



Airport Land Use Compatibility Planning in San Diego County

*Community Planners Committee Meeting:
Brown Field Municipal Airport,
Montgomery Field, and Gillespie Field*

Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

**ALUCP Components and Negative
Declarations**



Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

ALUCP Components and Negative
Declarations



Mission of the Airport Land Use Commission



ALUC Responsibilities

- ◆ **Adopt Airport Land Use Compatibility Plans (ALUCPs)**
- ◆ **Guide local jurisdictions on proposed development**



ALUC Limitations



Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

ALUCP Components and Negative Declarations



Departure Runway

Arrival Runway

16 Airports



5 ALUCPs in Progress – 2 Pending



Developer submits project to jurisdiction



Jurisdiction submits request for consistency determination to ALUC



ALUC staff analyzes project/prepares reports/recommendations



ALUC makes consistency/inconsistency determination



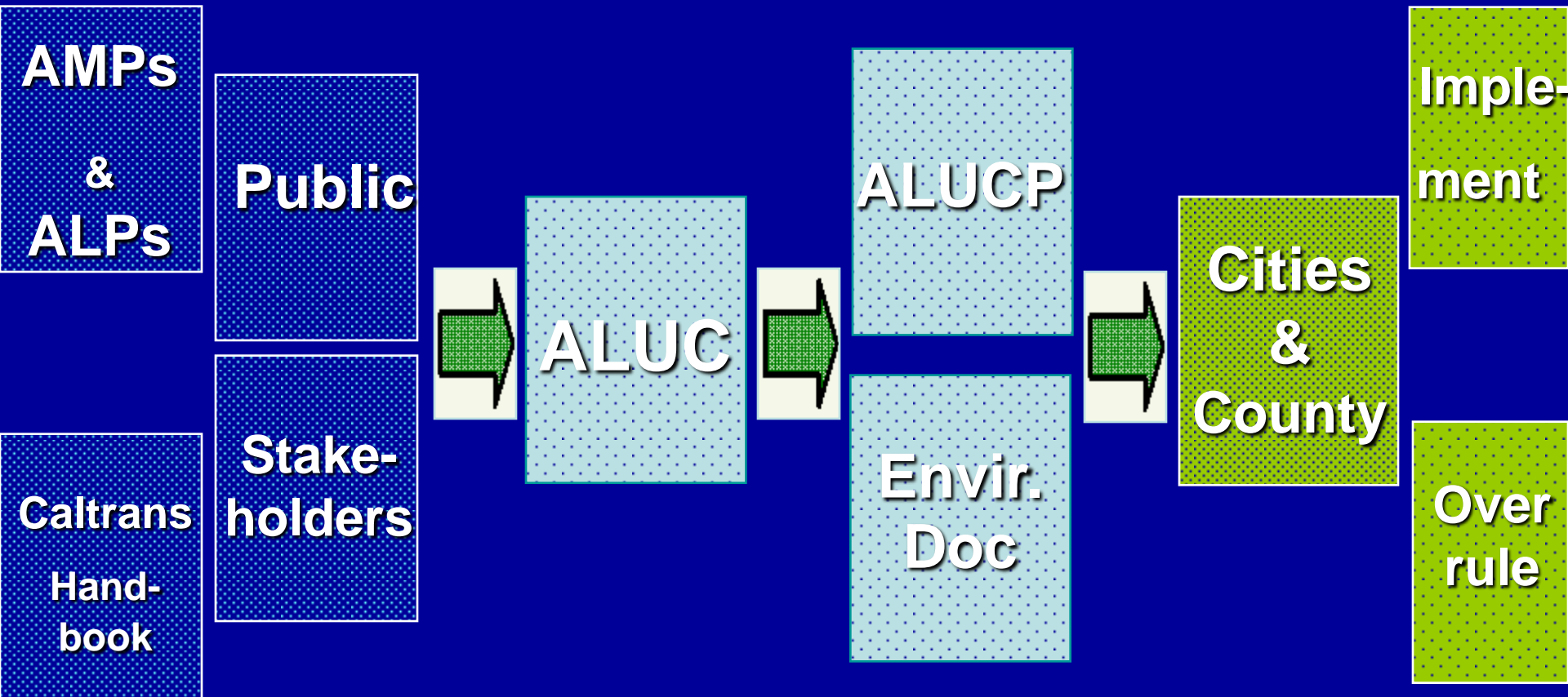
ALUC provides consistency/inconsistency determination to Jurisdiction



Jurisdiction accepts/overrules ALUC determination

**Project
Review
Process**

ALUCP Preparation/Adoption Process



Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

ALUCP Components and Negative
Declarations



Military

**Cities &
the County**

Pilots

ALUC

**Community
Groups**

Landowners

Airport Operators

ATAG: Regional Collaboration



Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

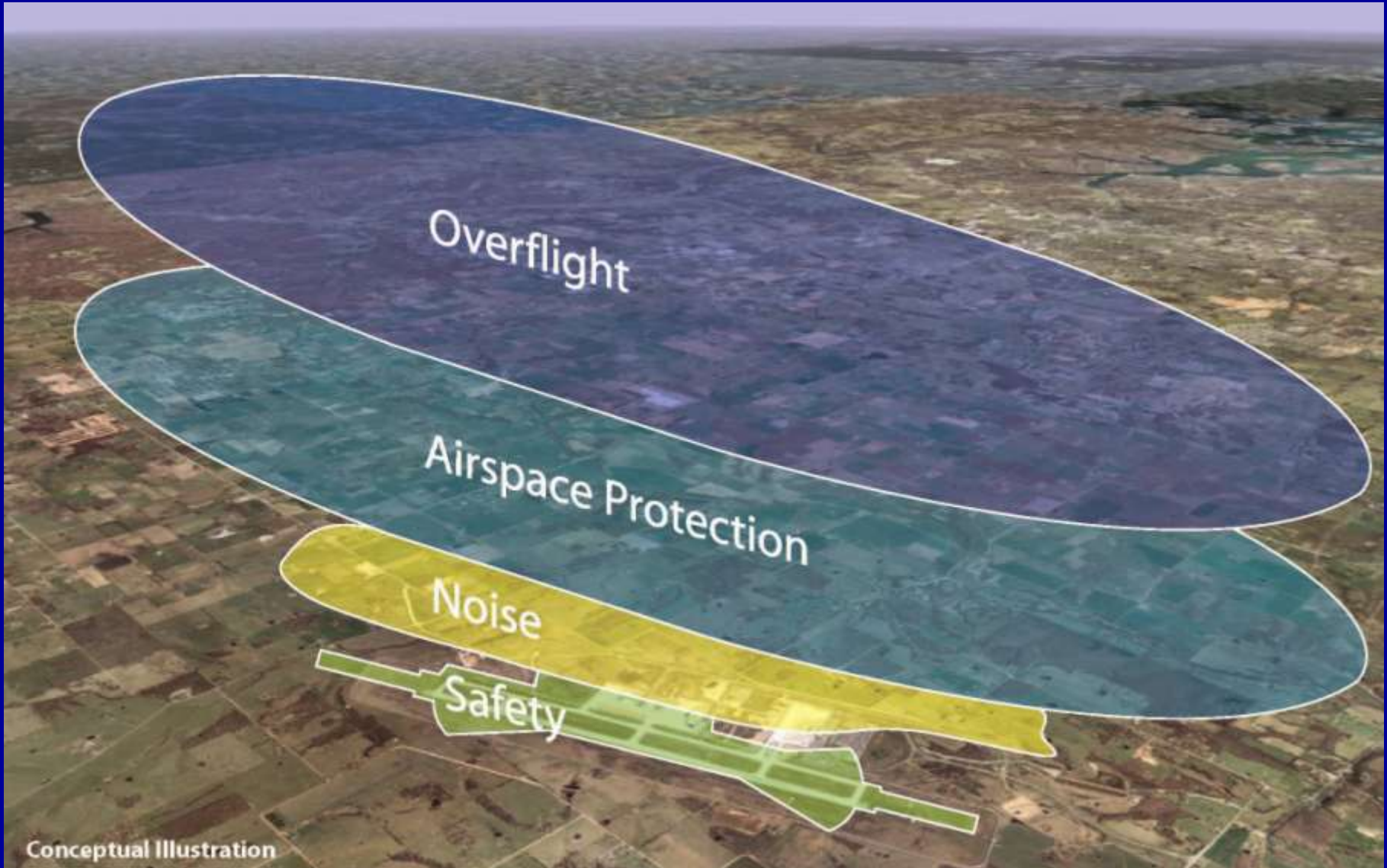
ALUCP Components and Negative Declarations



