



AIRPORT LAND USE COMMISSION  
SAN DIEGO COUNTY

*Draft*

# San Diego County Airport Land Use Compatibility Plan

## 2005 Update

Presented to: Community Planners  
Committee (CPC)

April 26, 2005

Prepared by Mead & Hunt



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## Agenda

Introduction of Speakers:

**Angela Shafer-Payne**

*Vice President, Strategic Planning*

Project Description:

**Sunil Harman**

*Director, Airport System Planning*

**Ken Brody**

*Mead and Hunt*

Comments from  
the Public:

**Sunil Harman**



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## Today's Topics

- ❖ Role of the Airport Land Use Commission
- ❖ Draft Airport Land Use Compatibility Plan
- ❖ Implementation Issues

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## Authority and Duties ALUCs

- ❖ Authority
  - ◆ Establishment Required by State Law
  - ◆ San Diego County ALUC Composition
  - ◆ Not Merely an Advisory Body
- ❖ Duties
  - ◆ Prepare and Adopt Compatibility Plans
  - ◆ Conduct Airport/Land Use Compatibility Reviews

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## Limitations of ALUCs

- ❖ No Authority over Airport Development or Operation
- ❖ No Authority over Existing Land Uses
- ❖ No Direct Ability to Implement Policies

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## Compatibility Plan vs. Airport Master Plans

- ❖ Airport Master Plans
  - ◆ Address Airport Development and Operations
  - ◆ Adopted by Airport Operator
- ❖ Airport Land Use Compatibility Plan
  - ◆ Concerned with Land Use Development around Airports
  - ◆ Includes All Public-Use & Military Airports
  - ◆ Adopted by ALUC
  - ◆ Not Associated with Site Selection Study

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## The Draft ALUCP

- ❖ Volume 1: Policies
  - ◆ Countywide Policies
    - Review Procedures and Compatibility Criteria
  - ◆ Policies and Maps for Individual Airports
  - ◆ Appendices
- ❖ Volume 2: Background Data
  - ◆ Airport Features and Activity
  - ◆ Existing and Planned Land Uses

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## Compatibility Concerns

- ❖ Noise
- ❖ Aircraft Overflight
- ❖ Safety
- ❖ Airspace Protection

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## Compatibility Concerns: Noise

- ❖ *Concern:* Disruption of Human Activities
- ❖ *Measurement:* CNEL Noise Contours
- ❖ *Scope:* Varies by Character of Environs
  - ◆ 55 dB CNEL: Rural Areas
  - ◆ 60 dB CNEL: Suburban Areas
  - ◆ 65 dB CNEL: Urban Areas
- ❖ *Objective:* Avoid New Noise-Sensitive Uses in Noise-Impacted Areas



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## Compatibility Concerns: Overflight

- ❖ *Concern:* Annoyance
- ❖ *Measurement:* Frequency of Overflight
- ❖ *Scope:* Primary Traffic Patterns
- ❖ *Objective:* Increase Buyer/Renter Awareness of Airport Proximity



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## Compatibility Concerns: Safety

- ❖ *Concern:* Risk to People and Property
- ❖ *Measurement:* Historical Nationwide Aircraft Accident Location Data
- ❖ *Scope:* Greatest Near Runway Ends; Extends Out to About 1 Mile
- ❖ *Objectives:* Limit Number of People and Risk-Sensitive Uses in Risky Areas

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## Compatibility Concerns: Airspace Protection

- ❖ *Concern:* Hazards to Flight
  - ◆ Physical, Visual, Electronic
- ❖ *Measurement:* Airspace Surfaces and Other FAA-Defined Criteria
- ❖ *Scope:* Mostly within 3 Miles; Farther along Instrument Approach Routes
- ❖ *Objective:* Avoid New Hazards

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## Compatibility Zone Factors

