

Airport Land Use Commission Agenda

Thursday, February 5, 2026

9:00 AM or immediately following the Board Meeting

San Diego County Regional Airport Authority
Administration Building
First Floor – Boardroom
2417 McCain Road
San Diego, CA 92101

Board Members

Gil Cabrera (Chair)
James Sly (Vice-Chair)
Whitney Benzian
Monica Montgomery Steppe
Rafael Perez
Esther C. Sanchez
Steve Vaus
Marni von Wilpert

Ex-Officio Board Members

Ann Fox
Col. R. Erik Herrmann
Michele Perrault

President/CEO

Kimberly J. Becker

***Live webcasts of Authority Board meetings can be accessed at
<https://www.san.org/meetings-and-agendas/>***

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

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken.

Please note that Agenda items may be taken out of order. If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in the Office of the Authority Clerk Department and are available for public inspection.

NOTE: Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Office of the Authority Clerk Department.

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

NON-AGENDA PUBLIC COMMENT:

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

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

CONSENT AGENDA (ITEMS 1-2):

The Consent Agenda contains items that are routine in nature and non-controversial. Some items may be referred by a standing Board Committee or approved as part of the budget process. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business Items, unless otherwise directed by the Chair.

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the Minutes of the November 6, 2025, Regular Meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

MCAS MIRAMAR AND MONTGOMERY-GIBBS EXECUTIVE AIRPORT ALUCP, CLAIREMONT COMMUNITY PLAN AND COMMUNITY ENHANCEMENT OVERLAY ZONE, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP, CONSTRUCTION OF ACCESSORY DWELLING UNIT AT 8750 LIND VERN COURT, CITY OF SANTEE.

RECOMMENDATION: Receive the report.

(Planning, Noise & Environment: Ralph Redman, Program Manager)

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PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, February 5, 2026

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall submit a speaker slip prior to the initiation of the portion of the Agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to submit a speaker slip shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the Agenda is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board.
- 3) Persons wishing to speak on specific items listed on the Agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.

After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

Note: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2550 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the Agenda is also available to you on our website at www.san.org.

For those planning to attend the Board meeting, parking is available in the Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.

Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

**DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, NOVEMBER 6, 2025
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARDROOM**

CALL TO ORDER: Chair Cabrera called the meeting of the Airport Land Use Commission to order at 9:40 a.m. on Thursday, November 6, 2025, in the Boardroom at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Benzian, Cabrera (Chair), Martinez, Montgomery Steppe, Perez, Sanchez, Sly (Vice Chair), Vaus, von Wilpert

ABSENT: Commissioners: Fox (Ex-Officio), Herrmann (Ex-Officio), Perrault (Ex-Officio)

ALSO PRESENT: Kimberly Becker, President/CEO; Jennifer Fontaine, Associate General Counsel III; Annette Fagan Ortiz, Authority Clerk; Patricia Willis, Assistant Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Sly and seconded by Commissioner Montgomery Steppe to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Cabrera, Martinez, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, 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 October 2, 2025, Regular Meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:**
GILLESPIE FIELD ALUCP, CONSTRUCTION OF AUTO REPAIR GARAGE AT 10436 MISSION GORGE ROAD, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT ALUCP, ZONING CODE AMENDMENTS FOR ACCESSORY DWELLING UNITS, CITY OF CARLSBAD.
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 9:42 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 5TH DAY OF FEBRUARY 2026.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: February 5, 2026

Report of Determinations of Consistency with Airport Land Use Compatibility Plans

Pursuant to Airport Authority Policy 8.30 and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has issued the following consistency determinations per their respective Airport Land Use Compatibility Plans (ALUCPs). Authority Policy 8.30(3)(f)(2) states that any determination made by Authority staff in its delegated capacity shall be placed on the ALUC agenda for the next available meeting and shall be considered final if no further action is taken by the ALUC.