Departure Runway

Arrival Runway

Four Airport Compatibility Layers



Brown Field Safety Layer

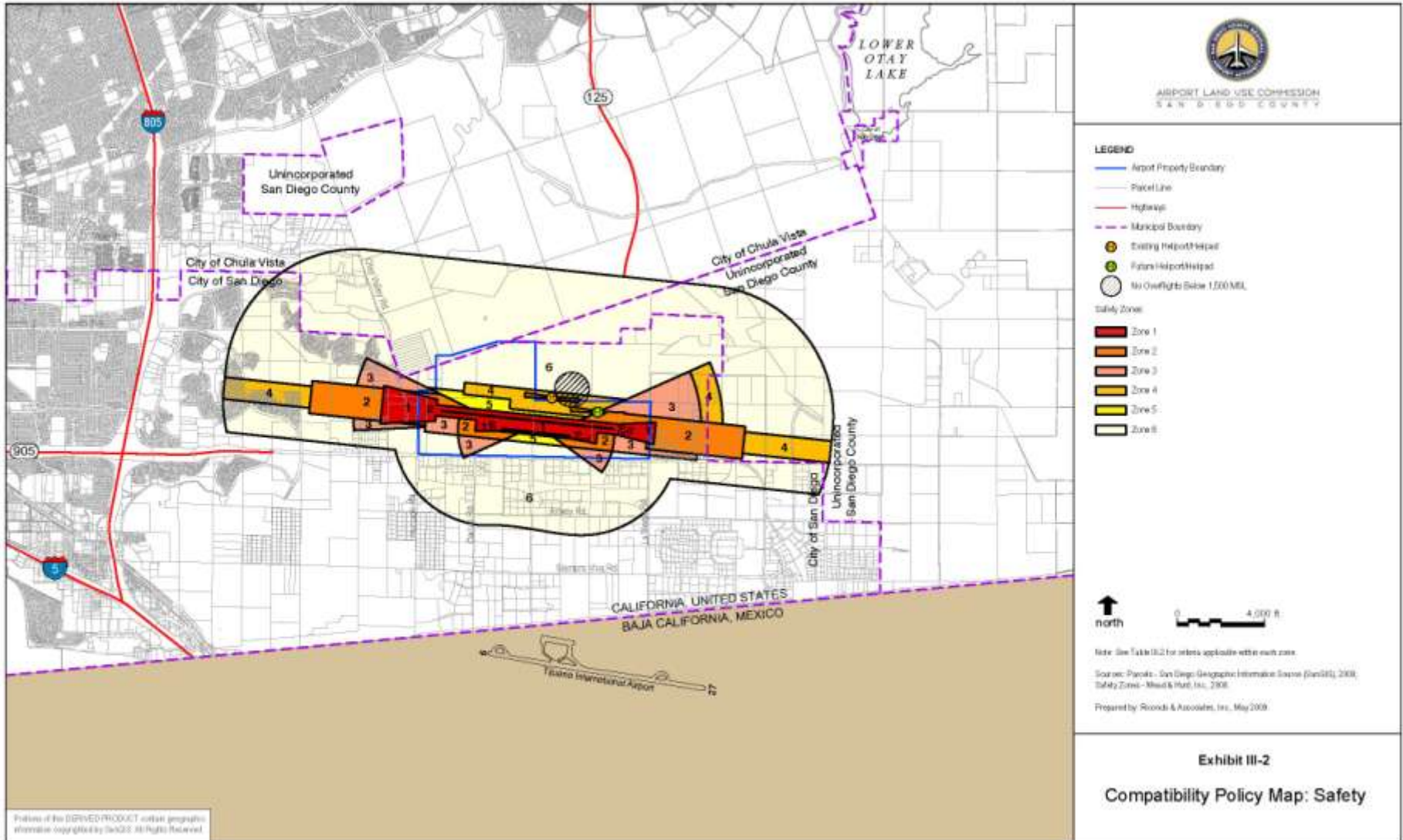


Exhibit III-2

Compatibility Policy Map: Safety

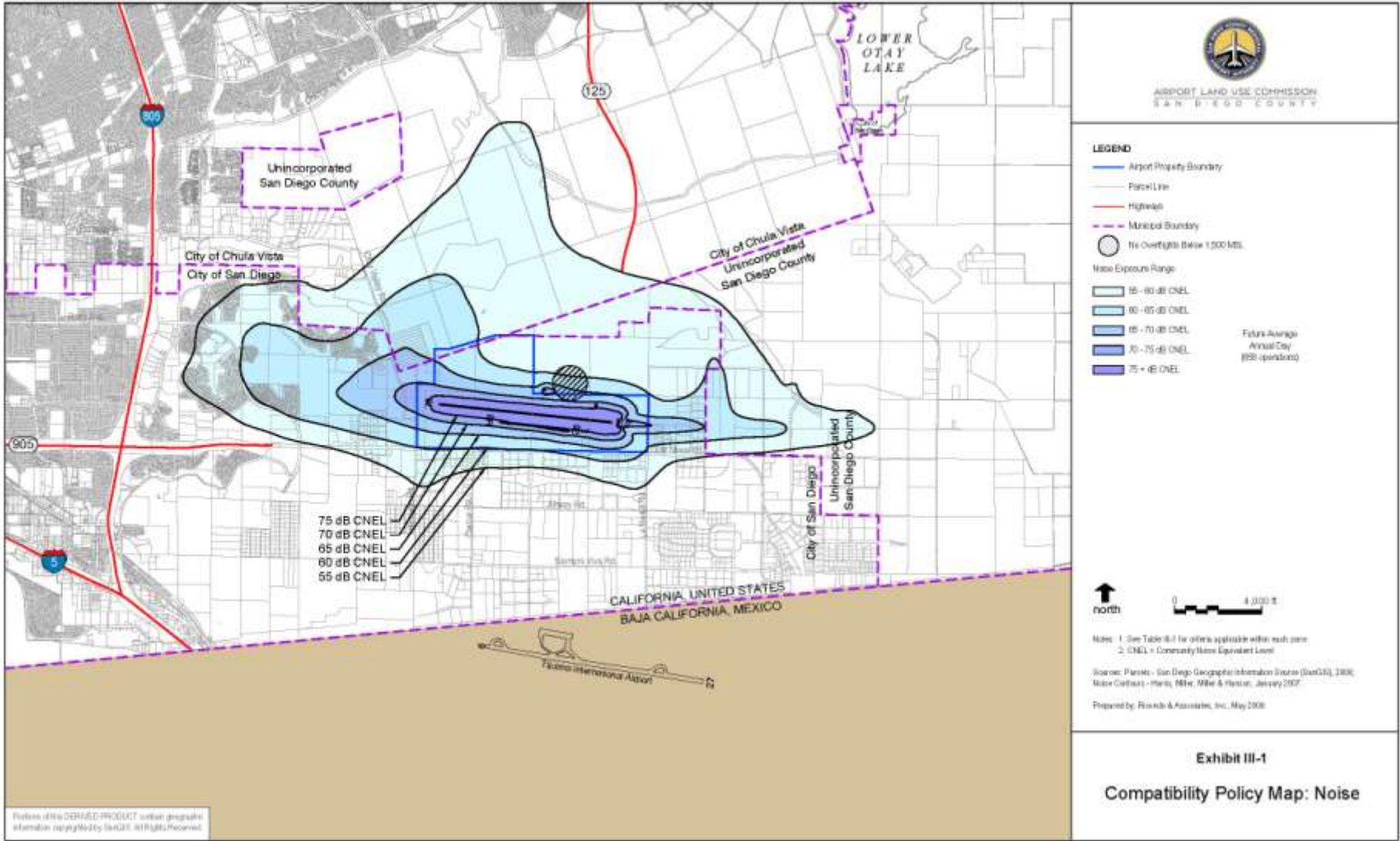
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Brown Field Safety Matrix

Table 1
Safety Compatibility Criteria

Land Use Types / Typical Uses • Multiple land use categories and compatibility criteria may apply to a project. • See Policy 3.4.7 for limits on ancillary uses.	CBC Group ¹	Safety Zone						Criteria for Conditional (yellow) Uses • Maximum intensity and Lot Coverage limits apply to all Conditional uses. • Numbers below refer to zones in which condition specified is applicable. • Numbers in yellow cells are Floor Area Ratios for indicated uses.
		1	2	3	4	5	6	
Maximum Intensity (People/Acre – sitewide average) Nonresidential development		0	60	100	100	150	No limit	
Intensity with Sprinklers and 2 Risk Reduction Measures (People/Acre – sitewide average) Nonresidential development ²		n/a	75	150	150	225	No limit	
Intensity with Sprinklers and 4 Risk Reduction Measures (People/Acre – sitewide average) Nonresidential development ²		n/a	90	200	200	300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
Residential Uses								
Residential, ≤0.2 d.u./acre (5+ acre lots)	R-3	Red	Yellow	Green	Green	Green	Green	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones. See Policy 3.4.4(b)(2)
Residential, >0.2, ≤4.0 d.u./acre	R-3	Red	Yellow	Green	Green	Green	Green	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones. See Policy 3.4.4(b)(2)
Residential, >4.0, ≤8.0 d.u./acre	R-3	Red	Red	Yellow	Yellow	Green	Green	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4. See Policies 3.4.4 and 3.4.9
Residential, >8.0, ≤13.0 d.u./acre	R-1	Red	Red	Yellow	Yellow	Green	Green	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4. See Policies 3.4.4 and 3.4.9
Residential, >13.0, ≤16.0 d.u./acre	R-1	Red	Red	Yellow	Yellow	Green	Green	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land," utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4. See Policies 3.4.4 and 3.4.9
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	R-1	Red	Red	Yellow	Yellow	Green	Green	4: Same conditions as for >13.0, ≤16.0 d.u./acre. See Policies 3.4.4 and 3.4.9
Residential, >20.0 d.u./acre	R-1	Red	Red	Red	Red	Green	Green	

