

# ***Incompatible Land Use Adjacent to San Diego Airport***

## **Summary:**

It is clearly stated in the San Diego Airport Land Use Plan (April 2014) that there are pre-established restrictions that should render any use of the "H Barracks" property as incompatible for 'tent-like' residential structures and those with minimal noise attenuation.

The Airport Land Use Commission should make it known that the use of land known as "H Barracks" would be unacceptable unless it could conform to an interior noise level of 45dB as measured by the airport acoustics standards.

## **Background:**

Table 2-1 (attached) is taken directly from the San Diego Land Use Compatibility Plan -Noise Compatibility Policies and Standards.

1. Acceptable Land Use is based on three criteria as shown in the following Table 2-1
  - 1.1. The purpose or use of the land - Titled: Land Use Category - thus selecting the appropriate Row within this table. For the proposed Homeless Facilities, the third row in the Residential Category is labeled "Group Quarters" and seems the best fit. However, if there are children in any sort of Day Care in this facility it would be deemed incompatible if at 65dB or above, regardless of noise attenuation.
  - 1.2. Within a Land Use Category, the property will lie within a Noise Contour that is typically a set of concentric curves where they increment by 5dB for each curve that is closer to the airport. If the land section crosses over a noise curve it is typically considered as lying within the higher noise curve. That determines which Column of the Table 2-1 is applied. Provided that the proposed site is in the 60-70dB, it makes no difference what the specific number is as they are all Yellow.
  - 1.3. Finally, the determination of acceptable Land Use is a Go / No-Go decision based on the Color assigned (and the attenuated noise level if a number is within the colored box). For instance, a Yellow box with the number 45 means that the proposed Land Use is Conditionally Compatible if the structure can attenuate the external noise to 45dB or less.

Figure 4.7 is taken from the most recent Part 150 study and helps define what noise environment is experienced at H Barracks

2. Determining the proposed location's noise exposure is done by using a map of the airport area that is enhanced with the Noise Contours as described earlier. Attached is Figure 4.7 - the projected 2026 Noise Contours for San Diego International Airport as certified in May 2022 for the recent Part 150 - Airport Noise Compatibility Planning report.. This figure is followed by other similar maps that precisely locate the proposed H Barracks structures relative to the airport and the features shown on Figure 4.7.

Utilizing this set of figures clearly demonstrate that the proposed location lies between the 65dB and 70dB lines, thus resulting in the expectation that a noise reduction of 20-25dB or greater will be required to achieve 45dB interior noise level. There is little hope that the simple, envisioned 'Tensioned Fabric Structure' will ever be able to attenuate that level of noise.

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Table 2-1 -Noise Compatibility Standards

Noise Compatibility Policies and Standards




CHAPTER 2

Table 2-1 Noise Compatibility Standards

Land Use Category <sup>a</sup>	Noise Contour Range (dB CNEL)			
	60-65	65-70	70-75	75 +
<b>RESIDENTIAL</b>				
Single-Family, Multi-family	45	45 <sup>1</sup>	45 <sup>1,2</sup>	45 <sup>1,2</sup>
Single Room Occupancy (SRO) Facility	45	45 <sup>1</sup>	45 <sup>1,2</sup>	45 <sup>1,2</sup>
Group Quarters <sup>3</sup>	45	45 <sup>1</sup>	45 <sup>1,2</sup>	45 <sup>1,2</sup>
<b>COMMERCIAL, OFFICE, SERVICE, TRANSIENT LODGING</b>				
Hotel, Motel, Resort	45/50	45/50	45/50	45/50
Office - Medical, Financial, Professional Services, Civic			50	50
Retail (e.g., Convenience Market, Drug Store, Pet Store)			50	50
Service - Low Intensity (e.g., Gas Station, Auto Repair, Car Wash)			50	50
Service - Medium Intensity (e.g., Check-cashing, Veterinary Clinics, Kennels, Personal Services)			50	50
Service - High Intensity (e.g., Eating, Drinking Establishment, Funeral Chapel, Mortuary)			50	50
Sport/Fitness Facility			50	50
Theater - Movie/Live Performance/Dinner		45	45	45
<b>EDUCATIONAL, INSTITUTIONAL, PUBLIC SERVICES</b>				
Assembly - Adult (Religious, Fraternal, Other)	45	45 <sup>1</sup>	45 <sup>1</sup>	45 <sup>1</sup>
Assembly - Children (Instructional Studios, Cultural Heritage Schools, Religious, Other) <sup>3</sup>	45			
Cemetery				
Child Day Care Center/Pre-K	45			
Convention Center				
Fire and Police Stations			50	50
Jail, Prison		45/50	45/50	45/50
Library, Museum, Gallery		45	45	45
Medical Care - Congregate Care Facility, Nursing and Convalescent Home <sup>b</sup>	45			
Medical Care - Hospital	45			
Medical Care - Out-Patient Surgery Centers	45			
School for Adults - College, University, Vocational/Trade School	45	45 <sup>1</sup>	45 <sup>1</sup>	
School - Kindergarten through Grade 12 (Includes Charter Schools)	45			
<b>INDUSTRIAL</b>				
Junkyard, Dump, Recycling Center, Construction Yard				
Manufacturing/Processing - General				
Manufacturing/Processing of Biomedical Agents, Biosafety Levels 3 and 4 Only				
Manufacturing/Processing of Hazardous Materials <sup>4</sup>				
Mining, Extractive Industry				
Research and Development - Scientific, Technical				
Sanitary Landfill				
Self-storage Facility				
Warehousing/Storage - General				
Warehousing/Storage of Biomedical Agents, Biosafety Levels 3 and 4 Only				
Warehousing/Storage of Hazardous Materials <sup>4</sup>				

