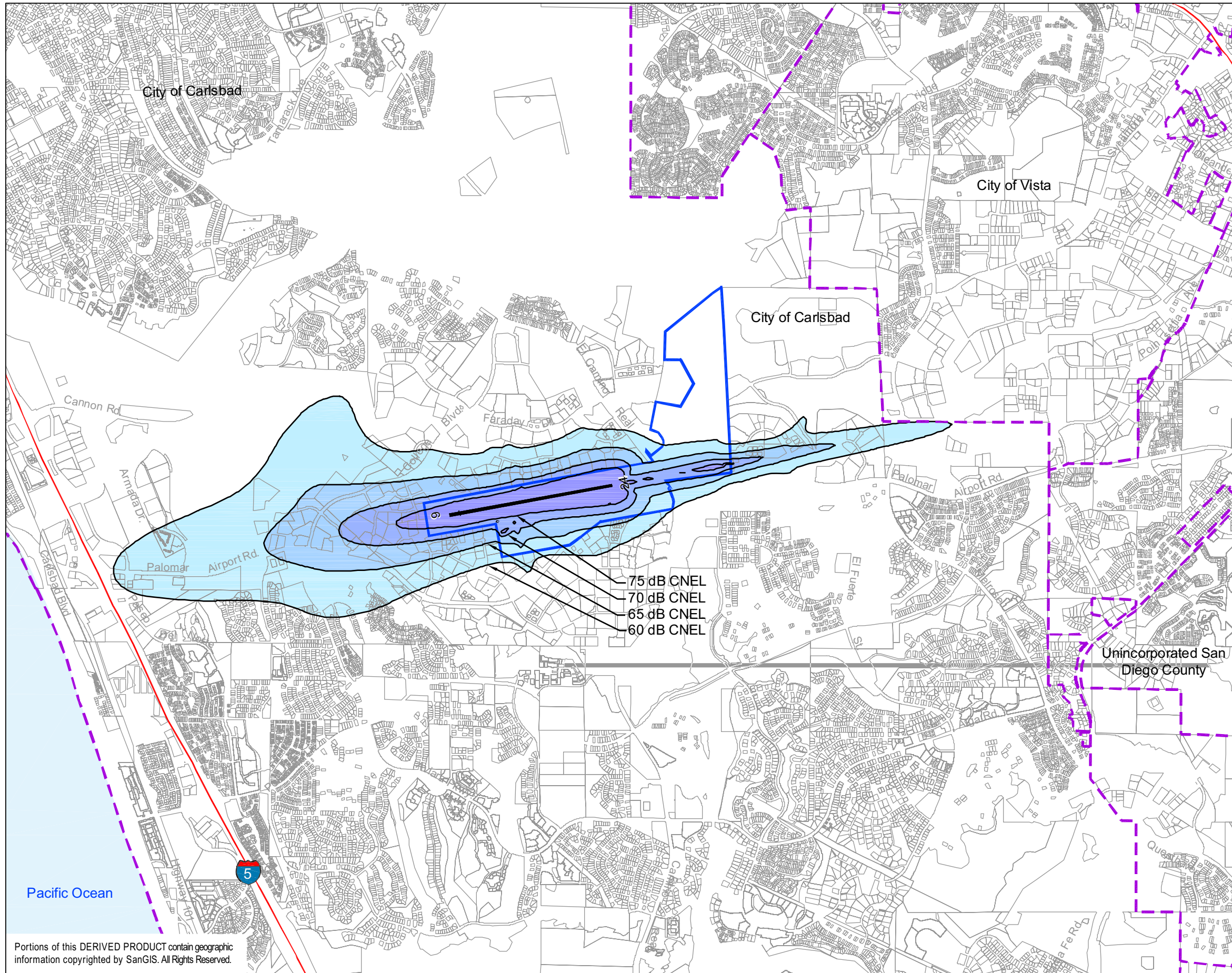




AIRPORT LAND USE COMMISSION  
SAN DIEGO COUNTY



**LEGEND**

- Airport Property Boundary
- Parcel Line
- Highways
- Municipal Boundary

Noise Exposure Range

- 60 - 65 dB CNEL
- 65 - 70 dB CNEL
- 70 - 75 dB CNEL
- 75 + dB CNEL

Future Average  
Annual Day  
(792 Operations)

75 dB CNEL  
70 dB CNEL  
65 dB CNEL  
60 dB CNEL



Notes: 1. See Table III-1 for criteria applicable within each noise exposure range.  
2. CNEL = Community Noise Equivalent Level.