Brown Field Noise Layer



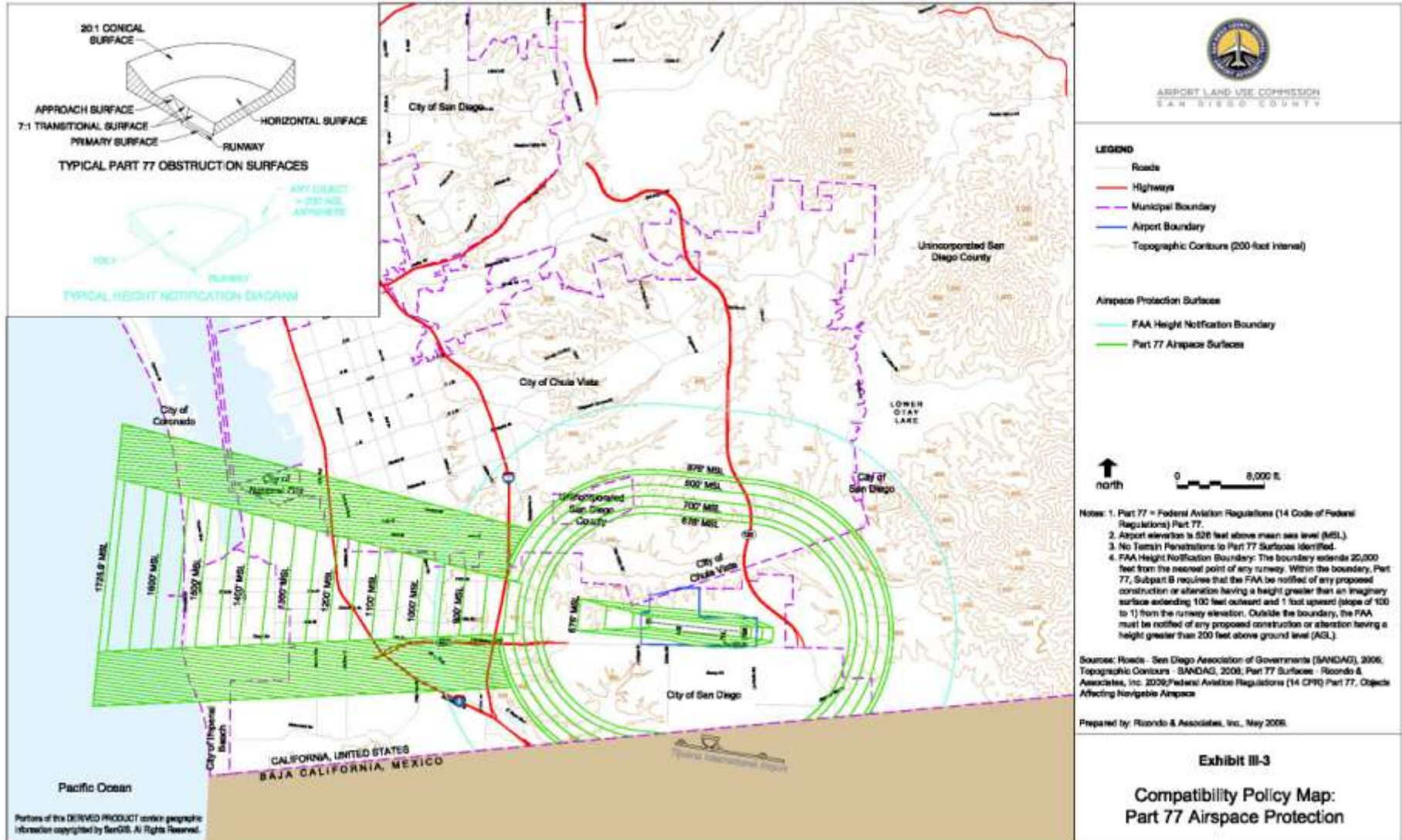
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Brown Field Noise Matrix

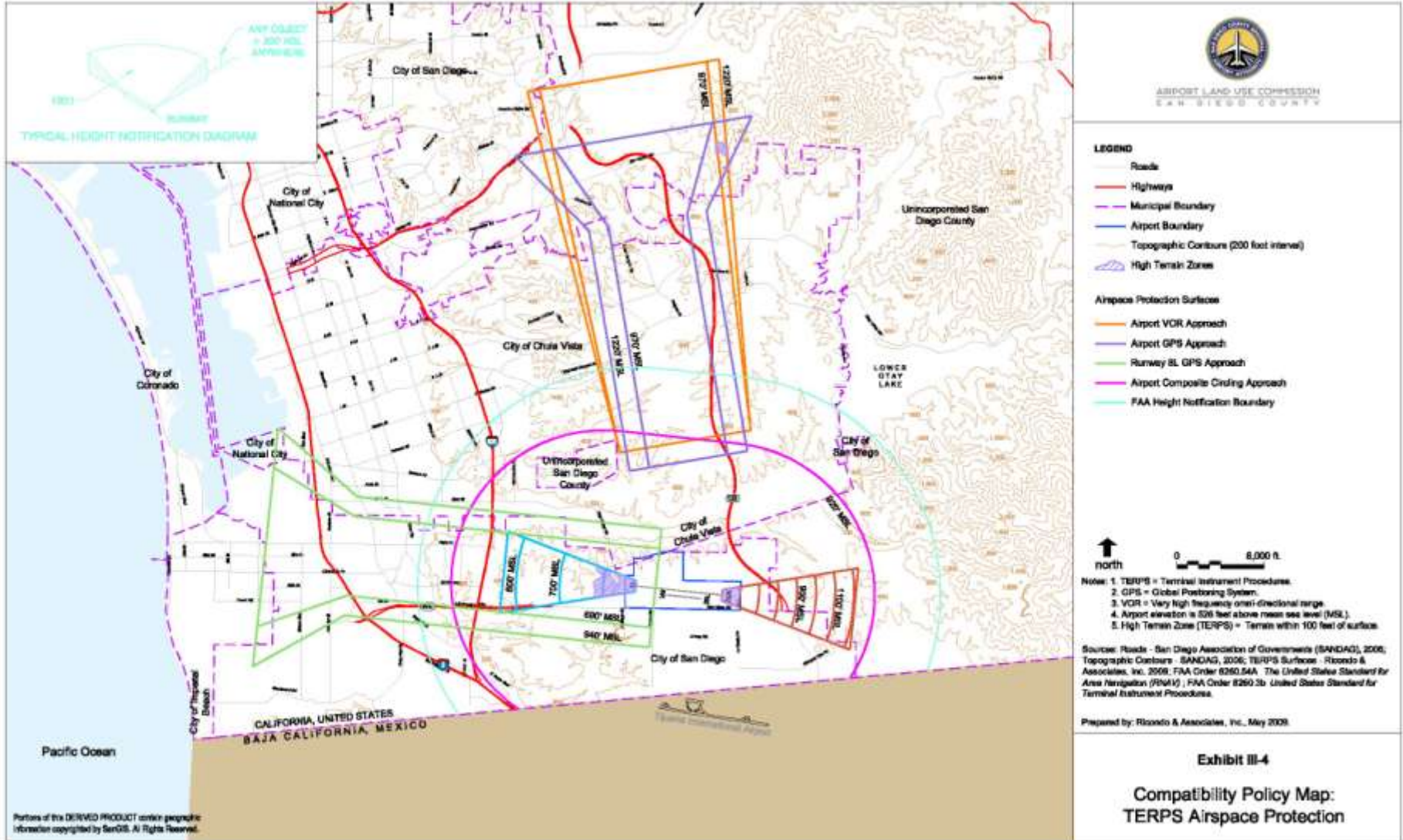
Table 1
Noise Compatibility Criteria

Land Use Category ¹	Exterior Noise Exposure (dB CNEL)				
	55-60	60-65	65-70	70-75	75-80
<i>Note: Multiple categories may apply to a project</i>					
Agricultural and Animal-Related					
nature preserves, wildlife preserves, horse stables, livestock breeding or farming	A	A	A	A	
zoos, animal shelters/kennels, interactive nature exhibits		A			
agriculture (except residences and livestock), greenhouses, fishing					A
Recreational					
children-oriented neighborhood parks, playgrounds		A			
campgrounds, recreational vehicle/motor home parks					
community parks, regional parks, golf courses, tennis courts, athletic fields, outdoor spectator sports, fairgrounds, water recreation facilities			A		
recreation buildings, gymnasiums, club houses, athletic clubs, dance studios			50	50	
Public					
outdoor amphitheaters	A	A			
children's schools (K-12), day care centers (>14 children)		45			
libraries		45			
auditoriums, concert halls, indoor arenas, places of worship		45	45		
adult schools, colleges, universities ²		45	45		
prisons, reformatories			50		
public safety facilities (e.g., police, fire stations)			50	50	
cemeteries, cemetery chapels, mortuaries			45	45	
Residential, Lodging, and Care					
residential (including single-family, multi-family, and mobile homes), family day care homes (<14 children)		45			
extended-stay hotels, retirement homes, assisted living; hospitals, nursing homes; intermediate care facilities		45			
hotels; motels; other transient lodging ³		45	45		
Commercial and Industrial					
office buildings, office areas of industrial facilities, medical clinics, clinical laboratories, radio, television, recording studios			50	50	
retail sales; eating/drinking establishments, movie theaters, personal services			50	50	B
wholesale sales, warehouses, mini/other indoor storage				50	C
industrial, manufacturing, research & development, auto, marine, other sales & repair services; car washes, gas stations, trucking, transportation terminals				50	C
extractive industry, utilities, road, rail rights-of-way, outdoor storage, public works yards, automobile parking, automobile dismantling, solid waste facilities					50 C

