

LEGEND

- Major Roads
- Highways
- - - Municipal Boundaries
- ▭ Airport Property Boundary
- ▭ San Diego Unified Port District
- ▭ Planning Jurisdiction Boundary

Forecast Noise Exposure Ranges:

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



Notes: 1. CNEL = Community Noise Equivalent Level
2. Based on 2030 Forecast Noise Exposure.

Sources: San Diego Geographic Information Source (SanGIS), 2008 and 2011 (municipal boundaries, roads and highways); Harris Miller Miller & Hanson Inc., 2010 (forecast noise exposure ranges).

Prepared by: Ricondo & Associates, Inc., July 2012.

**Exhibit 2-1
Noise Contour Map**

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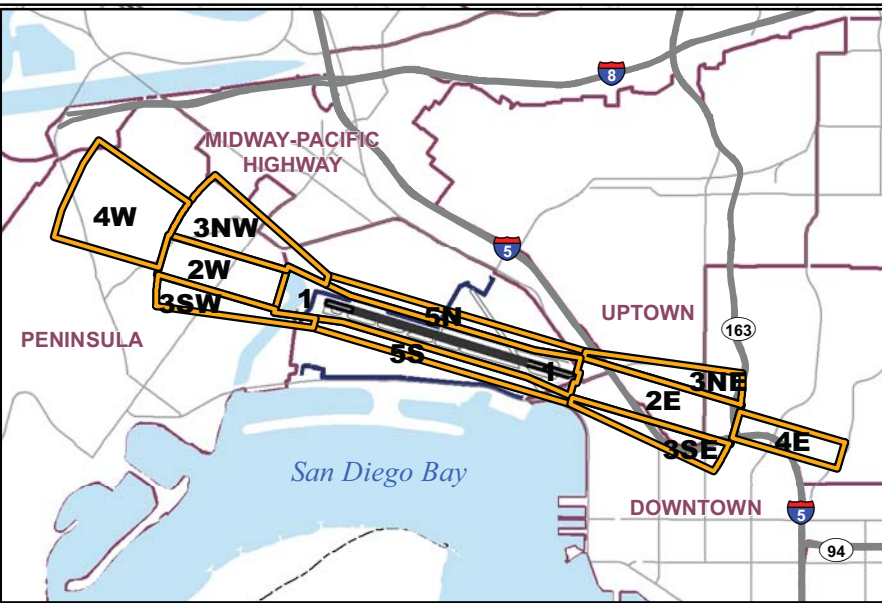
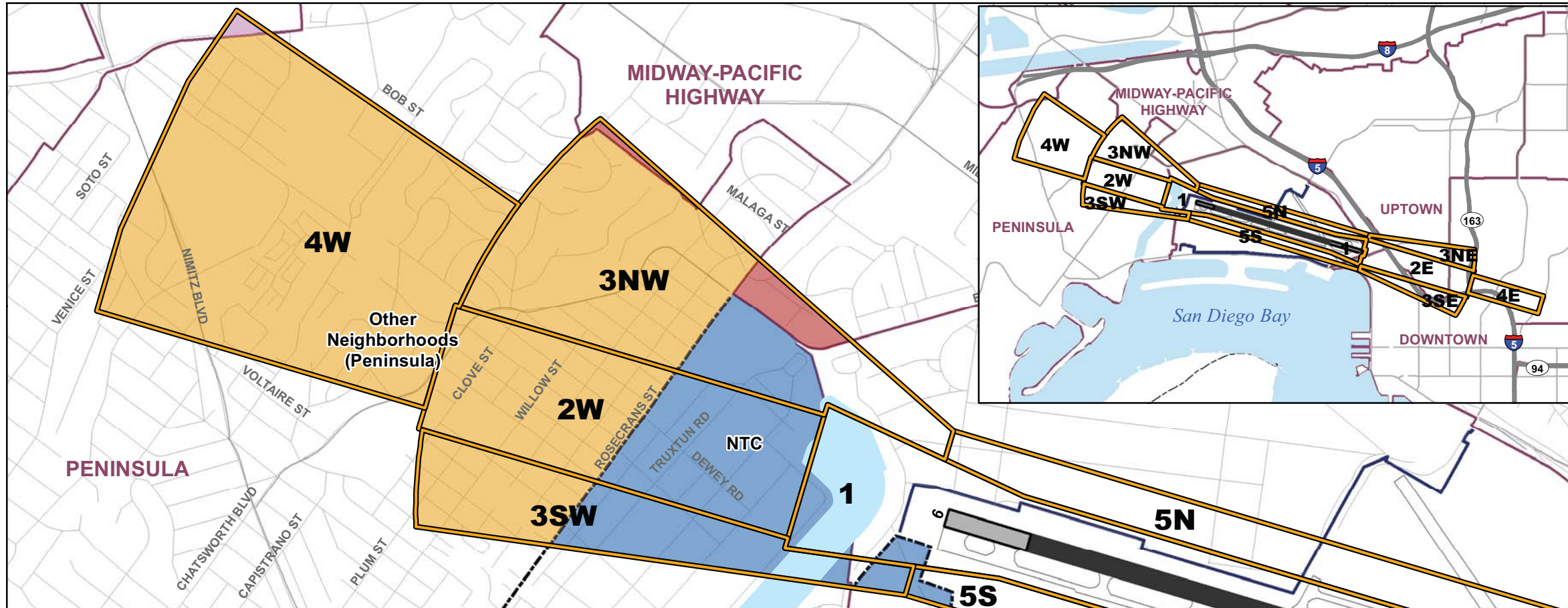
Table 2-1 Noise Compatibility Standards

