings (Public Comment)

- 1) Persons wishing to address the Board 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 limited to eighteen (18) minutes and is reserved for persons wishing to address the Board 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. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 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. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board 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.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board 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) 400-2400 at least two 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 Commuter Terminal. Bring your ticket to the third floor receptionist for validation.

You may also reach the Commuter Terminal 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) 427-6438.

UPCOMING MEETING SCHEDULE				
<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
October 2	Thursday	9:00 a.m.	Regular	Board Room
November 13	Thursday	9:00 a.m.	Special	Board Room
December 4	Thursday	9:00 a.m.	Regular	Board Room