Brown Field Airspace Protection Layer – Part 77

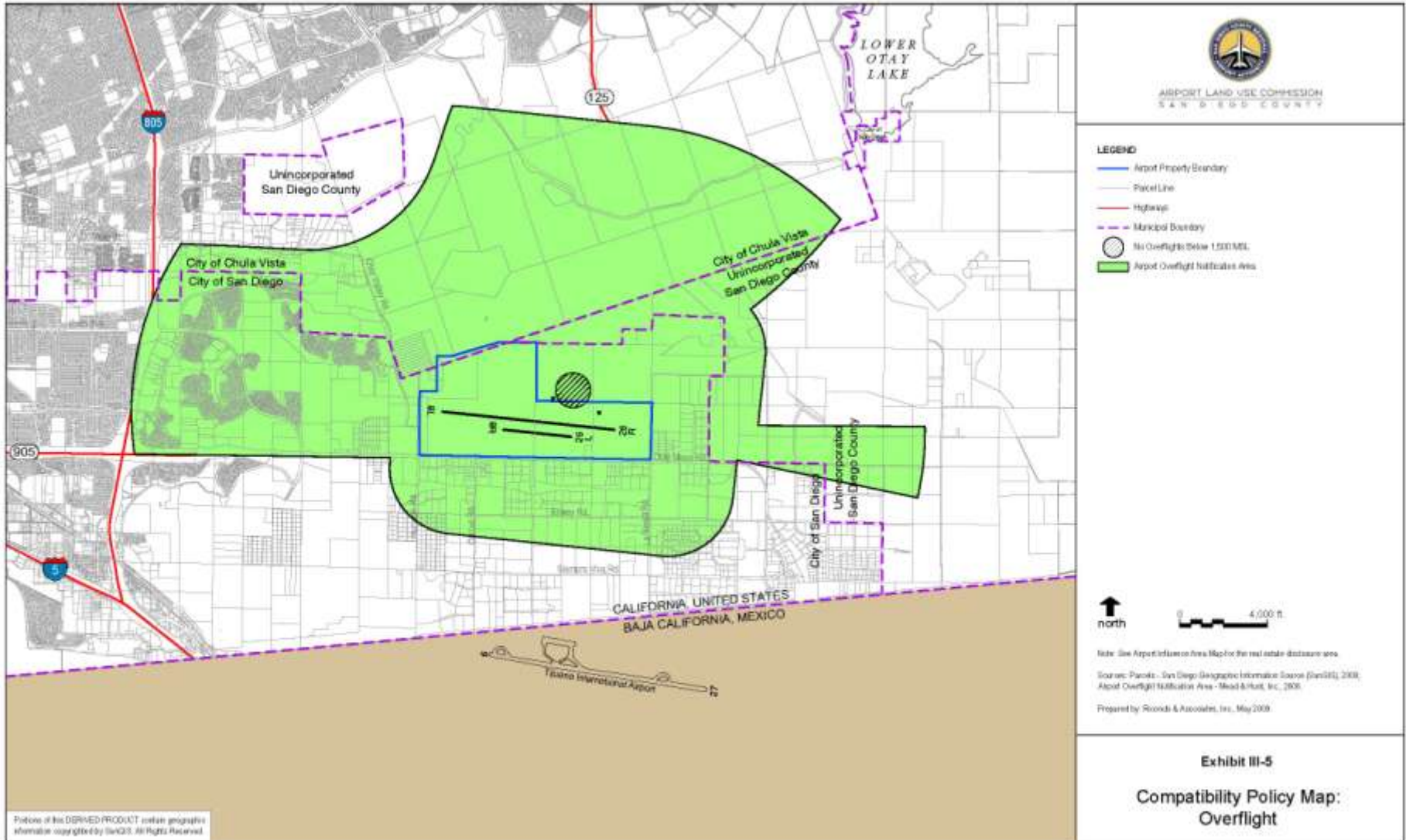


Brown Field Airspace Protection Layer – TERPs



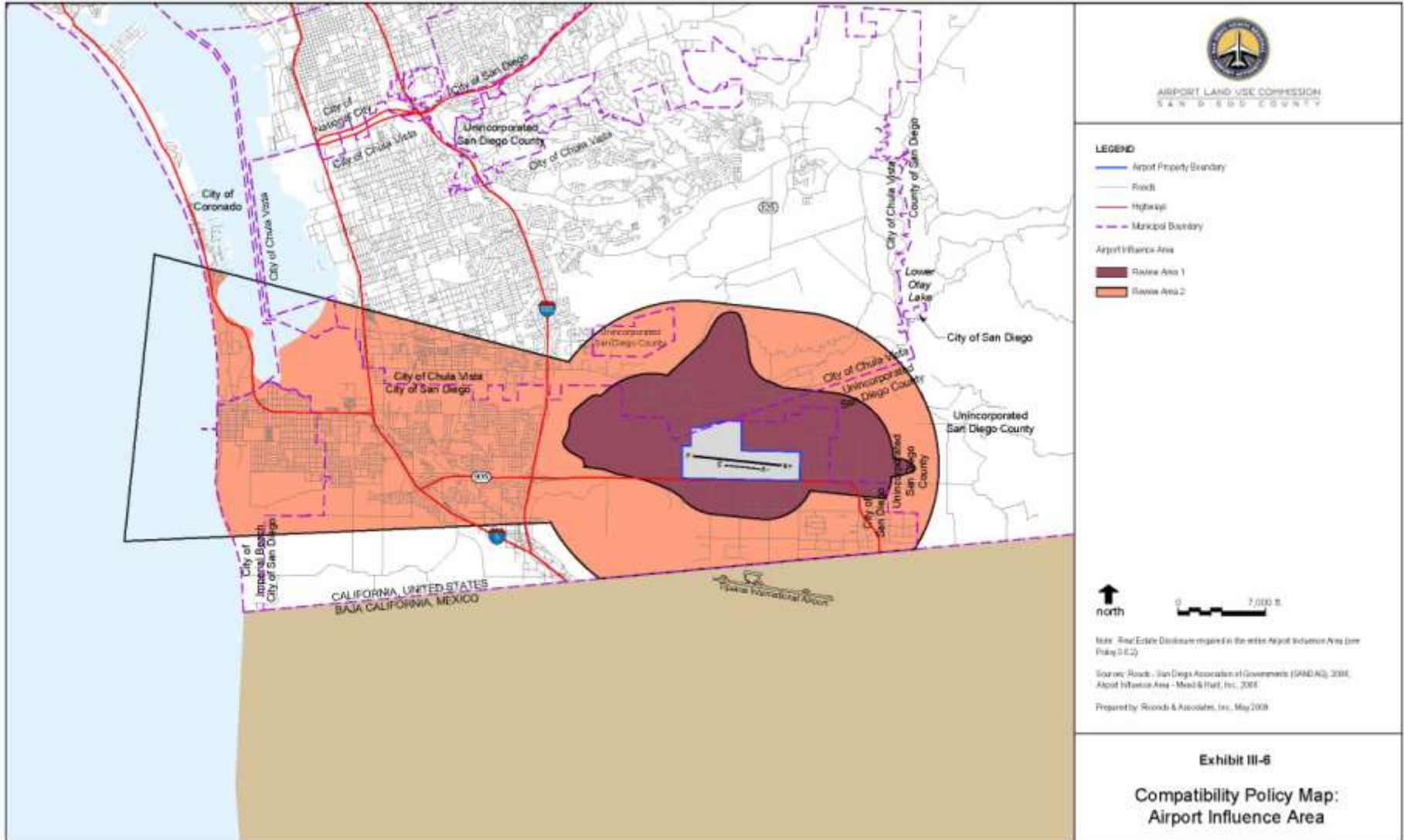
Brown Field Overflight Layer

CHAPTER 3 (BROWNFIELD MUNICIPAL AIRPORT POLICIES AND MAPS)



Brown Field Airport Influence Area

CHAPTER 3 (BROWNFIELD MUNICIPAL AIRPORT POLICIES AND MAPS)



