

Airport Land Use Commission Agenda

Thursday, September 3, 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/Authority-Board>

Microsoft Teams Meeting Link
<https://teams.microsoft.com/meet/277304645420513?p=tR79TdVtBNOROHdS5w>
Meeting ID: 277 304 645 420 513 Passcode: cd75ffj93

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 the Office of the Authority Clerk Department and are available for public inspection.

This Meeting allows remote participation in accordance with State law.

In Person Participation:

- Submit a Speaker Slip to the Authority Clerk staff before the item is called
- Non-Agenda Public Comment submit Speaker Slip before that Section is called
- Any handouts must be provided to Clerk staff prior to item being called

Remote Participation via Teams on a Computer/Smart Device:

- Register using the Microsoft Teams meeting link at the top of the Agenda
- Ensure you are using the most current version of the Teams app or an updated web browser
- Certain functionality may be disabled if the app or browser are not updated
- Click "raise hand" when the item you wish to address is called
- Click "unmute" once you have been called to speak

Remote Participation via Telephone Call:

- Call (619) 737-2396 and enter the Conference ID 277 304 645 420 513#
- Dial *9 to raise your hand when you wish to speak on an item
- Dial *6 to unmute once you have been called to speak

All participants (in-person and remote) are expected to engage in a respectful and courteous manner. Any behavior that disrupts the Meeting may result in removal.

The Clerk's office does not accept external flash drives or removable media devices. All presentations must be emailed to Clerk@san.org by close of business the day prior to the applicable meeting.

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 July 9, 2026, Regular Meeting.

Thursday, September 3, 2026

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:
MCCLELLAN-PALOMAR AIRPORT, OCEANSIDE MUNICIPAL AIRPORT, AND MARINE CORPS AIR STATION CAMP PENDLETON ALUCPs, GENERAL PLAN, CITY OF VISTA; OCEANSIDE MUNICIPAL AIRPORT ALUCP, CONSTRUCTION OF 574 RESIDENTIAL UNITS AT STATE ROUTE 76 AND FOUSSAT ROAD, CITY OF OCEANSIDE.**

RECOMMENDATION: Receive the report.

(Planning, Noise, & Environment: Sjohnna Knack, Director)

PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, September 3, 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 to the Clerk prior to the initiation of the portion of the Agenda containing the item to be addressed (e.g., Public Comment and General Items), or may submit a request electronically by emailing the Authority Clerk at Clerk@san.org or calling 619-400-2550. Failure to submit a speaker slip or submit an electronic request 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. Members of the public participating remotely shall be provided with the same opportunity to address the Board as members of the public participating in-person.
- 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/or Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and/or 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. The time limits shall apply equally to in person and remote participants.**
- 5) Pursuant to Authority Policy 1.33(8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) Pursuant to Authority Policy 1.34, in the event of a technology disruption ("Disruption") that prevents the public from accessing the Meeting via the posted call-in or internet-based service, the Authority will take the following actions:
 - If the Disruption occurs before the Meeting begins, the Meeting will be delayed until access is restored or alternative access is provided.
 - If the Disruption occurs during the Meeting and affects public participation, the Meeting will be recessed for at least one (1) hour or until access is restored, whichever is sooner.
 - If the Disruption is not resolved within one (1) hour, the Board, ALUC, and/or Committee may adjourn the Meeting, or may take a vote of the Board, ALUC, and/or Committee adopting certain findings and to continue 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.

Thursday, September 3, 2026

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, JULY 9, 2026
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARDROOM**

CALL TO ORDER: Chair Ball called the Meeting of the Airport Land Use Commission to order at 9:56 a.m. on Thursday, July 9, 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: Ball (Chair), Benzian, Fox (Ex-Officio), Herrmann (Ex-Officio), Kuperschmid, Montgomery Steppe, Perez, Sanchez, Vaus

ABSENT: Commissioners: Perrault (Ex-Officio), Sly, von Wilpert

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

NON-AGENDA PUBLIC COMMENT:

Scott Case, San Diego, requesting that a future ALUC agenda item include an information item regarding the consistency review and determination criteria unutilized in assessing potential hazards to VFR Helicopter Traffic.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Montgomery Steppe and seconded by Commissioner Vaus to approve the Consent Agenda. Motion carried by the following votes: YES – Ball, Benzian, Kuperschmid, Montgomery Steppe, Perez, Sanchez, Vaus; NO – None; ABSENT – Sly, von Wilpert (Weighted Vote Points: YES – 79; NO – 0; ABSENT – 21)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the Minutes of the June 4, 2026, Regular Meeting.

CONSISTENCY DETERMINATIONS

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

MARINE CORPS AIR STATION MIRAMAR ALUCP, GENERAL PLAN AMENDMENTS AND REZONES AT BARNES CANYON ROAD, LUSK BOULEVARD, AND PACIFIC HEIGHTS BOULEVARD, CITY OF SAN DIEGO; SAN DIEGO INTERNATIONAL AIRPORT ALUCP, MUNICIPAL CODE AMENDMENT REGARDING COASTAL ZONE HEIGHT LIMIT, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP, CONSTRUCTION OF ACCESSORY DWELLING UNIT AT 9464 PRYOR DRIVE, CITY OF SANTEE

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

3. MUNICIPAL CODE UPDATE INCLUDING IMPLEMENTATION OF THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN; AMENDMENT OF CODE STANDARDS IMPLEMENTING THE MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN; AND AMENDMENT OF THE DOWNTOWN COMMUNITY PLAN OF THE CITY GENERAL PLAN, CITY OF SAN DIEGO:

Ralph Redman, Program Manager, Planning, Noise & Environment provided a presentation on the City of San Diego Municipal Code Amendments-ALUC Consistency Determination that included, Proposed Project: ALUC Implementation, ALUC Override, Consistency Review, and Consistency Review – Safety.