Sources: Parcels - San Diego Geographic Information Source (SanGIS), 2008;  
Noise Contours - Harris, Miller, Miller & Hanson, December 2006.

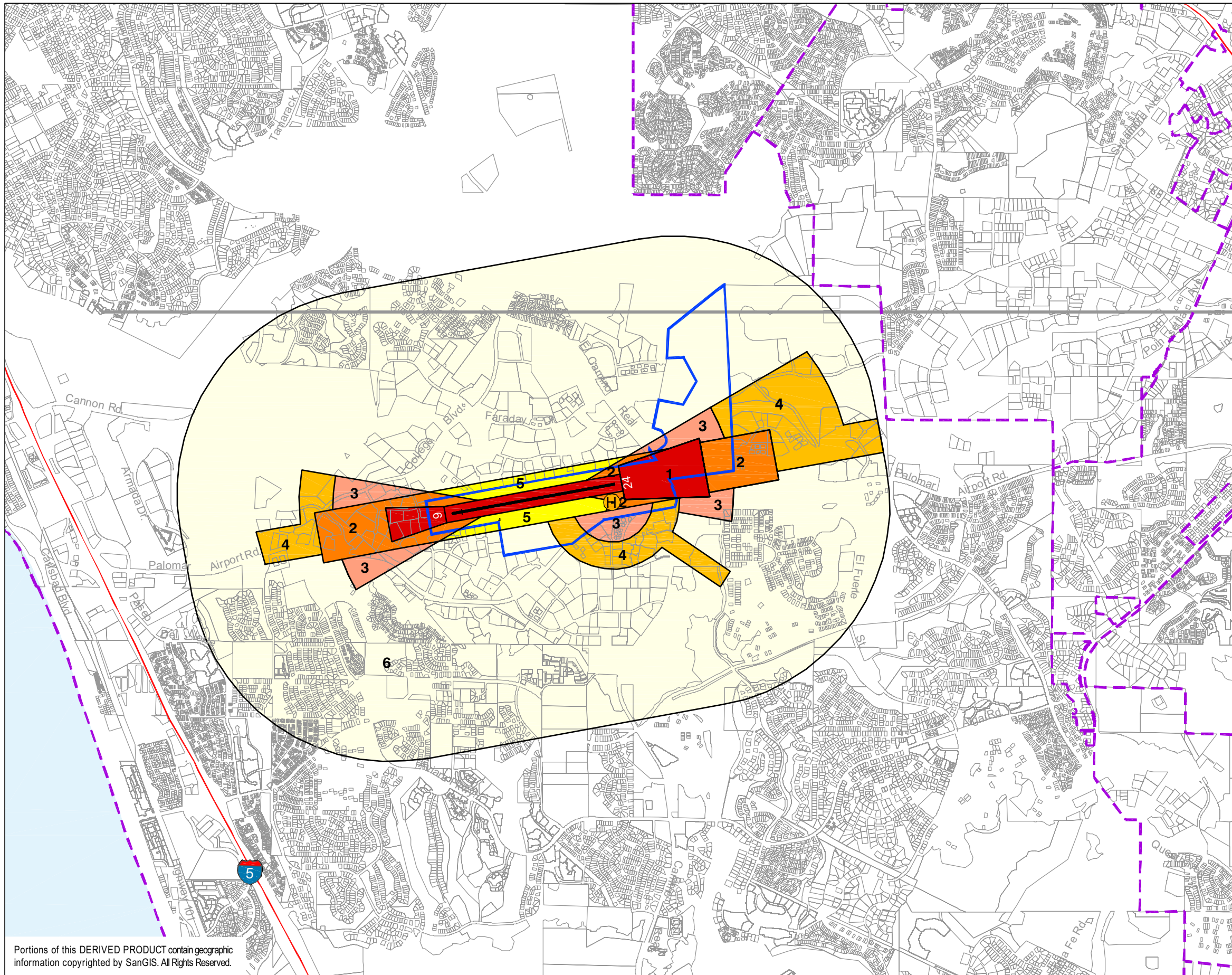
Prepared by: Ricondo & Associates, Inc., October 2009.