CHAPTER 2

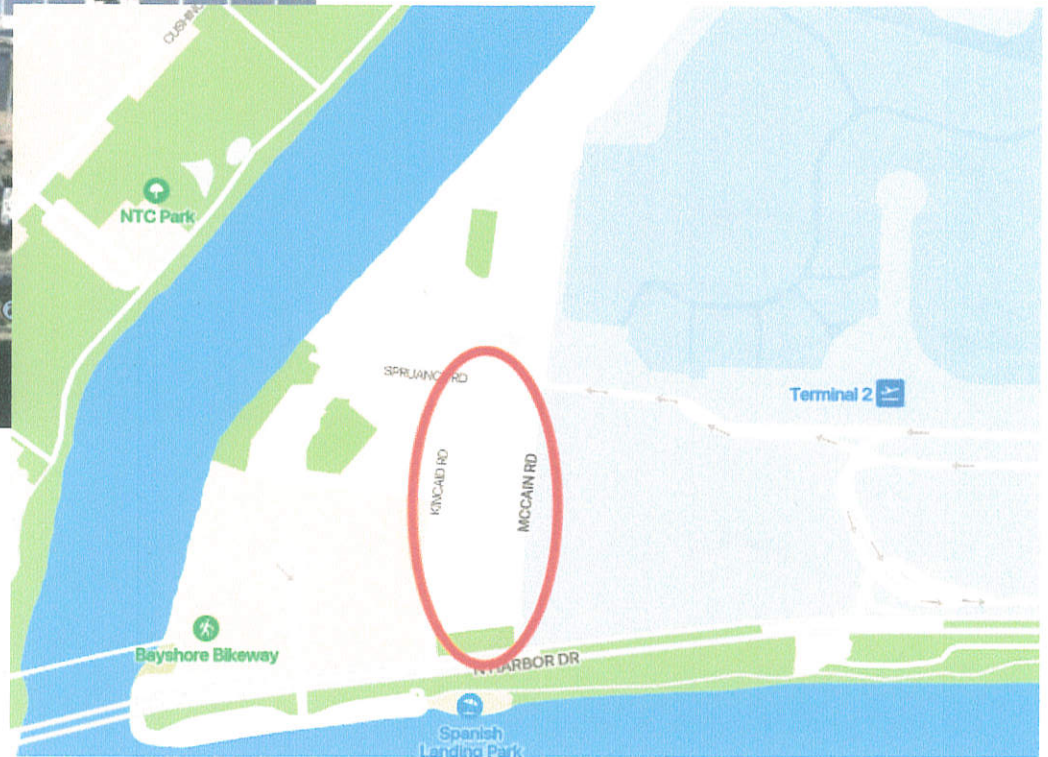
Noise Compatibility Policies and Standards

Land Use Category <sup>a</sup>	Noise Contour Range (dB CNEL)			
	60-65	65-70	70-75	75 +
<b>TRANSPORTATION, COMMUNICATION, UTILITIES</b>				
Auto Parking				
Electrical Power Generation Plant				
Electrical Substation				
Emergency Communications Facilities				
Marine Cargo Terminal				
Marine Passenger Terminal				
Transit Center, Bus/Rail Station				
Transportation, Communication, Utilities - General				
Truck Terminal				
Water, Wastewater Treatment Plant				
<b>RECREATION, PARK, OPEN SPACE</b>				
Arena, Stadium				
Golf Course				
Golf Course Clubhouse				
Marina				
Park, Open Space, Recreation				
<b>AGRICULTURE</b>				
Aquaculture				
Agriculture				
<b>LEGEND</b>				
	Compatible: Use is permitted.			
	Conditionally Compatible: Use is permitted subject to stated conditions.			
	Incompatible: Use is not permitted under any circumstances.			
45	Indoor uses: building must be capable of attenuating exterior noise to 45 dB CNEL			
50	Indoor uses: building must be capable of attenuating exterior noise to 50 dB CNEL			
45/50	Sleeping rooms must be attenuated to 45 dB CNEL and any other indoor areas must be attenuated to 50 dB CNEL			
1	Aviation easement must be dedicated to the Airport owner/operator.			
2	New residential use is permitted above the 70 dB CNEL contour only if the current General/Community Plan designation allows for residential use. General/Community Plan amendments from a nonresidential designation to a residential designation are not permitted.			
3	Refer to Appendix A for definition of Assembly - Children.			
4	Refer to Appendix A for definitions of manufacturing, processing and storage of hazardous materials.			
a	Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses. Refer to Appendix A.			
b	If this land use would occur within a single- or multi-family residence, it must be evaluated using the criteria for single- or multi-family residential.			

