

Airport Land Use Commission Agenda

Thursday, May 7, 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

Lydia Ball (Chair)
James Sly (Vice Chair)
Whitney Benzian
Daniel Kuperschmid
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

Atif Saeed

***Live webcasts of Authority Board Meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>***

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.**

Thursday, May 7, 2026

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 noncontroversial. 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 2, 2026, Regular Meeting.

CONSISTENCY DETERMINATIONS

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

OCEANSIDE MUNICIPAL AIRPORT, MARINE CORPS AIR STATION CAMP PENDLETON, AND MCCLELLAN-PALOMAR AIRPORT ALUCPS, ADOPTION OF GENERAL PLAN, CITY OF OCEANSIDE; GILLESPIE FIELD ALUCP, CONSTRUCTION OF WAREHOUSE AND MANUFACTURING BUILDING AT 10756 ROCKVILL STREET, 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, May 7, 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.**
- 6) 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, APRIL 2, 2026
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARDROOM**

CALL TO ORDER:

Chair Sly called the Meeting of the Airport Land Use Commission to order at 9:33 a.m. on Thursday, April 2, 2026, in the Boardroom at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Kuperschmid, Montgomery Steppe, Perez, Perrault (Ex-Officio), Sanchez, Sly (Chair), Vaus, von Wilpert

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

ALSO PRESENT: Atif Saeed, President/CEO; Lee Kaminetz, Assistant General Counsel; Annette Fagan Ortiz, Authority Clerk; Mia Courtney, Deputy Authority Clerk; Sonja Banks, Assistant Authority Clerk II

Kristin Camper, Community Plans & Liaison Officer, attended the meeting on behalf of Board Member Herrmann (Ex-Officio).

NON-AGENDA PUBLIC COMMENT: None

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Montgomery Steppe and seconded by Commissioner Sanchez to approve the Consent Agenda. Motion carried by the following votes:

YES – Kuperschmid, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, von Wilpert; NO – None; ABSENT – Benzian (Weighted Vote Points: YES – 74; NO – 0; ABSENT – 12)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the Minutes of the March 2, 2026, Special Meeting.

CONSISTENCY DETERMINATIONS

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

GILLESPIE FIELD ALUCP, CONSTRUCTION OF EATING & DRINKING ESTABLISHMENT AT 9207 MISSION GORGE ROAD, CITY OF SANTEE.

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The meeting was adjourned at 9:34 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7TH DAY OF MAY 2026.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: May 7, 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.

Oceanside Municipal Airport, Marine Corps Air Station Camp Pendleton, and McClellan-Palomar Airport ALUCPs:

Adoption of General Plan, City of Oceanside

Deemed Complete and Conditionally Consistent on April 16, 2026

Description of Project: The project involves the adoption of the General Plan for the city of Oceanside. No actual development is proposed under the project, but future development would be subject to the policies of the ALUCPs as indicated by the project.

In order to ensure application of ALUCP compatibility standards to future development, as a condition of project approval, a subsequent means of incorporating ALUCP standards (as by municipal overlay zoning districts) into permit requirements must be referred to and reviewed by the ALUC under a future determination of consistency or else all future development within noise contours and/or safety zones of an ALUCP remains subject to statutory requirements for individual referral to and review by the ALUC, unless the city of Oceanside overrules the applicable ALUCPs in accordance with statutory procedure.

Noise Contours: The proposed project does not involve development, but areas covered by the project lie within all ranges of decibels of the Community Noise Equivalent Level (dB CNEL) noise exposure contours of the Oceanside Municipal Airport ALUCP. The ALUCP (3.3, including Exhibit III-1 and Table III-1) identifies various uses located within the dB CNEL noise contours as compatible or incompatible with airport uses. The ALUCP identifies certain noise-sensitive uses and others in higher noise contours as conditionally compatible, provided that the residences or buildings are sound attenuated to 45 or 50 dB CNEL interior noise level as specified by the ALUCP. The ALUCP additionally requires that an aviation easement for aircraft noise be recorded with the County Recorder for certain conditionally compatible uses in specified noise contours.

The proposed project (Footnote 1 to Table 7-9) indicates that development “shall also be subject to the noise compatibility standards contained in the ALUCP.”

To ensure awareness, as a condition of project approval, the project should include a policy that specifies that future development under the project must be subject to possibly more restrictive standards of the ALUCP than the project, as those ALUCP standards may prohibit certain uses or conditionally require structures to be sound attenuated to 45 or 50 dB CNEL interior noise level and an aviation easement for aircraft noise be recorded with the County Recorder, as applicable.