AIRPORT LAND USE COMMISSION
SAN DIEGO COUNTY

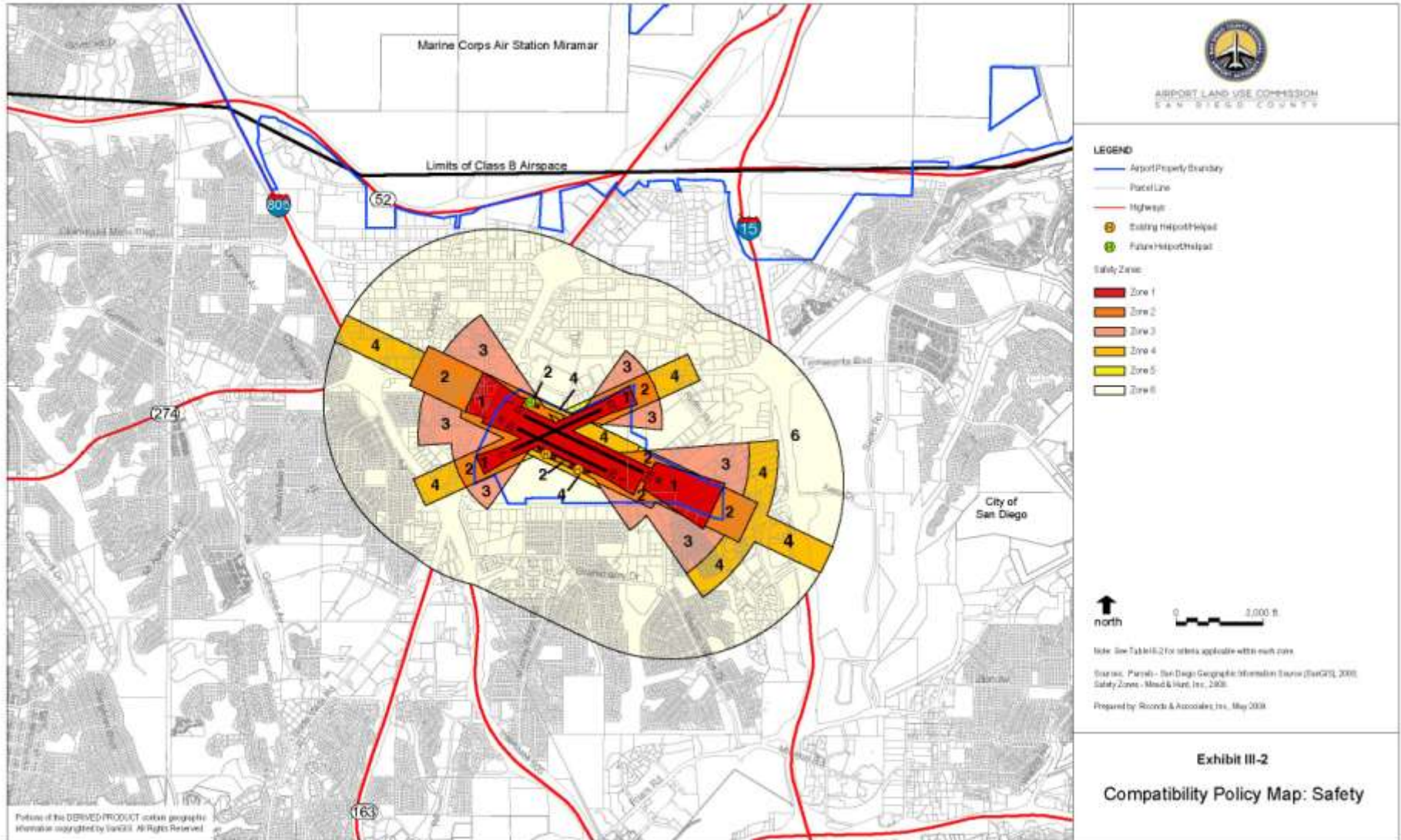
- LEGEND**
- Airport Priority Boundary
 - Road
 - Highway
 - - - Municipal Boundary
- Airport Influence Area
- Review Area 1
 - Review Area 2



Note: Real Estate Disclosure required in the entire Airport Influence Area (see Policy 3.2.2).
Source: Roads - San Diego Association of Governments (SANDAG), 2006; Airport Influence Area - Mead & Hunt, Inc., 2006.
Prepared by: Roorda & Associates, Inc., May 2009.

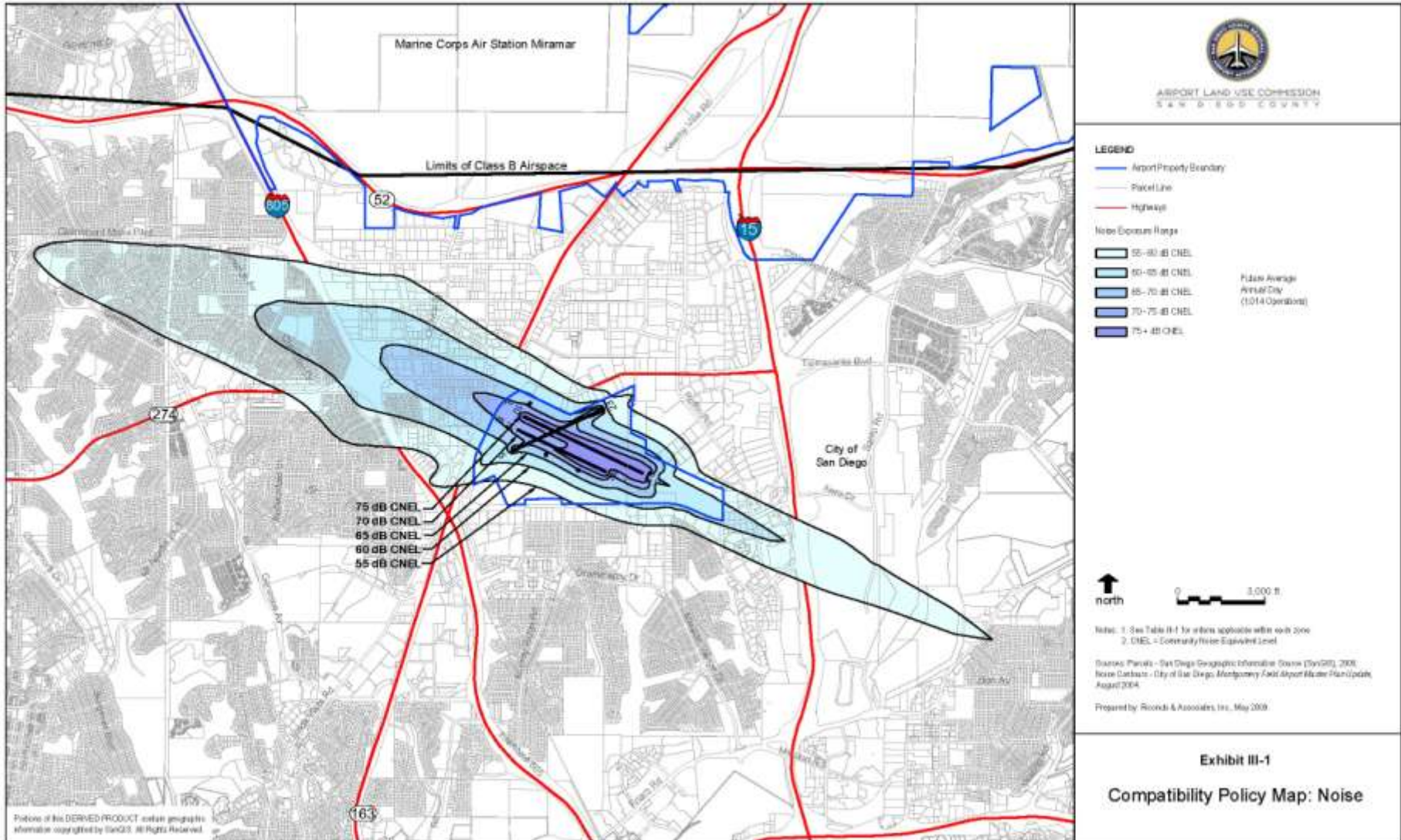
Exhibit III-6
Compatibility Policy Map:
Airport Influence Area

Montgomery Field Safety Layer



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Montgomery Field Noise Layer



Montgomery Field Airspace Protection Layer

CHAPTER 3 MONTGOMERY FIELD AIRPORT POLICIES AND MAPS



AIRPORT LAND USE COMMISSION
SAN DIEGO COUNTY

LEGEND

- Roads
- Highways
- Municipal Boundary
- Airport Boundary
- Topographic Contours (200-foot intervals)

Airspace Protection Surfaces

- FAA Height Notification Boundary
- Part 77 Airspace Surfaces



0 8,000 ft.