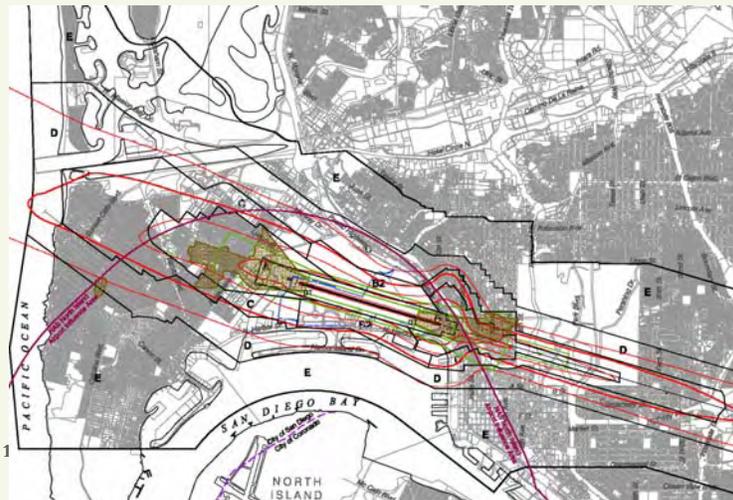
Zone	Location	Noise Impact	Risk Level
<b>A</b>	Runway & RPZs	Very High	Very High
<b>B1</b>	Inner Approach/Departure	High	High
<b>B2</b>	Adjacent to Runway	Mod-High	Low-Mod
<b>C</b>	Extended Approach/Departure	Moderate	Moderate
<b>D</b>	Primary Traffic Patterns	Moderate	Low
<b>E</b>	Other Airport Environs	Low	Low
<b>High Terrain</b>	High Terrain (FAR 77 Surface Penetrations)	Low	Moderate

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## Compatibility Factors Map: San Diego International Airport





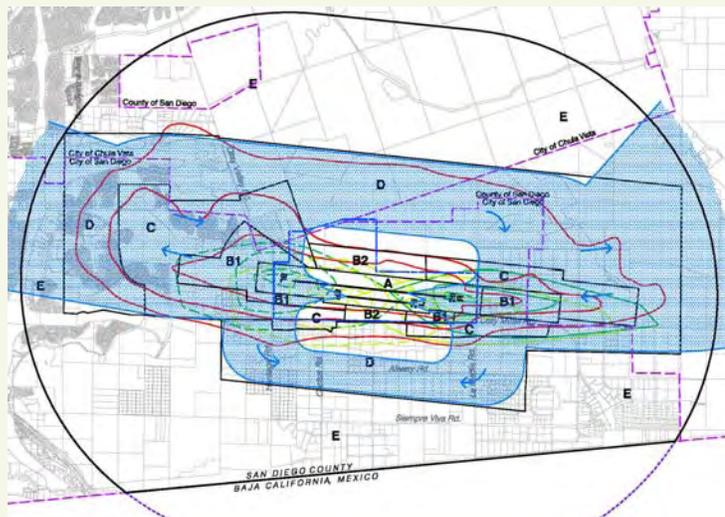
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## Compatibility Factors Map: Montgomery Field



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## Compatibility Factors Map: Brown Field

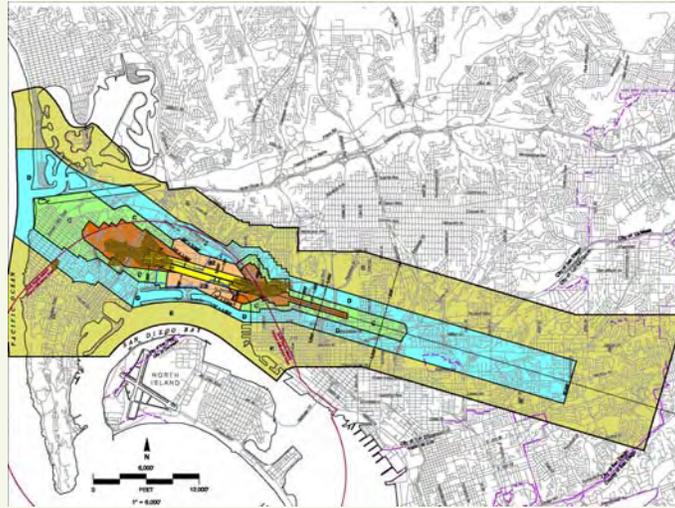




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## Compatibility Map: San Diego International Airport