Airspace Protection Surfaces: The proposed project does not involve development, but areas covered by the project are subject to airspace protection policies and standards of the ALUCPs. The ALUCPs (3.5, including Map MCP-3 and Exhibits III-3 and III-4) identify maximum height limits of future development structures by requiring a determination of no hazard to air navigation issued by the Federal Aviation Administration (FAA) for proposed structures or alteration of existing structures for which notice to and review by the FAA is required. The Oceanside Municipal Airport and McClellan-Palomar Airport ALUCPs further specify the recordation with the County Recorder of an aviation easement for airspace over properties in instances where the FAA determines that obstructions require marking and/or lighting conditions or in instances of construction in areas of existing terrain already penetrating Part 77 airspace. The ALUCPs also specify limitations on land uses which may create hazards to aircraft in flight.

The proposed project recognizes the FAA notification area for MCAS Camp Pendleton ALUCP (Figure 3-5) and generally refers to restricting potentially hazardous obstructions and hazards to flight (Policies 3-25, 3-29, and 6-73 and Goals 6-M and 6-O) in the vicinity of all ALUCPs.

To ensure awareness and compliance with FAA notification requirements, as a condition of project approval, the project should include reference to the FAA notification areas of the Oceanside Municipal Airport and McClellan-Palomar Airport ALUCPs and not just the MCAS Camp Pendleton ALUCP. As an additional condition of project approval, the project should indicate that future development in the project area may require conditions of marking and/or lighting if determined by FAA review, and further that in instances of development located within a terrain penetration area indicated by the Oceanside Municipal Airport and McClellan-Palomar Airport ALUCPs, the recordation with the County Recorder of an aviation easement for airspace is required.

Safety Zones: The proposed project does not involve development, but areas covered by the project lie within all safety zones of the Oceanside Municipal Airport ALUCP. The ALUCP (3.4, including Exhibit III-2 and Table III-2) identifies various uses located within the safety zones as compatible or incompatible with airport uses. The ALUCP identifies certain risk-sensitive uses as conditionally compatible, provided that the future proposed development complies with limitations on residential density or nonresidential floor area ratio and lot coverage.

The proposed project (Policy 3-25 and 6-73; Goal 6-M; Table 6-1) indicates that new development must be consistent with the ALUCP and not create risks to aviation operations or people and property within the airport vicinity.

To ensure awareness, as a condition of project approval, the project should include additional categories of land use in Table 6-1 (retail, services, assembly, industrial) and indicate that conditionally compatible uses of future development must demonstrate compliance with ALUCP limitations of density and intensity as specified in the ALUCP.

Overflight Notification: The proposed project does not involve development, but areas covered by the project lie within the overflight notification areas of the ALUCPs. The ALUCPs (3.6, including Exhibits III-5 and III-7 and Map MCP-4) require that a means of overflight notification be provided for new residential land uses, and that a recorded aviation easement, when required, satisfies the overflight notification requirement.

The proposed project (Policy 3-28) indicates that new residential development is subject to overflight notification requirements for the MCAS Camp Pendleton ALUCP.

To ensure awareness, as a condition of project approval, the project should also include overflight notification areas for the Oceanside Municipal Airport and McClellan-Palomar Airport ALUCPs.

Interests Disclosure: The project is sponsored by the City of Oceanside. The plan consultant is Dyett & Bhatia.

Gillespie Field ALUCP:

Construction of Warehouse and Manufacturing Building at 10756 Rockvill Street, City of Santee

Deemed Complete and Consistent on April 16, 2026

Description of Project: The project involves the construction of a 26,506 square foot building with 17,615 square feet of warehouse; 1,315 square feet of manufacturing; and 7,536 square feet of office space on a vacant property of two acres. This determination replaces a previous ALUC determination in 2023 for a smaller warehouse and manufacturing building proposed but not constructed on the property.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies warehouse 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 439 feet above mean sea level (34 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 Zones 4 and 6. The ALUCP identifies all occupancies located within Safety Zone 6 as compatible and warehouse uses located within Safety Zone 4 as compatible with airport uses. The ALUCP identifies office uses located within Safety Zone 4 as conditionally compatible with airport uses, provided that the project complies with a maximum intensity floor area ratio (FAR) of 0.64 without risk reduction measures incorporated into the project design. The project plans indicate that, applying the 14 percent of the building office component within Safety Zone 4 and correspondingly proportioning the site within Safety Zone 4, yields an FAR of 0.09 and therefore does not exceed the Safety Zone 4 limitation. The ALUCP identifies any use less than 10 percent of a building area as not subject to intensity limits, and the manufacturing use qualifies for this provision.

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.

Interests Disclosure: The property is owned by ALYLI, LP, whose contact is disclosed as Hamann Construction of El Cajon. The architect is Ware Malcomb of San Diego. The civil engineer is Spear & Associates Inc. of San Marcos. The geotechnical engineer is Universal Engineering Sciences of Escondido. The landscape architect is Howard & Associates of San Diego.