**Exhibit III-1**  
**Compatibility Policy Map: Noise**

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AIRPORT LAND USE COMMISSION  
SAN DIEGO COUNTY



**LEGEND**

- Airport Property Boundary
- Parcel Line
- Highways
- Municipal Boundary
- Existing Heliport/Helpad

**Safety Zones**

- Zone 1 - Runway Protection Zone
- Zone 2 - Inner Approach/Departure Zone
- Zone 3 - Inner Turning Zone
- Zone 4 - Outer Approach/Departure Zone
- Zone 5 - Sideline Zone
- Zone 6 - Traffic Pattern Zone



Note: See Table III-2 for criteria applicable within each safety zone.

Sources: Parcels - San Diego Geographic Information Source (SanGIS), 2008;  
Safety Zones - Mead & Hunt, Inc., 2008.

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

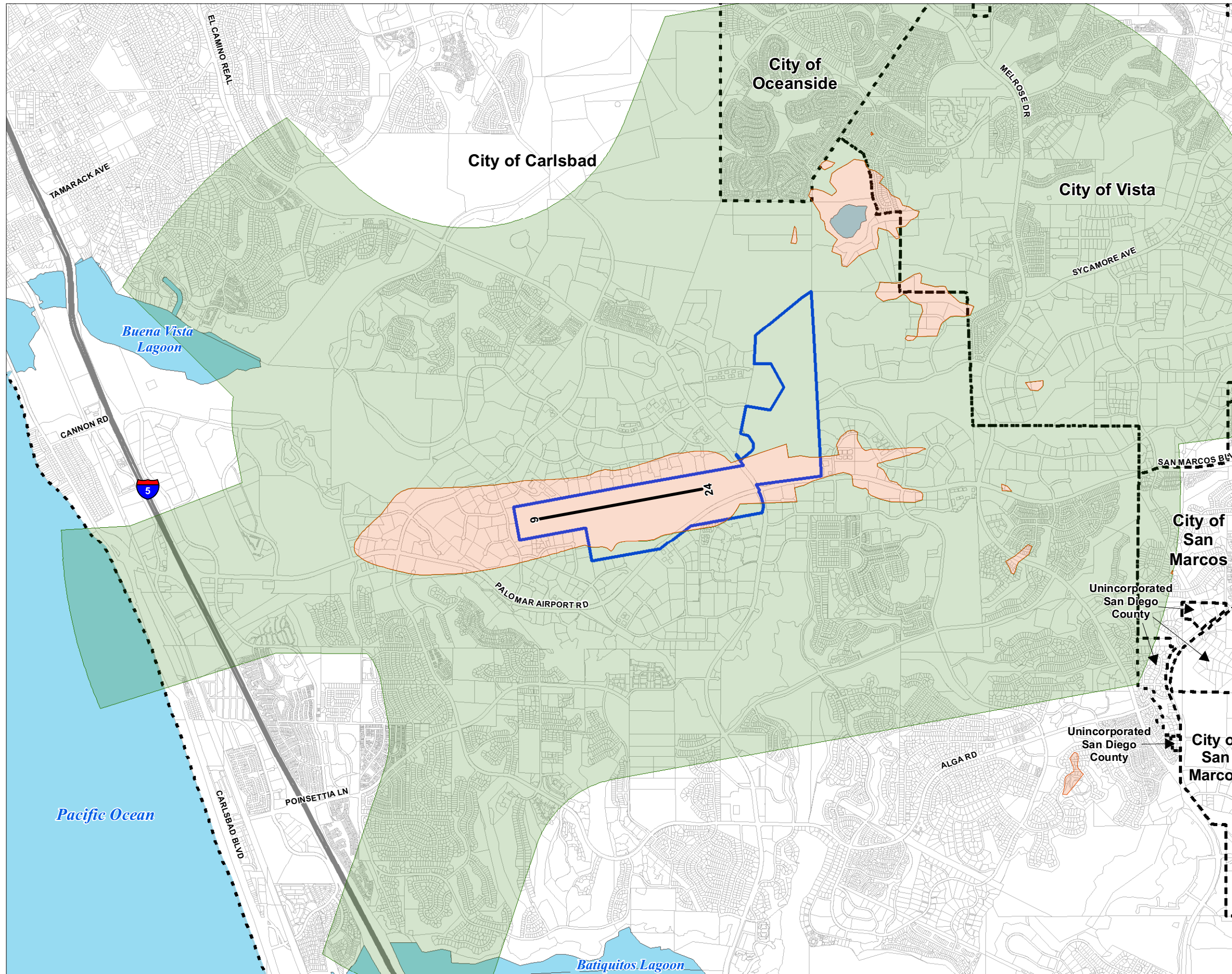
**Exhibit III-2**

**Compatibility Policy Map: Safety**

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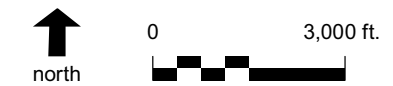


