

Airport Land Use Commission Agenda

Thursday, October 1, 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/25106163834813?p=aJRIfwzWvvpWmLv3j6>
Meeting ID: 251 061 638 348 13 Passcode: nt7WL9HU

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 285 901 562#
- 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:

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 September 3, 2026, Regular Meeting.

CONSISTENCY DETERMINATIONS

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

GILLESPIE FIELD AND MARINE CORPS AIR STATION MIRAMAR ALUCPS, GENERAL PLAN LAND USE ELEMENT UPDATE AND ZONING ORDINANCE AMENDMENT, CITY OF SANTEE:

RECOMMENDATION: Adopt Resolution No. 2026-0002 ALUC, determining that the project is consistent with the Gillespie Field and Marine Corps Air Station Miramar ALUCPs.

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

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PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, October 1, 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.

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, SEPTEMBER 3, 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 11:01 a.m. on Thursday, September 3, 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, Herrmann (Ex-Officio), Perez, Sanchez, Sly

ABSENT: Commissioners: Perrault (Ex-Officio), Fox (Ex-Officio), Kuperschmid, Montgomery Steppe, Vaus, von Wilpert

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

NON-AGENDA PUBLIC COMMENT:

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Benzian and seconded by Commissioner Perez to approve the Consent Agenda. Motion carried by the following votes: YES – Ball, Benzian, Perez, Sanchez, Sly; NO – None; ABSENT – Kuperschmid, Montgomery Steppe, Vaus, von Wilpert (Weighted Vote Points: YES – 54; NO – 0; ABSENT – 46)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the Minutes of the July 9, 2026, Regular Meeting.

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.

PUBLIC HEARINGS:

CONTINUED BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT: The Meeting was adjourned at 11:02 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 1ST DAY OF OCTOBER 2026.

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

LEE KAMINETZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: October 1, 2026

Subject:

General Plan Land Use Element Update and Zoning Ordinance Amendment to Implement the Gillespie Field and Marine Corps Air Station Miramar Airport Land Use Compatibility Plans, City of Santee

Recommendation:

Adopt Resolution No. 2026-0002 ALUC, determining that the project is consistent with the Gillespie Field and Marine Corps Air Station Miramar ALUCPs.

Background:

As the designated Airport Land Use Commission (ALUC) for San Diego County (Cal. Pub. Util. Code §21670.3(a)), the Authority is required to prepare, adopt, and, as needed, amend an Airport Land Use Compatibility Plan (ALUCP) for each public-use and military airport within the county (Cal. Pub. Util. Code §§21674(c); 21675(a)).

The ALUCP is a guidance document to local agencies with land use jurisdiction to ensure that agency exercise of its permitting authority would protect airports and aircraft in flight from encroachment by incompatible land uses that might restrict their operations while concurrently minimizing public exposure to excessive noise and safety hazards generated by those same airports and aircraft in flight.

The ALUCP accomplishes its purpose by designating an Airport Influence Area (AIA) around each airport and specifying land use compatibility policies and standards that apply to use of properties within that AIA. Each affected local agency with land use jurisdiction within the AIA is then required by law (Cal. Pub. Util. Code §21676.5(a)) to take one of the following actions:

- Adopt the ALUCP policies and standards into its own general plan and zoning and building codes;
- Overrule, in whole or in part, the ALUCP by a statutory procedure and timeline; or
- Refer all land use actions to the ALUC for individual project determinations of consistency with the applicable ALUCP

In addition to the above actions, state law (Cal. Pub. Util. Code §21676(b)) requires that all legislative actions adopted by a local agency governing body (general or

community plan and zoning ordinance amendments, including rezones) must always be referred to the ALUC for a consistency determination, regardless of whether or not the agency may have implemented an ALUCP by integrating its policies and standards into its comprehensive planning, zoning and building regulations or overruled the ALUCP per statutory provisions. The ALUCPs also require ALUC consistency determinations for other specific circumstances, such as any proposed development in airport Runway Protection Zones (RPZs), structures deemed to be a hazard by the Federal Aviation Administration (FAA), or for nonaviation development on public-use airport property.

Other than the exceptions noted above, once a local agency has implemented the ALUCP into its general plan, zoning, and building regulations and the ALUC finds that those means of implementation are consistent with the ALUCP, the local agency is no longer required to obtain individual project determinations of consistency with ALUCPs from the ALUC for proposed land use actions within its jurisdiction, though it does have the option to request a non-binding, advisory review by the ALUC of its own voluntary volition.

Current Action:

Pursuant to its statutory obligation to adopt ALUCPs, the ALUC duly adopted an ALUCP for Marine Corps Air Station (MCAS) Miramar in 2008 and for Gillespie Field in 2010. These are the two ALUCPs with AIAs which affect land use within the municipal boundaries of the City of Santee.

Because local agency implementation of ALUCPs is accomplished via revisions to a general plan and corresponding zoning and building regulations, Santee has since the adoption of its two applicable ALUCPs referred all land use actions to the ALUC for individual project determinations of consistency with the ALUCPs, pending update of its general plan and zoning.

As of August 2026, Santee has revised the Land Use Element of its General Plan and adopted a zoning overlay district to incorporate by reference the noise, safety, airspace protection, and overflight notification policies and standards of the Gillespie Field and MCAS Miramar ALUCPs. These collective legislative actions will henceforth enable Santee to administer the ALUCPs in the exercise of its own land use permitting authority without having to seek consistency determinations from the ALUC, apart from the exceptions noted above.

Applicable state law (*op. cit.*) requires that the ALUC formally determine that a local agency ALUCP implementation proposal is consistent with the applicable ALUCPs, and the City of Santee has duly submitted an application for determination of consistency to the ALUC. Based upon review of Santee's application, ALUC staff recommends that the ALUC find that the General Plan Land Use Element Update and Zoning Ordinance Amendment of the City of Santee is consistent with the Gillespie Field and MCAS Miramar ALUCPs.