Source: Ricondo & Associates, Inc., April 2014.  
Prepared by: Ricondo & Associates, Inc., April 2014.

# Incompatible Land Use Adjacent to San Diego Airport

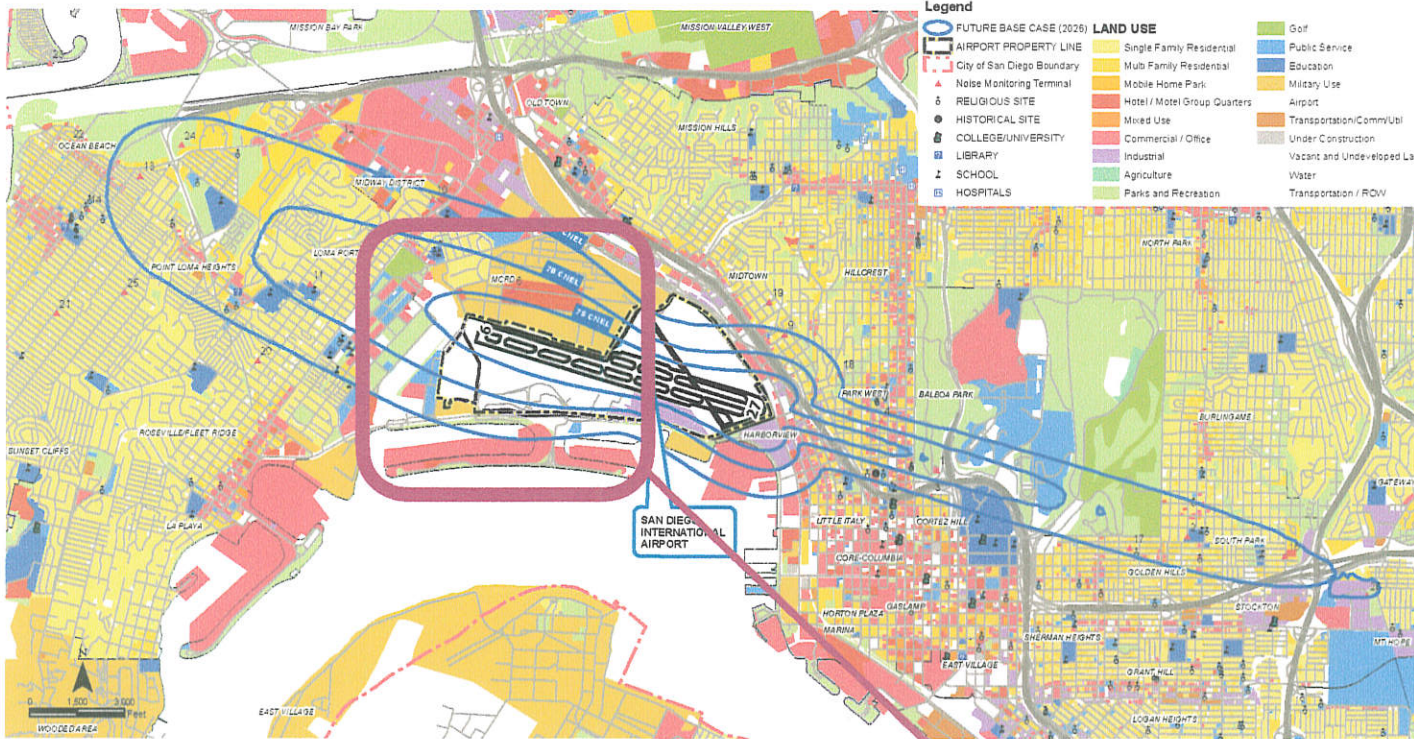
H Barracks Location relative to Airport and Noise Contours



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## H Barracks Location relative to Airport and Noise Contours



SOURCE: 1. SANDAG Technical Services - GIS, SANDAG Land Layers Inventory Mapping Source: SanGIS landbase (f.a. parcels), SANDAG, County Assessor's Master Property Records file, Cleveland National Forest, Bureau of Land Management (BLM), State Parks, other public agency contacts, and local agency review.  
2. HMMH, September, 2020 (Refined Base Case Contours)

FIGURE 4.7 FUTURE BASE CASE CNEL NOISE CONTOURS 2026 (1:3000)

Close-up of Noise Contours  
H Barracks is Between 65 & 70 dB Lines