AIRPORT LAND USE COMMISSION  
SAN DIEGO COUNTY



**LEGEND**

- Airport Property Boundary
- Municipal Boundary
- Highways
- Water
- Avigation Easement Areas
- Airport Overflight Notification Area  
(only applies to new residential development)



Note: As a condition of the approval of applicable development projects, property owners shall dedicate an avigation easement to the airport operator, see Policy 2.11.5. Applicable projects include: (1) all projects within the runway protection zone, Safety Zone 1; (2) conditional uses within the 65 dB CNEL contour and higher; (3) uses proposed on sites where the ground penetrates a Part 77 airspace surface; and (4) projects where proposed structures, trees, or other objects would be obstructions, according to the FAA. Areas where the first two conditions would apply are shown in this exhibit. Areas where the third condition would apply will vary depending on the specific project proposal and the findings of the FAA's Form 7460-1 aeronautical study process.

Sources: Parcels - San Diego Geographic Information Source (SanGIS), 2008; Roads and Highways - SANDAG, 2008.

Prepared by: Ricondo & Associates, Inc., January 2010.

**Exhibit III-6**  
**Avigation Easement and**  
**Overflight Notification Areas**

Table III-1

## Noise Compatibility Criteria

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
<i>Note: Multiple categories may apply to a project</i>				
<i>Agricultural and Animal-Related</i>				
horse stables; livestock breeding or farming	A	A	A	
nature preserves; wildlife preserves				
interactive nature exhibits	A			
zoos	A	A		
agriculture (except residences and livestock); greenhouses; fishing				A
<i>Recreational</i>				
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	
<i>Public</i>				
outdoor amphitheaters	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 <sup>2</sup>	45	45		
prisons; reformatories		50		
public safety facilities (e.g., police, fire stations)		50	50	
cemeteries; cemetery chapels; mortuaries		45 A	45 A	
<i>Residential, Lodging, and Care</i>				
residential (including single-family, multi-family, and mobile homes); family day care homes ( $\leq 14$ children)	45			
extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	45			
hotels; motels; other transient lodging <sup>3</sup>	45	45	45	
<i>Commercial and Industrial</i>				
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	

**Table III-1 Continued**

Noise Compatibility Criteria

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB <i>CNEL</i> )			
	60-65	65-70	70-75	75-80
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
animal shelters/kennels	50	50	50	

*Note: Multiple categories may apply to a project*

Land Use Acceptability	Interpretation/Comments
Compatible	<p><i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (<i>CNEL</i>)</p> <p><i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise</p>
45 50	<p><i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor <i>CNEL</i> indicated by the number; standard construction methods will normally suffice</p> <p><i>Outdoor Uses:</i> <i>CNEL</i> is acceptable for outdoor activities, although some noise interference may occur.</p>
A B C	<p><i>Indoor or Outdoor Uses:</i></p> <p>A Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use <sup>5</sup></p> <p>B Outdoor dining or gathering places incompatible above 70 dB <i>CNEL</i></p> <p>C Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB <i>CNEL</i></p>
Incompatible	Use is not compatible under any circumstances.

Notes:

- 1 Land uses not specifically listed shall be evaluated, as determined by the *ALUC*, using the criteria for similar uses.
- 2 Applies only to classrooms, offices, and related indoor uses. Laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories.
- 3 Lodging intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in the extended- stay hotel category.
- 4 An *avigation easement* is required for any project situated on a property lying within the projected 65 dB *CNEL* noise contour. See Policy 2.11.5 and Policy 3.3.3(d).
- 5 Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.

Source: San Diego County Regional Airport Authority, March 2010.

Prepared by: Ricondo & Associates, Inc., March 2010.