Airport Land Use Commission Staff Report

Meeting Date: October 1, 2026

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Prepared by:

Sjohnna Knack
Director, Planning, Noise, and Environment

RESOLUTION NO. 2026-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: GENERAL PLAN LAND USE ELEMENT UPDATE AND ZONING ORDINANCE AMENDMENT TO IMPLEMENT THE GILLESPIE FIELD AND MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLANS, CITY OF SANTEE, IS CONSISTENT WITH THE GILLESPIE FIELD AND MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLANS

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of Santee to determine the consistency of a proposed project: General Plan Land Use Element Update and Zoning Ordinance Amendment to Implement the Gillespie Field and Marine Corps Air Station Miramar Airport Land Use Compatibility Plans, City of Santee, which is located within the Airport Influence Areas (AIAs) for the Gillespie Field and Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plans (ALUCPs); and

WHEREAS, the proposed project consists of an update to the Land Use Element of the City of Santee General Plan and amendment of the City of Santee Zoning Ordinance that incorporate by reference the noise, safety, airspace protection, and overflight notification compatibility factors of the Gillespie Field and MCAS Miramar ALUCPs to apply the policies and standards of the ALUCPs to the use of properties located within their respective AIAs through an overlay zoning district; and

WHEREAS, a local agency is required by law to implement ALUCPs by referring all proposed land use projects located within AIAs to the ALUC for a determination of consistency with the applicable ALUCP, amending its applicable codes to incorporate the ALUCP policies and standards to ensure

the same ALUCP consistency in its own project reviews, or overrule the ALUCP in whole or in part according to specified statutory procedures; and

WHEREAS, referral of individual land use projects to the ALUC is not mandatory when the ALUC has either deemed a local agency's plan and implementing ordinance consistent with the ALUCPs or when the local agency has overruled the ALUC pursuant to California Public Utilities Code (PUC) §21676(a), except for the following actions: (1) the adoption of and/or amendment to a general, specific, or other land use plan, zoning ordinance (including rezones), or building regulation; (2) any project proposed in a public-use airport Runway Protection Zone (RPZ); (3) any project that has been determined to be an airspace hazard by the Federal Aviation Administration (FAA); 4) any master plan for the expansion of an existing airport or construction of a new airport; and (5) any project that would include nonaviation uses on public-use airport property; and

WHEREAS, once a local agency has revised its general plan, specific plans, or zoning code to be consistent with an adopted ALUCP or overruled the ALUC pursuant to PUC §21676(a), the local agency can still voluntarily refer individual projects to the ALUC for a non-binding, advisory review; and

WHEREAS, ALUC staff evaluation of the proposed project finds that the proposed project is consistent with the Gillespie Field and MCAS Miramar ALUCPs; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of Santee, the U.S. Marine Corps, and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: General Plan Land Use Element Update and Zoning Ordinance Amendment to Implement the Gillespie Field and Marine Corps

Air Station Miramar Airport Land Use Compatibility Plans, is consistent with the Gillespie Field and MCAS Miramar ALUCPs, based upon the following facts and findings:

- (1) The proposed project consists of an update to the Land Use Element of the City of Santee General Plan and amendment of the City of Santee Zoning Ordinance that incorporate by reference the noise, safety, airspace protection, and overflight notification compatibility factors of the Gillespie Field and MCAS Miramar ALUCPs to apply the policies and standards of the ALUCPs to the use of properties located within their respective AIAs through an overlay zoning district.
- (2) The project implements the Gillespie Field and MCAS Miramar ALUCPs, such that the proposed project is consistent with those ALUCPs.
- (3) In instances in which a local agency proposes to deviate from the compatibility policies and standards of an ALUCP, the agency must follow the procedure and timeline prescribed by Public Utilities Code §21676(b) to overrule that portion of the ALUCP.
- (4) As a local agency is required by law to implement ALUCPs by amending its applicable codes to incorporate the ALUCP policies and standards to ensure ALUCP consistency in its own project reviews, or else refer all proposed land use projects located within AIAs to the ALUC for a determination of consistency with the applicable ALUCP, or overrule the ALUCP in whole or in part according to specified statutory procedures, the proposed project satisfies the legal requirement for the City of Santee as a local agency to amend its general plan and corresponding regulations by incorporating all the applicable ALUCPs within its land use jurisdiction, such that consistency with ALUCP policies and standards will be administered by the City of Santee by applying the zoning overlay district to the proposed use of properties located within AIAs of applicable ALUCPs, and no individual project referrals to the ALUC are required except as noted below.

(5) While the local agency can still voluntarily refer individual projects to the ALUC for a non-binding, advisory review at its discretion, PUC §21676(b) and the ALUCPs mandate local agency referral of the following actions to the ALUC, irrespective of any local agency implementation otherwise: (a) the adoption of and/or amendment to a general, specific, or other land use plan, zoning ordinance (including rezones), or building regulation; (b) any project proposed in a public-use airport RPZ; (c) any project that has been determined to be an airspace hazard by the FAA; (d) any master plan for the expansion of an existing airport or construction of a new airport; and (e) any project that would include nonaviation uses on public-use airport property.

(6) Therefore, the proposed project is consistent with the Gillespie Field and MCAS Miramar ALUCPs; and

BE IT FURTHER RESOLVED that the ALUC finds that this determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065; is not located within the Coastal Zone and is therefore not subject to the California Coastal Act, Cal. Pub. Res. Code §30106; and requires no federal approvals warranting review under the National Environmental Policy Act (NEPA).

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 1st day of October, 2026, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

LEE KAMINETZ
GENERAL COUNSEL