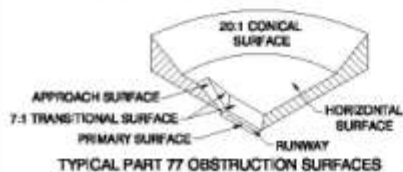
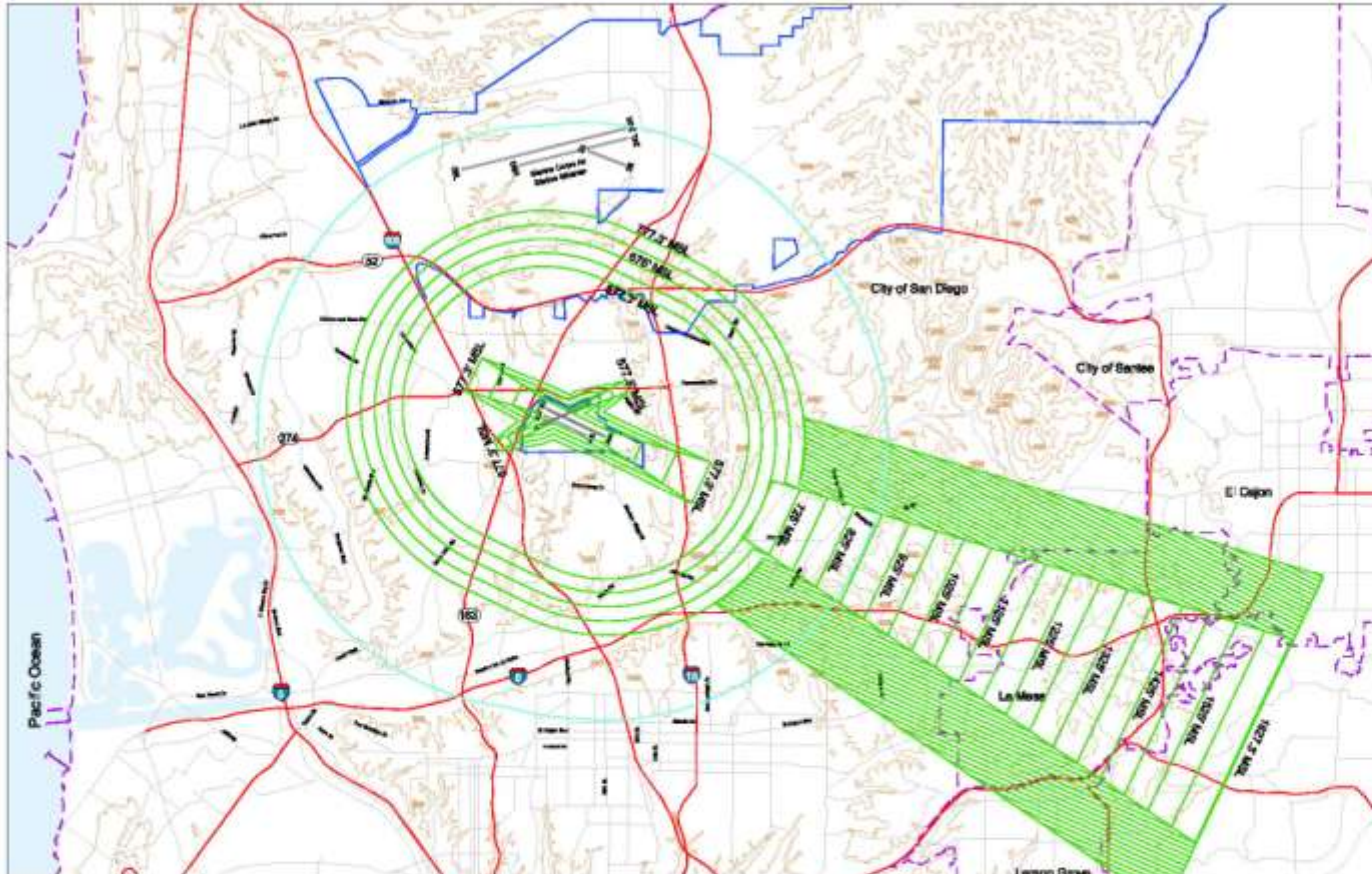
- Note: 1. Part 77 - Federal Aviation Regulations (14 Code of Federal Regulations) Part 77.
 2. Airport elevation is 427.3 feet above mean sea level (MSL).
 3. No Terrain Penetrations to Part 77 Surfaces identified.
 4. FAA Height Notification Boundary: The boundary extends 20,000 feet from the nearest point of any runway. Within the boundary, Part 77, Subpart B requires that the FAA be notified of any proposed construction or alteration having a height greater than an existing surface extending 100 feet outward and 1 foot upward (slope of 100 to 1) from the runway elevation. Outside the boundary, the FAA must be notified of any proposed construction or alteration having a height greater than 200 feet above ground level (AGL).

Source: Roads - San Diego Association of Governments (SANDAG), 2006.
 Topographic Contours - SANDAG, 2006. Part 77 Surfaces - Ricondo & Associates, Inc. 2009. Federal Aviation Regulations (14 CFR) Part 77, Objects Affecting Navigable Airspace

Prepared by: Ricondo & Associates, Inc., May 2009

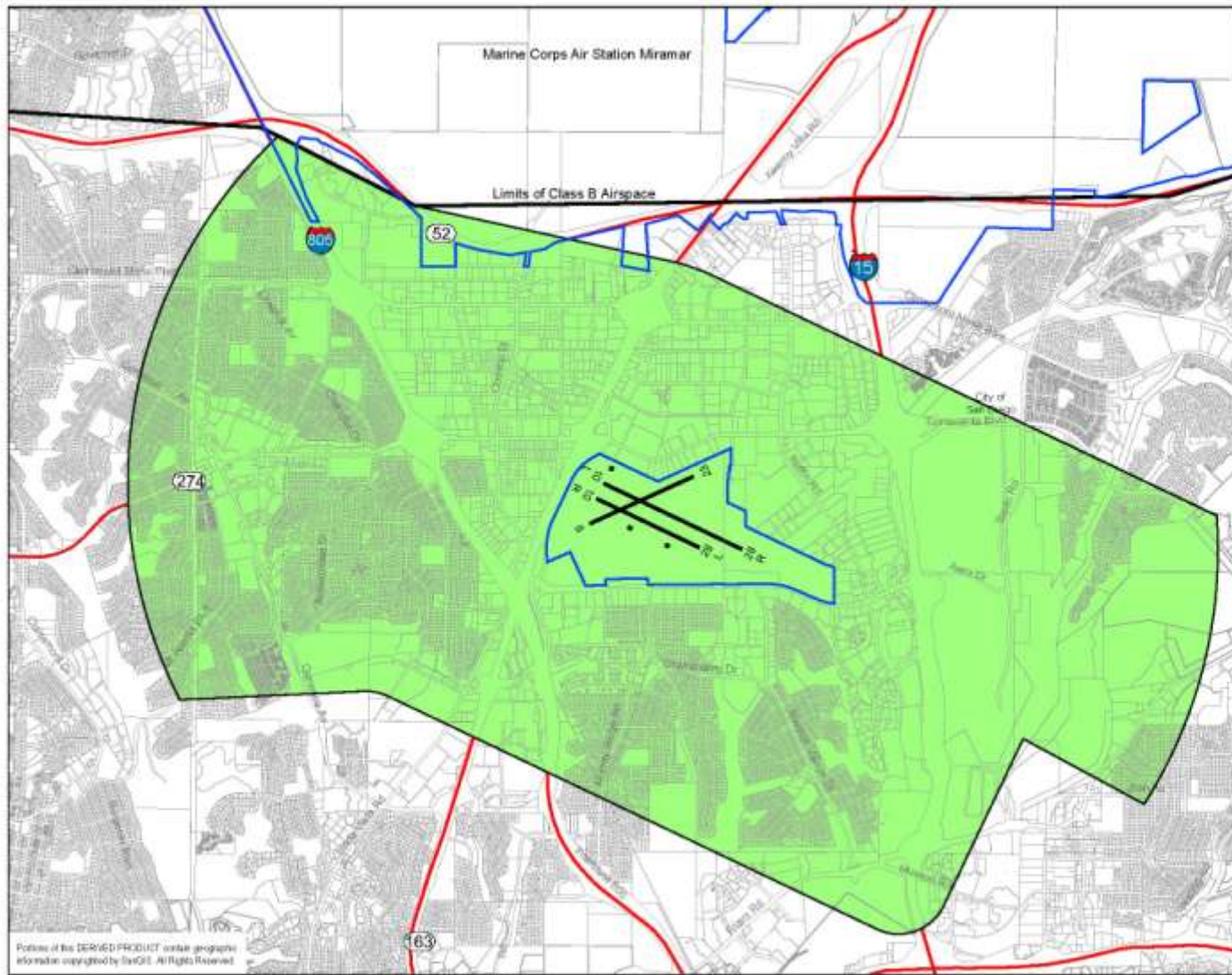
Exhibit III-3

Compatibility Policy Map:
Part 77 Airspace Protection



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Montgomery Field Overflight Layer



AIRPORT LAND USE COMMISSION
SAN DIEGO COUNTY

LEGEND

- Airport Property Boundary
- Parcel Line
- Highway
- Airport Overflight Notification Area