**Table III-2**

**Safety Compatibility Criteria**

Land Use Types / Typical Uses <ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a <i>project</i></li> <li>See Policy 3-4.7 for limits on ancillary uses <sup>1</sup></li> </ul>	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses <ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are Floor Area Ratios for indicated uses <sup>4</sup></li> </ul>
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average) <sup>2</sup></b> Nonresidential development		0	70	130	130	200	No limit	
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>								
Residential, ≤0.2 d.u./acre (5+ acre lots)	R-3							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							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							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							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							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 <i>project</i> ; 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							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							

**Table III-2**

**Safety Compatibility Criteria**

Land Use Types / Typical Uses	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are Floor Area Ratios for indicated uses <sup>4</sup></li> </ul>
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Assembly Facilities (≥50 people)</b>								
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	A-1							6: Enhanced exiting capabilities required See Policy 3.4.5(d)(1)
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	A-4							6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas See Policy 3.4.5(d)(2)
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls [approx. 15 s.f./person]	A-2			0.04 0.09	0.04 0.09			3, 4: FAR limits as indicated See Policy 3.4.5(d)(1)
Outdoor Large Assembly Facility (capacity 300 to 999 people)	A-4							4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas See Policy 3.4.5(d)(2)
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship [approx. 60 s.f./person]	A-3		A 0.10	0.18 0.36	0.18 0.36	0.28 0.55		2 - 5: FAR limits as indicated See Policy 3.4.5(d)(1)
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	A-4							3: No fixed seating with capacity ≥240 people 4: No conditions other than intensity limit as indicated at top of page See Policy 3.4.5(d)(2)

Table III-2

## Safety Compatibility Criteria

Land Use Types / Typical Uses	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are Floor Area Ratios for indicated uses <sup>4</sup></li> </ul>
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>								
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people) [approx. 60 s.f./person]	A2, A-2.1			0.18 0.36	0.18 0.36			3 - 4: FAR limits as indicated See Policy 3.4.5(e)(1)
Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people) [approx. 60 s.f./person]	A-3		A 0.10	0.18 0.36	0.18 0.36	0.28 0.55		2 - 5: FAR limits as indicated See Policy 3.4.5(e)(2)
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	B							2: Building size limited to 3,000 s.f. See Policy 3.4.5(e)(3)
Regional Shopping Centers ≥300,000 s.f. with mixture of uses that could include eating/drinking establishments [approx. 110 s.f./person]	M		A 0.18	0.33 0.66	0.33 0.66	0.51 1.01		2 - 5: FAR limits as indicated 2, 5: No room with capacity ≥300 people allowed; auto parking preferred See Policy 3.4.5(f)(1)
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses that could include eating/drinking establishments [approx. 120 s.f./person]	M		A 0.19	0.36 0.72	0.36 0.72	0.55 1.10		2 - 5: FAR limits as indicated 2: Max. 10% of floor area or 3,000 s.f., whichever is less, devoted to eating/ drinking uses 2, 5: No room with capacity ≥300 people allowed; auto parking preferred See Policy 3.4.5(f)(2)
Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments [approx. 170 s.f./person]	M		A 0.27	0.51 1.01	0.51 1.01	0.78 1.56		2 - 5: FAR limits as indicated
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards [approx. 250 s.f./person]	B, M		0.40 0.60	0.75 1.49	0.75 1.49	1.15 2.30		2 - 5: FAR limits as indicated
Low-Hazard Storage: mini-storage, greenhouses	S-2							
Office Buildings: professional services, doctors, financial, civic [approx. 215 s.f./ person]	B		0.35 0.52	0.64 1.28	0.64 1.28	0.99 1.97		2 - 5: FAR limits as indicated



**Table III-2**

**Safety Compatibility Criteria**

Land Use Types / Typical Uses <ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a <i>project</i></li> <li>See <i>Policy 3-4.7</i> for limits on ancillary uses <sup>1</sup></li> </ul>	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses <ul style="list-style-type: none"> <li>Maximum Intensity and <i>Lot Coverage</i> limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are <i>Floor Area Ratios</i> for indicated uses <sup>4</sup></li> </ul>
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
Misc. Service Uses: car washes, barbers, animal kennels, print shops [approx. 200 s.f./person]	B		0.32 0.48					2: FAR limits as indicated
Hotels, Motels (except conference/ assembly facilities) [approx. 200 s.f./person]	R-1		0.32 0.48	0.60 1.19	0.60 1.19	0.92 1.84		2 - 5: FAR limits as indicated
Bed & Breakfast Establishments	R-3							2: Maximum 5 rooms
<b>Industrial, Manufacturing, and Warehouse Uses</b>								
Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	—							6: Must comply with all federal, state, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft See <i>Policy 3.4.6(b)</i>
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	—							2 - 5: Must comply with all federal, state, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft See <i>Policy 3.4.6(b)</i>
Auto, Aircraft, Marine Repair Services	H-4							
Manufacturing [300 s.f./person]	F-1, 2, H-1, 2, 3, 7		0.48 0.72	0.90 1.79	0.90 1.79	1.38 2.75		2 - 5: FAR limits as indicated
Research & Development [300 s.f./person]	H-6		0.48 0.72	0.90 1.79	0.90 1.79	1.38 2.75		2 - 5: FAR limits as indicated
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	—							1: No habitable structures (e.g., offices); no development in <i>Object Free Area</i> **
Warehouses, Distribution Facilities	S-1, 2							
Gas Stations, Repair Garages	S-3							