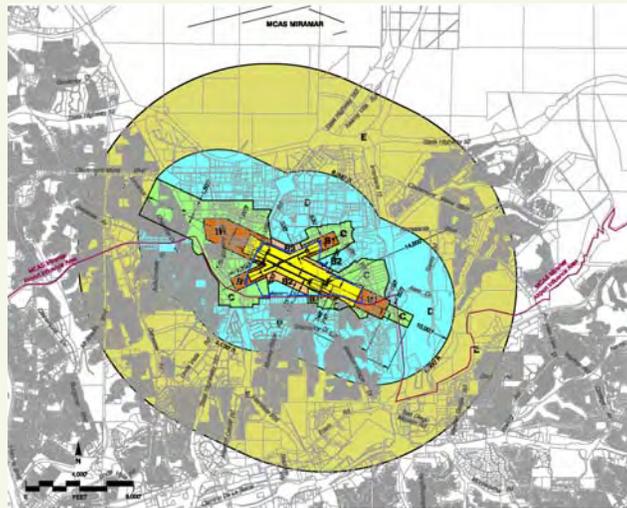
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## Compatibility Map: Montgomery Field

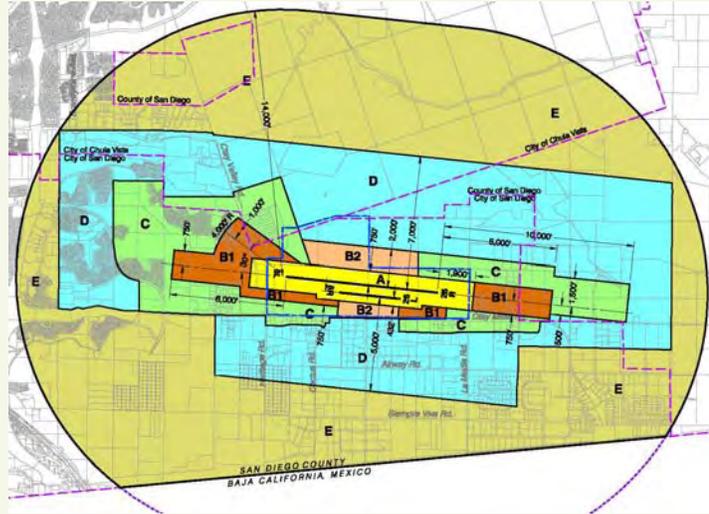
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## Compatibility Map: Brown Field

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## Basic Compatibility Criteria San Diego International Airport

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Zone	Residential Density	Nonresidential Intensity (Max.)	Other Criteria
<b>A</b>	No new dwellings	0 people/ac	No structures
<b>B1</b>	No new dwellings	60 people/ac	No schools, hospitals, etc. No bldgs >3 floors in B1
<b>B2</b>	No new dwellings	150 people/ac	Minimum 30 dB NLR Avigation easement
<b>C</b>	No new dwellings	100 people/ac	No schools, hospitals, etc. Minimum 25 dB NLR Avigation easement
<b>D</b>	No Limit	No Limit	Discourage schools, hospitals Avigation easement
<b>E</b>	No Limit	No Limit	Discourage stadiums



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## Basic Compatibility Criteria Urban and Military Airports

<i>Zone</i>	<i>Residential Density</i>	<i>Nonresidential Intensity (Max.)</i>	<i>Other Criteria</i>
<b>A</b>	No new dwellings	0 people/ac	No structures
<b>B1</b>	No new dwellings	60 people/ac	No schools, hospitals, etc. No bldgs >3 floors in B1; 4 in B2
<b>B2</b>	No new dwellings	150 people/ac	Minimum 30 dB NLR Avigation easement
<b>C</b>	No new single-family parcels; 25 du/ac max.	100 people/ac	No schools, hospitals, etc. Minimum 25 dB NLR Deed notice required
<b>D</b>	No Limit	No Limit	Discourage schools, hospitals Deed notice required
<b>E</b>	No Limit	No Limit	Discourage stadiums