Land Use Category ^a	Noise Contour Range (dB CNEL)			
	60-65	65-70	70-75	75 +
RESIDENTIAL				
Single-Family, Multi-family	45	45 ¹	45 ^{1,2}	45 ^{1,2}
Single Room Occupancy (SRO) Facility	45	45 ¹	45 ^{1,2}	45 ^{1,2}
Group Quarters ^b	45	45 ¹	45 ^{1,2}	45 ^{1,2}
COMMERCIAL, OFFICE, SERVICE, TRANSIENT LODGING				
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
EDUCATIONAL, INSTITUTIONAL, PUBLIC SERVICES				
Assembly - Adult (Religious, Fraternal, Other)	45	45 ¹	45 ¹	45 ¹
Assembly - Children (Instructional Studios, Cultural Heritage Schools, Religious, Other) ³	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 ^b	45			
Medical Care - Hospital	45			
Medical Care - Out-Patient Surgery Centers	45			
School for Adults – College, University, Vocational/Trade School	45	45 ¹	45 ¹	
School – Kindergarten through Grade 12 (Includes Charter Schools)	45			
INDUSTRIAL				
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 ⁴				
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 ⁴				

Land Use Category ^a	Noise Contour Range (dB CNEL)			
	60-65	65-70	70-75	75 +
TRANSPORTATION, COMMUNICATION, UTILITIES				
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				
RECREATION, PARK, OPEN SPACE				
Arena, Stadium				
Golf Course				
Golf Course Clubhouse				
Marina				
Park, Open Space, Recreation				
AGRICULTURE				
Aquaculture				
Agriculture				
LEGEND				
	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	Avigation 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.