Table III-2

## Safety Compatibility Criteria

Land Use Types / Typical Uses <ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a project</li> <li>See Policy 3-4.7 for limits on ancillary uses <sup>1</sup></li> </ul>	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses <ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are Floor Area Ratios for indicated uses <sup>4</sup></li> </ul>
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Educational and Institutional Uses</b>								
Colleges and Universities	B							3, 4: Evaluate individual component uses See Policy 3.4.7(a) and (b)
Children Schools, K – 12	E-1, E-2							3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by state law; expansion limited to ≤50 students See Policy 3.4.6(a)(1)
Day Care Centers (>14 children)	I-1.1, E-3							3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing centers if required by state law; expansion limited to ≤50 students See Policy 3.4.6(a)(2)
Family Day Care Homes (≤14 children)	I-1.1, E-3							3, 4: Allowed only in existing residential areas See Policy 3.4.6(a)(3)
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices) [approx. 240 s.f./ person]	I-1.1, I-1.2			0.72 1.43	0.72 1.43			3, 4: No new sites or land acquisition; FAR limits as indicated for expansion of existing facilities See Policy 3.4.6(a)(4)
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities [approx. 100 s.f./ person]	I-1.1, I-2			0.30 0.60	0.30 0.60			3, 4: FAR limits as indicated
Public Emergency Services Facilities: police stations (except jails), fire stations	B							3, 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements See Policy 3.4.6(c)(1) and (2)
Public Inmate Facilities: prisons, reformatories	I-3							3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by state law See Policy 3.4.6(a)(6)

**Table III-2**

**Safety Compatibility Criteria**

Land Use Types / Typical Uses <ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a <i>project</i></li> <li>See <i>Policy 3-4.7</i> for limits on ancillary uses <sup>1</sup></li> </ul>	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses <ul style="list-style-type: none"> <li>Maximum Intensity and <i>Lot Coverage</i> limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are <i>Floor Area Ratios</i> for indicated uses <sup>4</sup></li> </ul>
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Transportation, Communication, and Utilities</b>								
Airport Terminals	A-2.1							
Transportation Terminals: rail, bus, marine	A-2.1							
Truck Terminals; Truck Storage	A-3							
Small Transportation Hubs: bus stops	—							
Aircraft Storage	S-5							
Automobile Parking Structures	U-1							
Automobile Parking Surface Lots	—							
Street, Highway Rights-of-Way	—							
Railroads, Public Transit Lines	—							
Power Plants	—							
Electrical Substations								
Emergency Communications Facilities	—							
Cell Phone Towers, Wind Turbines	U-2							

