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
16 Airports
8 Adopted ALUCPs
5 ALUCPs in Progress – 2 Pending
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
ALUCP Preparation/Adoption Process

AMPs & ALPs
Public
Stakeholders
Caltrans Handbook
ALUC
ALUCP
Envir. Doc
Cities & County
Implement
Over rule
Airport Land Use Commission

Airport Land Use Compatibility Plans

ALUCP Technical Advisory Group

ALUCP Components and Negative Declarations
1. Pilots
2. Landowners
3. Cities & the County
4. Military
5. Community Groups
6. Airport Operators

ALUC
ATAG: Regional Collaboration
Airport Land Use Commission
Airport Land Use Compatibility Plans
ALUCP Technical Advisory Group

ALUCP Components and Negative Declarations
Four Airport Compatibility Layers
Brown Field Safety Layer
### Brown Field Safety Matrix

**Table 1**

| Land Use Types / Typical Uses | CBC Group | 1 | 2 | 3 | 4 | 5 | 6
|------------------------------|-----------|---|---|---|---|---|---
| Multiple land use categories and compatibility criteria may apply to a project. | | | | | | |
| See Policy 3.4.7 for limits on ancillary uses! | | | | | | |
| **Maximum Intensity** | | | | | | |
| (Peelout – sitewide average) Nonresidential development | 0 | 60 | 100 | 150 | 150 | 150 | No limit
| Intensity with Sprinklers and 2 Risk Reduction Measures (Peelout – sitewide average) Nonresidential development | n/a | 70 | 150 | 150 | 225 | No limit |
| Intensity with Sprinklers and 4 Risk Reduction Measures (Peelout – sitewide average) Nonresidential development | n/a | 90 | 300 | 300 | 300 | No limit |
| **Maximum Lot Coverage** (Bldg footprint size) Applicable to all conditional development | 0% | 50% | 60% | 70% | 70% | 100% |

#### Residential Uses

- Residential, 0.2 d.u./acre (5 acres lots):
  - R: 3

- Residential, >0.2, ≤0.4 d.u./acre:
  - R: 3

- Residential, >0.4, ≤0.8 d.u./acre:
  - R: 3

- Residential, >0.8, ≤1.0 d.u./acre:
  - R: 3

- Residential, >1.0, ≤1.3 d.u./acre:
  - R: 1

- Residential, >1.3, ≤1.6 d.u./acre:
  - R: 1

- Residential, >1.6 d.u./acre, ≤2.0 d.u./acre:
  - R: 1

- Residential, >2.0 d.u./acre:
  - R: 1

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San Diego County Regional Airport Authority

1 May 2009

DRAFT
Brown Field Noise Layer

Exhibit III-1
Compatibility Policy Map: Noise
# Brown Field Noise Matrix

## Table 1: Noise Compatibility Criteria

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

1. May 2009 Draft
Brown Field
Airspace Protection Layer – TERPs
Brown Field
Airport Influence Area
Montgomery Field Safety Layer
Montgomery Field Noise Layer
Montgomery Field Overflight Layer

Exhibit III-4
Compatibility Policy Map: Overflight
Montgomery Field
Airport Influence Area
Gillespie Field Overflight Layer
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
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.