LEGEND

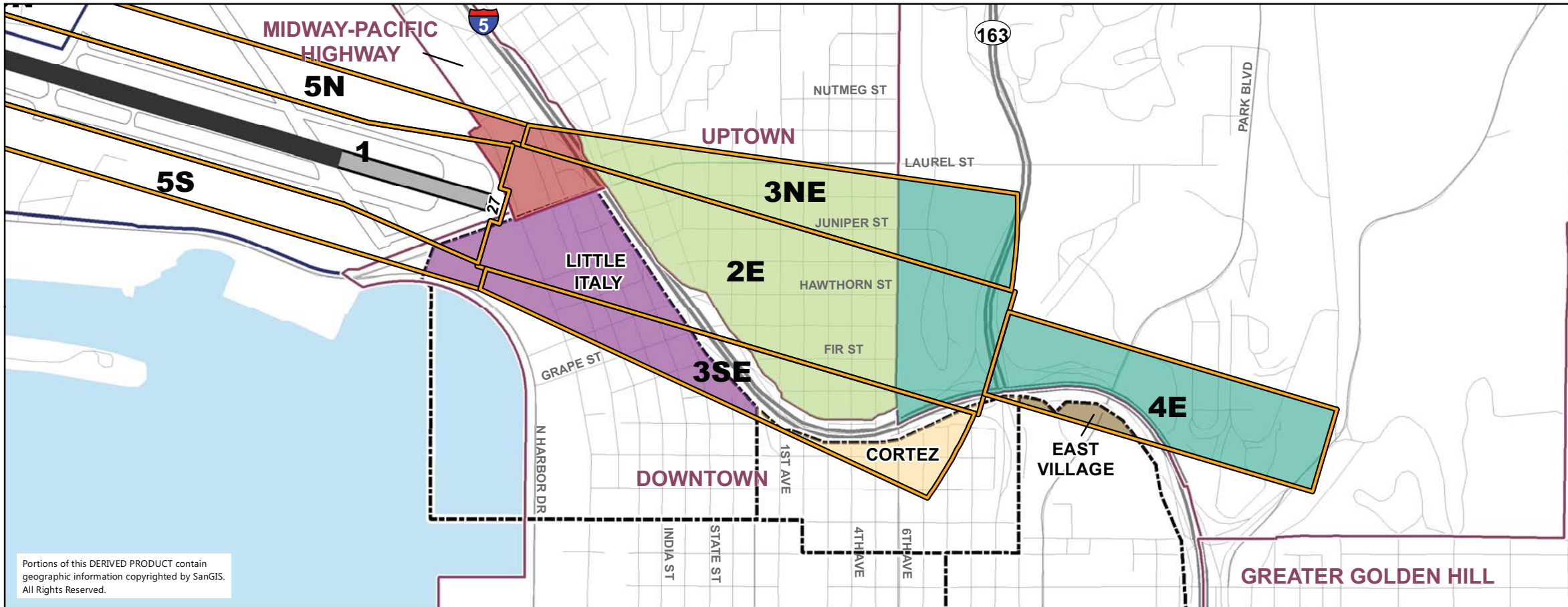
- Major Roads
- Highways
- Community Planning Areas
- Airport Property Boundary
- Displaced Thresholds
- Safety Compatibility Zone
- Neighborhood Boundaries¹
- Balboa Park
- Downtown – Cortez
- Downtown – East Village
- Downtown – Little Italy
- Midway-Pacific Highway
- Ocean Beach
- Peninsula – NTC
- Peninsula – Other Neighborhoods
- Uptown



- Notes:
1. Only the neighborhoods noted in Table 3-1 "Safety Compatibility Standards" are labeled on this exhibit.
 2. The outer boundary of the Safety Zone 1 East (Runway 27 Runway Protection Zone (RPZ)) is adjusted to reflect the portion of the Runway Obstacle Free Zone (OFZ) that extends beyond the RPZ.

Sources: San Diego Geographic Information Source (SanGIS), 2008 and 2011 (municipal boundaries, roads and highways); Ricondo & Associates, Inc., January 2012, based on GIS datasets received from the City of San Diego, SanGIS and San Diego Association of Governments (SANDAG) (GIS datasets were updated based on surveys conducted in July and November 2011; safety compatibility zones).

Prepared by: Ricondo & Associates, Inc., March 2014.