Marine Corps Air Station (MCAS) Miramar and Montgomery-Gibbs Executive Airport ALUCPs:

Clairemont Community Plan Update and Community Enhancement Overlay Zone, City of San Diego

Deemed Complete and Conditionally Consistent on January 7, 2026

Description of Project: The project involves an update to a community plan of the City General Plan and the concurrent creation of an overlay zone to establish public space requirements for qualifying new development but does not modify existing land uses, densities, intensities, or structure heights. No development is proposed by the project.

Noise Contours: The proposed project lies outside the 60 and within the 60-65 and 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours of MCAS Miramar ALUCP and outside the 60 and within the 60-65 dB CNEL noise exposure contours of the Montgomery-Gibbs Executive Airport ALUCP. The ALUCPs identify all uses located outside the 60 dB CNEL noise contours as compatible with airport uses. Uses located within the 60-65 dB CNEL noise contours are identified by their respective ALUCPs as compatible or conditionally compatible, provided that new residences and other identified civic and institutional uses are sound attenuated to 45 dB CNEL interior noise level.

The ALUCPs identify residential uses located within the 65-70 dB CNEL noise contours as incompatible, but existing land uses are not subject to ALUCPs, so land use plan designations which reflect existing uses do not render projects incompatible; some existing residences exist within the 65 dB CNEL contour for the MCAS Miramar ALUCP. The ALUCPs identify additional civic, institutional, and commercial uses located within the 65-70 dB CNEL noise contours as conditionally compatible, provided that those identified uses are sound attenuated to 45 dB CNEL interior noise level as specified by the ALUCP. Therefore, as a condition of project approval, future construction in the noise contours of the ALUCPs must be sound attenuated to a 45 or 50 dB CNEL interior noise level if specified and as specified by the ALUCP.

Airspace Protection Surfaces: The height of future structures permissible under the proposed project will range from 30 to 65 feet above ground level. The proposed project would be in compliance with the ALUCP airspace protection surfaces provided that future construction in the project airspace obtains a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA) or the sponsor of construction certifies that notice of construction to the FAA is not required to because the construction is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation. Therefore, as a condition of project approval, future construction in the ALUCP airspace protection surfaces must provide a determination of no hazard to air navigation issued by the FAA or certification that no notice of construction to the FAA is required.

Safety Zones: Portions of the proposed project are located within Safety Zones 4 and 6 of the Montgomery-Gibbs Executive Airport ALUCP and within the Transition Zone (TZ) of the MCAS Miramar ALUCP, predominantly over properties developed with existing residential uses with associated land use plan designations reflecting existing uses to which ALUCPs do not apply. The ALUCPs identify uses located within safety zones and the TZ by classification as compatible, conditionally compatible, or incompatible with airport uses, with specified limits on residential density or nonresidential intensity for conditionally compatible uses. Therefore, as a condition of project approval, future construction in the safety zones or TZ of the ALUCPs must comply with the compatibility standards of the applicable safety zone or TZ as specified by the ALUCPs.

Overflight Notification: The proposed project is partially located within the overflight notification areas of the ALUCPs. The ALUCPs require that a means of overflight notification be provided for new residential land uses if located within an overflight notification area. Therefore, as a condition of project approval, a means of overflight notification must be provided for future construction of any new residential unit located within an ALUCP overflight notification area.

Interests Disclosure: The proposed project is sponsored by the City of San Diego with numerous property owners within the project area.

Gillespie Field ALUCP:

Construction of Accessory Dwelling Unit at 8750 Lind Vern Court, City of Santee

Deemed Complete and Conditionally Consistent on January 7, 2026

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

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

Airspace Protection Surfaces: The maximum height of the proposed project structure will be approximately 369 feet above mean sea level (12 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located within Safety Zone 6. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.

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 residential unit.

Interests Disclosure: The property is owned by Ted Stone and Mackenzie Cypher of Santee. The designer is the Armendariz Design Group of San Diego.