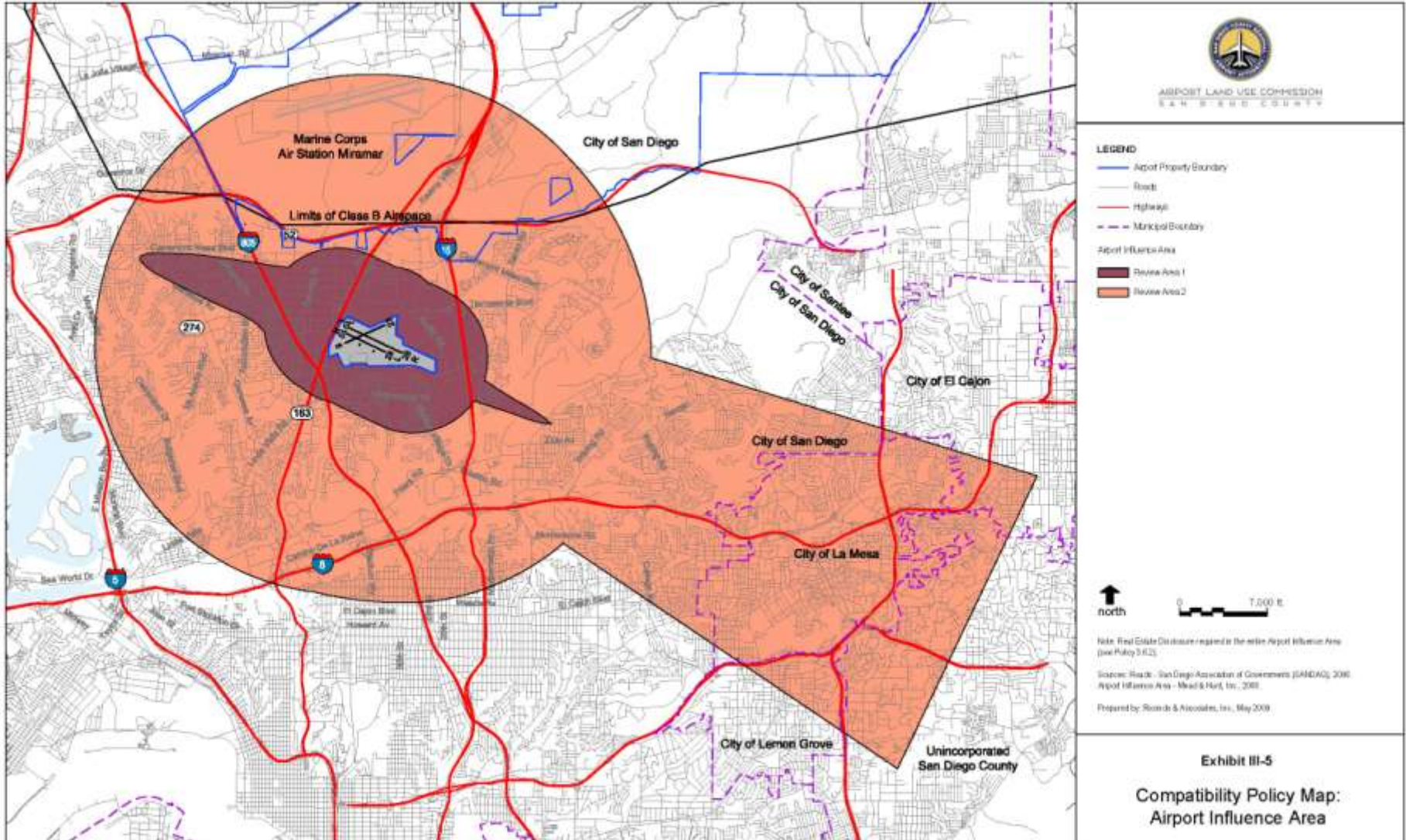


Note: See Airport Influence Area Map for the real estate database area.
Source: Parcels - San Diego Geographic Information Source (SanGIS), 2008.
Airport Overflight Notification Area - Mead & Hunt, Inc., 2008.
Prepared by: Roodt & Associates, Inc., May 2009.

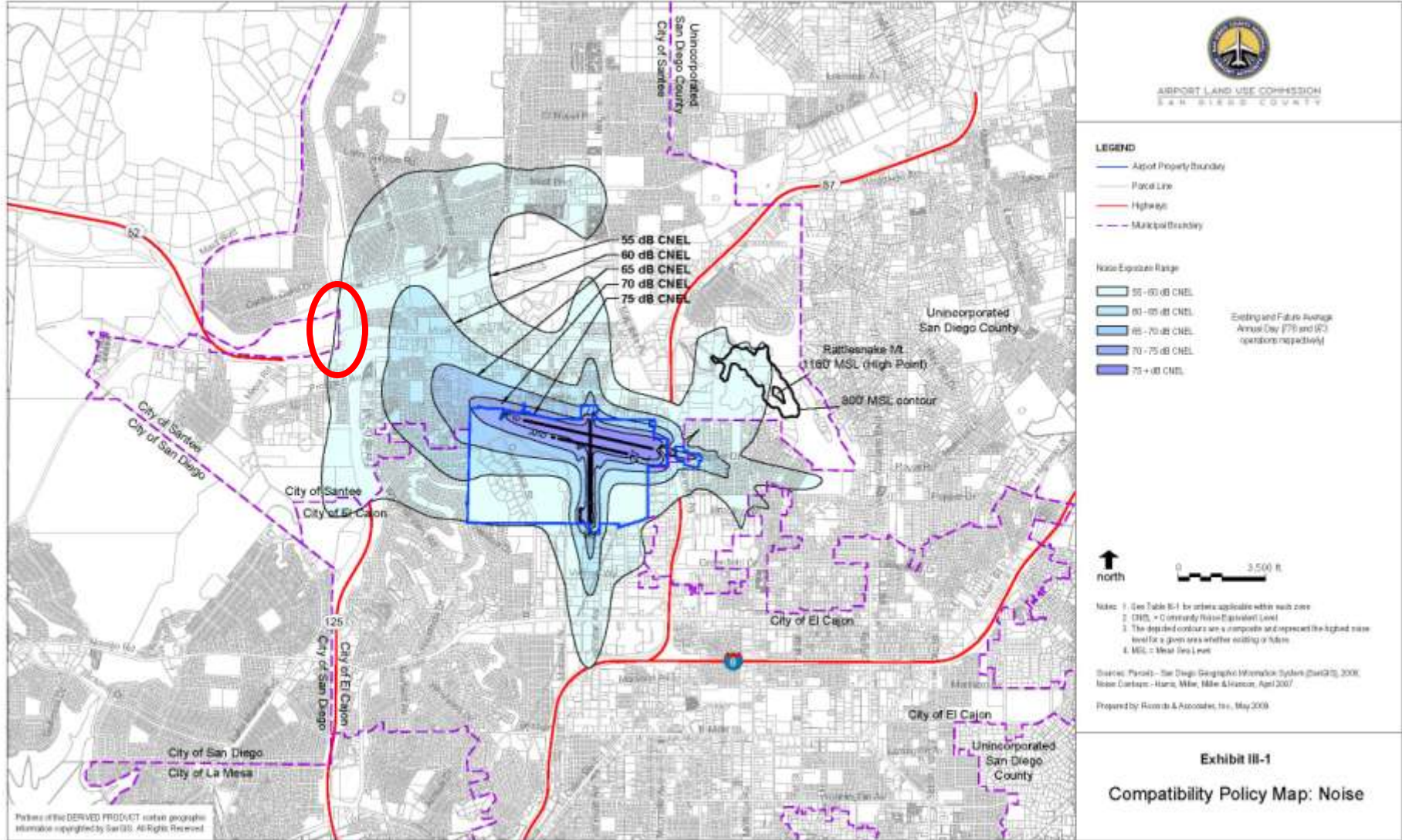
Exhibit III-4
Compatibility Policy Map:
Overflight

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Montgomery Field Airport Influence Area