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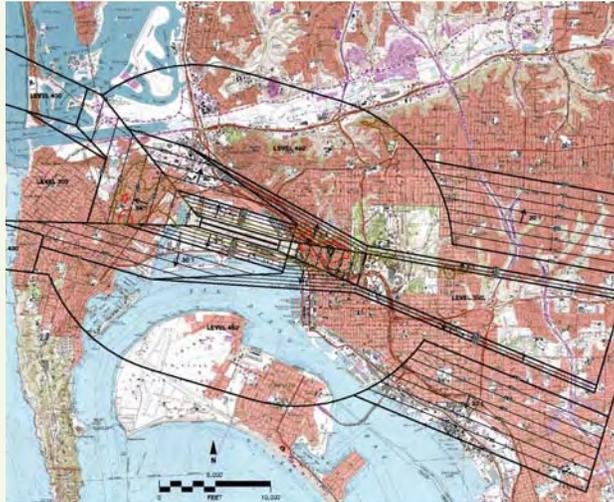
## Basic Compatibility Criteria Suburban and Rural Areas

<i>Zone</i>	<i>Residential Density</i>	<i>Nonresidential Intensity (Max.)</i>	<i>Other Criteria</i>
<b>A</b>	No new dwellings	0 people/ac	No structures
<b>B1</b>	>20 ac. avg. parcel size	25 people/ac	No schools, hospitals, etc. No bldgs >2 floors in B1; 3 in B2
<b>B2</b>	>10 ac. avg. parcel size	100 people/ac	Minimum 25 dB NLR Avigation easement
<b>C</b>	>5 ac. avg. parcel size	75 people/ac	No schools, hospitals, etc. Deed notice required
<b>D</b>	>5 ac. avg. parcel size or >5 du/ac	150 people/ac	Discourage schools, hospitals Deed notice required
<b>E</b>	No Limit	No Limit	Discourage stadiums



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## Airspace Protection Map: San Diego International Airport

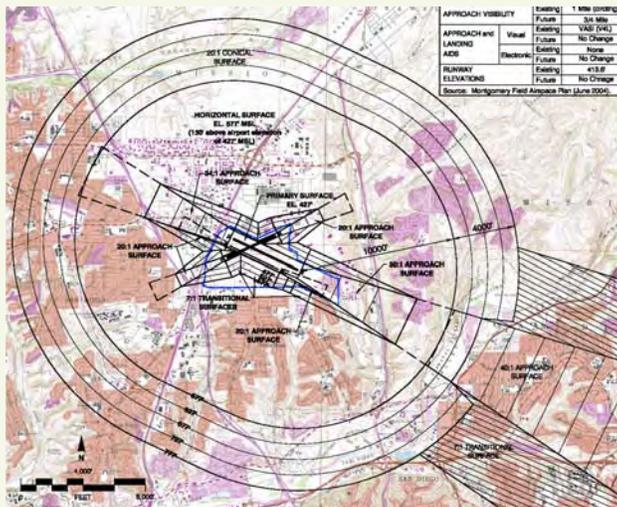


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## Airspace Protection Map: Montgomery Field



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## Implementation: General Plan Consistency

- ❖ County and Cities Must Modify General Plan to be Consistent with Compatibility Plan
- ❖ Or Take Steps Necessary to Overrule ALUC Action
- ❖ Existing Land Uses not Considered

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## Implementation: Submittal of Projects

- ❖ Mandatory Reviews Defined by State Law
  - ◆ General Plan or Specific Plan Adoption
  - ◆ Zoning Amendments
  - ◆ Airport Master Plans and Development Plans
- ❖ Other Project Reviews
  - ◆ Major Land Use Actions
  - ◆ Depends on General Plan Consistency Status
  - ◆ Review Advisory once G.P. is Consistent

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## Go Forward Steps

- ❖ Comment period ended April 15
- ❖ Staff is working with General Counsel and Outside Counsel regarding June 30, 2005 deadline
- ❖ Many plan will be completed
- ❖ Full Board Meeting on May 2 with a staff recommendation to delay some airports

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## Staff Recommendation

<i>Airport Plan Adoptions Feasible by June 30, 2005</i>	<i>Airport Plan Adoptions Requiring Additional Time Beyond June 30, 2005 (exact amount of time to be worked out with jurisdictions)</i>	<i>Airport Plans with Questionable Adoption Status Due to Insufficient or Obsolete Data</i>
Agua Caliente Borrego Fallbrook Ocotillo Ramona Gillespie McClellan-Palomar (?) MCB Camp Pendleton (?)	Jacumba Oceanside Brown Field Montgomery MCAS Miramar San Diego International	NOLF Imperial Beach NAS North Island

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