RECOMMENDATION: Adopt Resolution 2026-0001 ALUC, determining that the project is consistent with the Brown Field Municipal Airport, Gillespie Field, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, Naval Outlying Landing Field Imperial Beach, and San Diego International Airport ALUCPs and is not consistent with the Marine Corps Air Station Miramar ALUCP.

Public Comment:

Scott Case, San Diego, stated that his concern is that the FAA group specifically told him that they defer the Helo safety VFR issues to the local agencies and the city does not have the expertise to do that within the DSD and that he thinks it is ALUC's purview and is ALUC's responsibility for safety.

ACTION: Moved by Commissioner Sanchez and seconded by Commissioner Benzian to approve the Staff's Recommendation. Motion carried by the following votes: YES – Ball, Benzian, Montgomery Steppe, Perez, Sanchez, Vaus; NO – None; ABSENT – Kuperschmid, Sly, von Wilpert (Weighted Vote Points: YES – 66; NO – 0; ABSENT – 34)

COMMISSION COMMENT:

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

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3RD
DAY OF SEPTEMBER 2026.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

LEE KAMINETZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: September 3, 2026

Report of Determinations of Consistency with Airport Land Use Compatibility Plans

Pursuant to the Airport Authority's statutory designation as the Airport Land Use Commission (ALUC) for San Diego County and Authority Policy 8.30, Airport Authority staff proposes the following findings for determinations of consistency per respective Airport Land Use Compatibility Plans (ALUCPs) for projects submitted to the ALUC by local agencies. Authority Policy 8.30(3)(f)(2) provides that staff findings issued in response to a deemed complete application for consistency determination with ALUCPs shall be placed on the next available ALUC meeting agenda and shall be considered as final action on the consistency determination by the ALUC.

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

Adoption of General Plan, City of Vista

Deemed Complete on July 27, 2026

Description of Project: The project involves the adoption of a General Plan for the City of Vista. No physical development is proposed by the project.

Noise Contours: The area covered by the proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours of all ALUCPs. The ALUCPs identify all uses located outside the 60 dB CNEL noise contours as compatible with airport uses.

Airspace Protection Surfaces: The area covered by the proposed project lies within the airspace protection surfaces of all ALUCPs. The proposed project would be in compliance with the ALUCP airspace protection surfaces provided that a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA) for all future proposed structures requiring notice of construction to the FAA. Therefore, as a condition of project approval, each project sponsor should provide a determination of no hazard to air navigation issued by the FAA prior to issuance of permits or else provide evidence that no notice of construction is required to the FAA.

Safety Zones: The area covered by the proposed project is located outside all Safety Zones of all ALUCPs.

Overflight Notification: The area covered by the proposed project is located within the overflight notification areas of all ALUCPs. The ALUCPs require 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 future residential units constructed within ALUCP overflight notification areas.

Interests Disclosure: The project is sponsored by the City of Vista.

Recommendation: Conditionally Consistent with conditions as follows: (1) for future construction provide a determination of no hazard to air navigation from the FAA or provide evidence that no FAA notice is required, and (2) provide a means of overflight notification to future residential units.

Oceanside Municipal Airport ALUCP:

Construction of 574 Residential Units at State Route 76 and Foussat Road, City of Oceanside

Deemed Complete on August 4, 2026

Description of Project: The project involves the construction of 574 residential units on a vacant property of approximately 33.3 acres.

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 structures will be approximately 49 feet above mean sea level (40 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 Zones 3, 4, and 6. The ALUCP identifies residential uses located within Safety Zone 6 as compatible and within Safety Zones 3 and 4 as conditionally compatible with airport uses, provided that the portions of the project within Safety Zones 3 and 4 comply with a respective density of 16 and 20 units per acre and include 15 percent of the site area within Safety Zones 3 and 4 as “open land” oriented in the direction of the airport runway. The portions of the project property within Safety Zones 3 and 4 do not exceed the respective density limits, and the project provides the required percentage of “open land” within Safety Zones 3 and 6 because that “open land” lies within the pattern of aircraft traffic over the site, and existing site airspace obstructions preclude provision of “open land” within Safety Zone 4. Therefore, the project complies with the ALUCP safety requirements.

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 each residential unit.

Interests Disclosure: The property is owned by O'Side Partnership, LLC, whose authorized agent is disclosed as Andy Chedrick, Chief Operating Officer of N4FL Development, Inc. The developer is Trumark Homes of Newport Beach. The architect is Bassenian Lagoni of Irvine. The civil engineer is Bowman Consulting Group Ltd of San Diego. The soils engineer is Geocon, Inc. of San Diego.

Recommendation: Conditionally Consistent with condition to provide a means of overflight notification to future residential units.