**Table III-2**

Safety Compatibility Criteria

Land Use Types / Typical Uses <ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a <i>project</i></li> <li>See <i>Policy 3-4.7</i> for limits on ancillary uses <sup>1</sup></li> </ul>	CBC Group*	Safety Zone						Criteria for Conditional (yellow) Uses <ul style="list-style-type: none"> <li>Maximum Intensity and <i>Lot Coverage</i> limits apply to all Conditional uses <sup>4</sup></li> <li>Numbers below refer to zones in which condition specified is applicable</li> <li>Numbers in yellow cells are <i>Floor Area Ratios</i> for indicated uses <sup>4</sup></li> </ul>
		1	2	3	4	5	6	
<b>Maximum Intensity (People/Gross Acre – sitewide average)</b> <sup>2</sup> Nonresidential development		0	70	130	130	200	No limit	
<b>Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average)</b> Nonresidential development <sup>3</sup>		n/a	105	260	260	400	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
<b>Agricultural and Other Uses</b>								
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards	—	Yellow	Green	Green	Green	Green	Green	1: Not allowed in <i>Object Free Area</i> **
Agricultural Buildings: barns, feed lots, stockyards, riding stables	U-1	Red	Green	Green	Green	Green	Green	
Wooded Areas: forests, tree farms, orchards	—	Red	Green	Green	Green	Green	Green	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	—	Yellow	Green	Green	Green	Green	Green	1: Subject to <i>FAA</i> standards (in accordance with <i>FAA AC 150/5300-13</i> )
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	—	Yellow	Green	Green	Green	Green	Green	1: Not allowed in <i>Runway Safety Area</i> **
Marinas	—	Red	Yellow	Yellow	Green	Green	Green	2, 3: No group activities exceeding usage intensity limits
Large Group Recreation: team athletic fields, picnic areas	—	Red	Red	Yellow	Green	Red	Green	3: Allowed only in existing residential areas
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	—	Yellow	Green	Green	Green	Green	Green	1: Not allowed in <i>Object Free Area</i> **
Shooting Ranges	—	Red	Red	Green	Green	Red	Green	
Memorial Parks, Cemeteries	—	Red	Yellow	Yellow	Green	Green	Green	2, 3: No group activities exceeding usage intensity limits
Wastewater Treatment and Disposal Facilities	—	Red	Green	Green	Green	Green	Green	
Sanitary Landfills	—	Red	Green	Green	Green	Green	Green	

**Table III-2**

**Safety Compatibility Criteria**

Land Use Acceptability	Interpretation/Comments
Compatible	Use is compatible (noise, airspace protection, and/or overflight limitations may apply).
Conditional	Use is compatible if all listed conditions are met; additionally, the following condition applies to the indicated land uses and safety zones:  A This land use is conditionally compatible in Safety Zone 2. The maximum intensity is limited to 70 people per acre, whether or not risk reduction policy objectives are incorporated into buildings. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion should be devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
Incompatible	Use is not compatible under any circumstances.

Notes: d.u. = dwelling units; s.f.= square feet.

\* **CBC Group:** Refers to building occupancy types established by *California Building Code* (see Appendix D of this document for listing).

\*\* **Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by *FAA* airport design standards for the runway.

1 **Ancillary Uses:** Land use types for which a *FAR* limit is listed in this table as a condition for acceptability in a particular safety zone may have up to 10% of the floor space devoted to an ancillary use of another type, even a use with a higher occupancy load factor, provided that the ancillary use is neither:

- (a) An assembly room having more than 650 occupants; nor
- (b) A school, day care center, or other risk-sensitive use that is “incompatible” within the safety zone where the primary use is to be located.

2 **Gross Acreage and Net Acreage:** If an applicant chooses to calculate nonresidential intensity as people per net acre rather than gross acre, a 20% increase in the maximum intensity levels presented in this table is permitted.

3 **Risk Reduction Policy Objectives:** The goal of risk reduction design features is to ensure safety for building occupants. Buildings that incorporate the special risk reduction policy objectives listed below are allowed maximum usage intensities as shown along the top of this table. A corresponding increase in *FAR* is also allowed.

(a) To qualify for the maximum usage intensities described above, an applicant shall demonstrate to the satisfaction of the responsible *local agency* that the building has been designed to minimize risk and increase the safety of building occupants beyond the minimum requirements of the *California Building Code*. Applicants requesting increased intensity in exchange for risk reduction are to be evaluated against the policy objectives listed below:

- (1) Provides increased fire resistance rated construction to prevent or delay fire-induced structural damage;
- (2) Provides increased fire protection systems to allow occupants more time to exit the building and to delay the spread of fire to adjacent buildings;
- (3) Provides enhanced means for building egress;
- (4) Addresses aircraft impact loads in the design of the building’s structural systems in order to reduce the potential for structural damage.

(b) The *local agency* may substitute comparable risk reduction policy objectives to those specified above, provided that:

- (1) the objective(s) meet safe-building objectives defined in *Compatibility Plan* policies; and
- (2) the *local agency* and/or a design architect/structural engineer certify that the objective(s) meet *Compatibility Plan* policy objectives.

4 **Relationship of FAR to Maximum Intensity and Lot Coverage Limits:** Maximum allowable *FAR* is indicated for some conditional uses. In those cases, either (1) the maximum *FAR* or (2) the maximum intensity and lot coverage limits apply.

Sources: San Diego County Regional Airport Authority, December 2009.

Prepared by: Ricondo & Associates, Inc., March 2010.