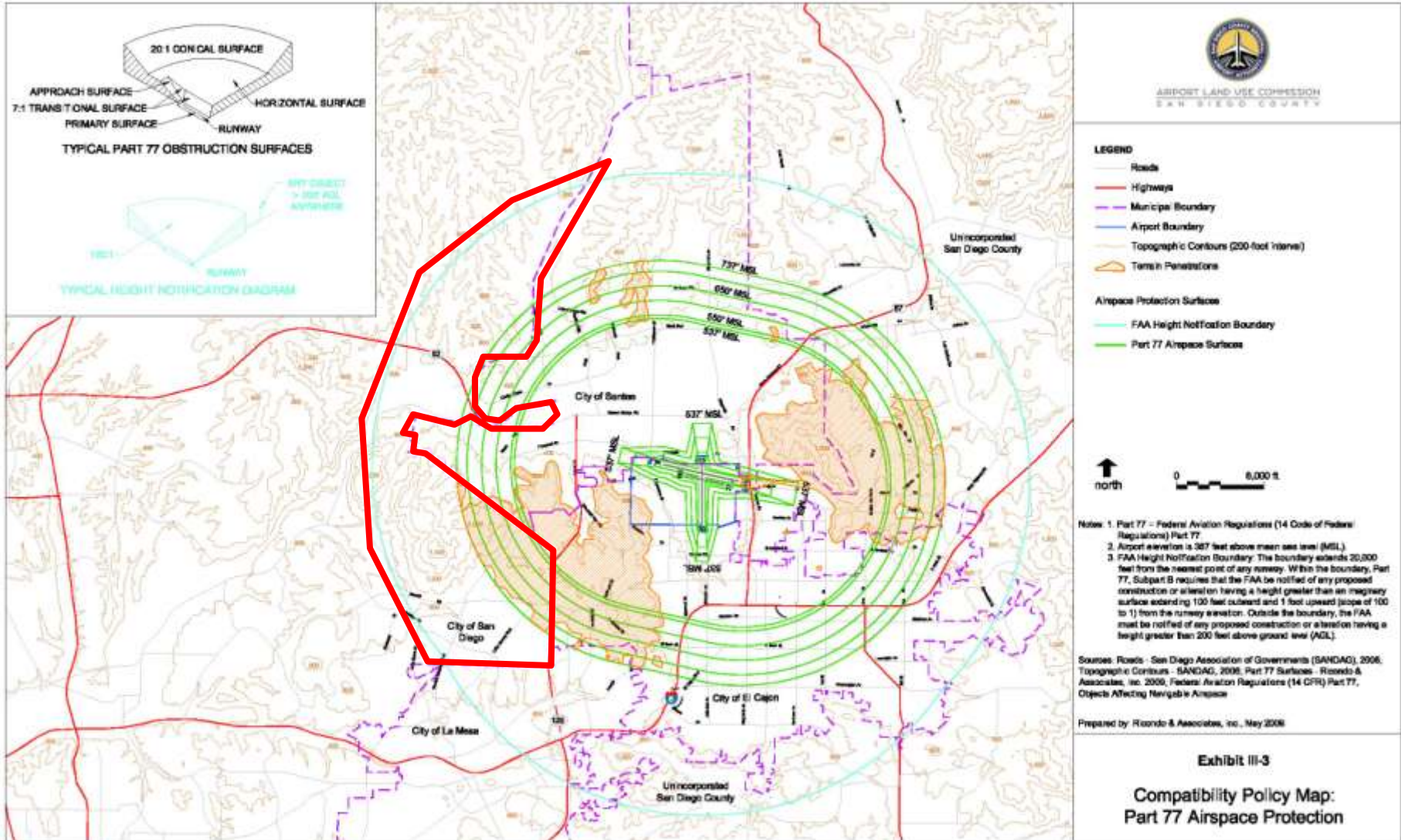
Gillespie Field Noise Layer



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Gillespie Field Airspace Protection Layer

CHAPTER 3 GILLESPIE FIELD AIRPORT POLICIES AND MAPS



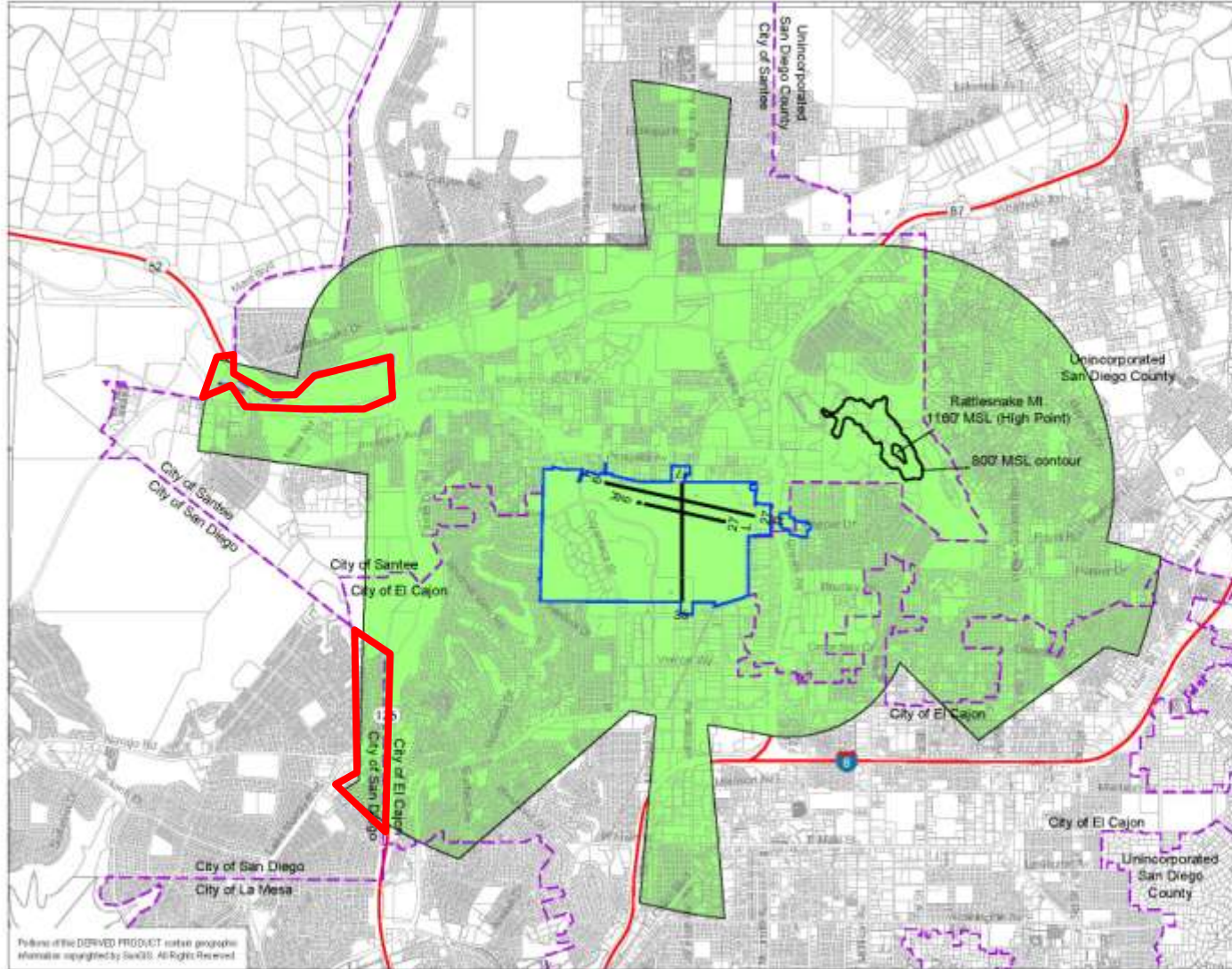
Gillespie Field Overflight Layer



AIRPORT LAND USE COMMISSION
SAN DIEGO COUNTY

LEGEND

-  Airport Property Boundary
-  Parcel Line
-  Highways
-  Municipal Boundary
-  Proposed Airport Overflight Notification Area



- Notes: 1. See Airport Influence Area Map for the real estate disclosure area.
2. MSL = Mean Sea Level.

Source: Parcels - San Diego Geographic Information Source (SAGIS), 2008.
Airport Overflight Notification Area - Mead & Hunt, Inc., 2008.

Prepared by: Records & Associates, Inc., May 2009

Exhibit III-4
Compatibility Policy Map:
Overflight

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Negative Declaration: Potential Displacement for Brown Field

- **Agricultural or Open Space Uses: 0 ac**
- **Commercial and Industrial Uses: 3,103,286 sf**
- **Residential Uses: 0 dwelling units**
- **Public Uses: 20,809,516.32 sf**

These numbers should not be added together to arrive at the maximum potential displacement as they are not cumulative.

Negative Declaration: Potential Displacement for Montgomery Field

- **Agricultural or Open Space Uses: 0 ac**
- **Commercial and Industrial Uses: 322,787 sf**
- **Residential Uses: 0 dwelling units**
- **Public Uses: 2,044,235 sf**

These numbers should not be added together to arrive at the maximum potential displacement as they are not cumulative.

Negative Declaration: Potential Displacement for Gillespie Field

- **Agricultural or Open Space Uses: 0 ac**
- **Commercial and Industrial Uses: 0 sf**
- **Residential Uses: 0 dwelling units**
- **Public Uses: 0 sf**

Timeline

- **May 8** **Public Release of the ALUCPs and Negative Declarations**
- **May 19** **Brown Field Public Workshop**
- **May 27** **Montgomery Field Public Workshop**
- **June 1** **Gillespie Field Public Workshop**
- **July 7** **Public Review Period ends for the Negative Declarations**
- **Fall 2009** **Airport Land Use Commission Adoption Hearing**

Questions?

Montgomery Field

Public Workshop:

Wednesday, May 27, 2009

4:00-6:00 pm

Serra Mesa/Kearny Mesa Library

Gillespie Field

Public Workshop:

Monday, June 1, 2009

4:30-6:30 pm

El Cajon Library

www.san.org/aluc

Negative Declaration – Brown Field

- **Agricultural or Open Space Uses:**
 - **City of San Diego: 0 ac**
 - **County of San Diego: 147.76 ac**
- **Commercial and Industrial Uses:**
 - **City of San Diego: 3,103,286 sf**
 - **County of San Diego: 2,434,537 sf**
- **Residential Uses:**
 - **City of San Diego: 0 dwelling units**
 - **County of San Diego: 2 dwelling units**
- **Public Uses:**
 - **City of San Diego: 20,809,516.32 sf**
 - **County of San Diego: 10,490,001.00 sf**

These numbers should not be added together to arrive at the maximum potential displacement as they are not cumulative.