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**Exhibit 3-1
Safety Compatibility
Zones**

Table 3-1 Safety Compatibility Standards

Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses																			
	Safety Zones																			
	2E		2W		3NE		3SE		3NW		3SW		4E		4W		5N		5S	
R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	
Balboa Park	‡	96												‡	240					
Centre City - Cortez	‡	96					210	842						‡	240					
Centre City - East Village														‡	240					
Centre City - Little Italy	40	255					154	732											‡	180
Midway - Pacific Highway	46	191			‡	180			44	198							‡	180		
Ocean Beach														31	240					
Peninsula - NTC			‡	127					‡	180	‡	235								
Peninsula - Other Neighborhoods			20	96					10	180	9	180		36	240					
Uptown	58	272			62	278	164	674												
Persons per household for mixed-use projects ^a	1.51	2.35	1.48	1.57	2.27	2.23	1.52	2.14	n/a	n/a										
R	Maximum allowable residential density, in dwelling units per acre.																			
NR	Maximum allowable nonresidential intensity, in people per acre.																			
‡	No dwellings are in the part of the CPA or neighborhood within the indicated Safety Zone. No new dwellings are permitted in this area unless the parcel was designated for residential use in the community plan as of the effective date of this ALUCP.																			
	No part of the Community Planning Area or neighborhood is in the Safety Zone.																			

Land Use Category ^b	Safety Zones					Conditions	Occupancy Factor ¹
	1	2	3	4	5		
RESIDENTIAL							
Single-Family, Multi-family						Zones 2, 3, 4: Allow in areas designated for residential use in the applicable Community Plan, subject to the dwelling unit density limits shown above.	N/A
Single Room Occupancy (SRO) Facility ²						Zones 2, 3, 4: Allow if development intensity does not exceed the NR limits shown above.	200
Group Quarters ^{2,c}						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	100
COMMERCIAL, OFFICE, SERVICE, TRANSIENT LODGING							
Hotel, Motel, Resort						Zone 2: Allow if no more than 56 rooms per acre and no conference facilities. No other use allowed unless it qualifies as ancillary per Policy S.9. Zones 3, 4: Allow if development intensity does not exceed the NR limits.	N/A 200
Office - Medical, Financial, Professional Services, Civic						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	215
Retail (e.g., Convenience Market, Drug Store, Pet Store)						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	170
Service - Low Intensity (e.g., Gas Station, Auto Repair, Car Wash)						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	250
Service - Medium Intensity (e.g., Check-cashing, Veterinary Clinics, Kennels, Personal Services)						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	200
Service - High Intensity (e.g., Eating, Drinking Establishment, Funeral Chapel, Mortuary)						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	60
Sport/Fitness Facility						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	60
Theater - Movie/Live Performance/Dinner						Zones 2, 3, 4: Allow if development intensity does not exceed the NR limits shown above.	60

Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses																				
	Safety Zones																				
	2E		2W		3NE		3SE		3NW		3SW		4E		4W		5N		5S		
	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	
Balboa Park	±	96												±	240						
Centre City - Cortez	±	96					210	842						±	240						
Centre City - East Village														±	240						
Centre City - Little Italy	40	255					154	732												±	180
Midway - Pacific Highway	46	191			±	180			44	198							±	180			
Ocean Beach														31	240						
Peninsula - NTC			±	127					±	180	±	235									
Peninsula - Other Neighborhoods			20	96					10	180	9	180		36	240						
Uptown	58	272			62	278	164	674													
Persons per household for mixed-use projects ^a		1.51		2.35		1.48		1.57		2.27		2.23		1.52		2.14		n/a		n/a	
R	Maximum allowable residential density, in dwelling units per acre.																				
NR	Maximum allowable nonresidential intensity, in people per acre.																				
±	No dwellings are in the part of the CPA or neighborhood within the indicated Safety Zone. No new dwellings are permitted in this area unless the parcel was designated for residential use in the community plan as of the effective date of this ALUCP.																				
	No part of the Community Planning Area or neighborhood is in the Safety Zone.																				

Land Use Category ^b	Safety Zones					Conditions	Occupancy Factor ¹
	1	2	3	4	5		
EDUCATIONAL, INSTITUTIONAL, PUBLIC SERVICES							
Assembly - Adult (religious, fraternal, other)						Zone 2: Allow if capacity is less than 50 people and intensity does not exceed the NR limits shown above. Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	60
Assembly - Children (Instructional Studios, Cultural Heritage Schools, Religious, Other) ³							N/A
Cemetery							N/A
Child Day Care Center/Pre-K							N/A
Convention Center						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	110
Fire and Police Stations						Zone 5: Allow only if needed to provide emergency services at Airport.	215
Jail, Prison							N/A
Library, Museum, Gallery						Zone 2: Allow if capacity is less than 50 people and intensity does not exceed the NR limits shown above. Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	170
Medical Care - Congregate Care Facility, Nursing and Convalescent Home ^b							N/A
Medical Care - Hospital							N/A
Medical Care - Out-Patient Surgery Centers							N/A
School for Adults – College, University, Vocational/Trade School						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	110
School – Kindergarten through Grade 12 (Includes Charter Schools)							N/A
INDUSTRIAL							
Junkyard, Dump, Recycling Center, Construction Yard							N/A




Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses																			
	Safety Zones																			
	2E		2W		3NE		3SE		3NW		3SW		4E		4W		5N		5S	
	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR
Balboa Park	±	96											±	240						
Centre City - Cortez	±	96					210	842					±	240						
Centre City - East Village													±	240						
Centre City - Little Italy	40	255					154	732											±	180
Midway - Pacific Highway	46	191			±	180			44	198							±	180		
Ocean Beach													31	240						
Peninsula - NTC			±	127					±	180	±	235								
Peninsula - Other Neighborhoods			20	96					10	180	9	180			36	240				
Uptown	58	272			62	278	164	674												
Persons per household for mixed-use projects ^a		1.51		2.35		1.48		1.57		2.27		2.23		1.52		2.14		n/a		n/a
R	Maximum allowable residential density, in dwelling units per acre.																			
NR	Maximum allowable nonresidential intensity, in people per acre.																			
±	No dwellings are in the part of the CPA or neighborhood within the indicated Safety Zone. No new dwellings are permitted in this area unless the parcel was designated for residential use in the community plan as of the effective date of this ALUCP.																			
	No part of the Community Planning Area or neighborhood is in the Safety Zone.																			

Land Use Category ^b	Safety Zones					Conditions	Occupancy Factor ¹
	1	2	3	4	5		
Manufacturing/Processing - General	Red	Yellow	Yellow	Yellow	Yellow	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	300
Manufacturing/Processing of Biomedical Agents, Biosafety Levels 3 and 4 Only ⁵	Red	Red	Red	Red	Red		N/A
Manufacturing/Processing of Hazardous Materials ⁴	Red	Red	Red	Red	Yellow	Zone 5: Allow only if needed for airport/aviation-related purpose, provided that development intensity does not exceed the NR limits shown above.	300
Mining, Extractive Industry	Red	Yellow	Yellow	Yellow	Yellow	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	1000
Research and Development - Scientific, Technical	Red	Yellow	Yellow	Yellow	Yellow	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	300
Sanitary Landfill	Red	Red	Red	Red	Red		N/A
Self-storage Facility	Red	Green	Green	Green	Green		N/A
Warehousing/Storage - General	Red	Yellow	Yellow	Yellow	Yellow		1000
Warehousing/Storage of Biomedical Agents, Biosafety Levels 3 and 4 Only ⁵	Red	Red	Red	Red	Red		N/A
Warehousing/Storage of Hazardous Materials ⁴	Red	Red	Red	Red	Yellow	Zone 5: Allow only if needed for airport/aviation-related purpose, provided that development intensity does not exceed the NR limits shown above.	1000
TRANSPORTATION, COMMUNICATION, UTILITIES							
Auto Parking	Yellow	Green	Green	Green	Green	Zone 1: Structures not permitted. Allow surface lots only in "controlled activity area" outside the "central portion" of RPZ, per FAA AC 150/5300-13A, Paragraphs 310.b.(1)(a) and (b) and Figure 3-16. Dedication of avigation easement to Airport operator is required for portion of use in Zone 1.	N/A
Electrical Power Generation Plant	Red	Red	Red	Red	Red		N/A
Electrical Substation	Red	Red	Green	Green	Red		N/A
Emergency Communications Facilities	Red	Red	Green	Green	Red		N/A
Marine Cargo Terminal	Red	Green	Green	Green	Green		N/A

Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses																			
	Safety Zones																			
	2E		2W		3NE		3SE		3NW		3SW		4E		4W		5N		5S	
R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	
Balboa Park	±	96												±	240					
Centre City - Cortez	±	96					210	842						±	240					
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Centre City - Little Italy	40	255					154	732											±	180
Midway - Pacific Highway	46	191			±	180			44	198							±	180		
Ocean Beach														31	240					
Peninsula - NTC			±	127					±	180	±	235								
Peninsula - Other Neighborhoods			20	96					10	180	9	180		36	240					
Uptown	58	272			62	278	164	674												
Persons per household for mixed-use projects ^a		1.51		2.35		1.48		1.57		2.27		2.23		1.52		2.14		n/a		n/a
R	Maximum allowable residential density, in dwelling units per acre.																			
NR	Maximum allowable nonresidential intensity, in people per acre.																			
±	No dwellings are in the part of the CPA or neighborhood within the indicated Safety Zone. No new dwellings are permitted in this area unless the parcel was designated for residential use in the community plan as of the effective date of this ALUCP.																			
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Land Use Category ^b	Safety Zones					Conditions	Occupancy Factor ¹
	1	2	3	4	5		
Marine Passenger Terminal						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	200
Transit Center, Bus/Rail Station						Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	200
Transportation, Communication, Utilities - General						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	1000
Truck Terminal							N/A
Water, Wastewater Treatment Plant						Zones 3, 4: Allow only if no alternative sites outside the zones are available and feasible for development.	1000
RECREATION, PARK, OPEN SPACE							
Arena, Stadium							N/A
Golf Course						Zone 1: Allow only in "controlled activity area" outside the "central portion" of RPZ, per FAA AC 150/5300-13A, Paragraphs 310.b.(1)(a) and (b) and Figure 3-16. Dedication of avigation easement to Airport operator is required for portion of use in Zone 1.	N/A
Golf Course Clubhouse						Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	170
Marina						Zones 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	170
Park, Open Space, Recreation						Zone 1: Structures not allowed. Allow nonstructural uses only in "controlled activity area" outside the "central portion" of RPZ, per FAA AC 150/5300-13A, Paragraphs 310.b.(1)(a) and (b) and Figure 3-16. Dedication of avigation easement to Airport operator is required for portion of use in Zone 1.	N/A
AGRICULTURE							
Aquaculture							N/A
Agriculture						Zone 1: Allow only if it does not attract wildlife, including flocking birds, per FAA AC 150.5300-12, Sections 202.g. and 212.a.(2)(a). Dedication of avigation easement to Airport operator is required for portion of use in Zone 1.	N/A

Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses																			
	Safety Zones																			
	2E		2W		3NE		3SE		3NW		3SW		4E		4W		5N		5S	
	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR	R	NR
Balboa Park	‡	96											‡	240						
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Centre City - Little Italy	40	255					154	732											‡	180
Midway - Pacific Highway	46	191			‡	180			44	198							‡	180		
Ocean Beach													31	240						
Peninsula - NTC			‡	127					‡	180	‡	235								
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Uptown	58	272			62	278	164	674												
Persons per household for mixed-use projects ^a	1.51		2.35		1.48		1.57		2.27		2.23		1.52		2.14		n/a		n/a	
R	Maximum allowable residential density, in dwelling units per acre.																			
NR	Maximum allowable nonresidential intensity, in people per acre.																			
‡	No dwellings are in the part of the CPA or neighborhood within the indicated Safety Zone. No new dwellings are permitted in this area unless the parcel was designated for residential use in the community plan as of the effective date of this ALUCP.																			
	No part of the Community Planning Area or neighborhood is in the Safety Zone.																			

Land Use Category ^b	Safety Zones					Conditions	Occupancy Factor ¹
	1	2	3	4	5		
LEGEND							
	Compatible Use: Use is permitted.						
	Conditional Use: Use is permitted subject to stated conditions.						
	Incompatible Use: Use is not permitted under any circumstances.						
NOTES							
1	Occupancy factor expressed as square feet per person for nonresidential uses in structures. The occupancy factor is used to estimate the average intensity of proposed nonresidential uses. N/A means "not applicable", since the land use does not involve the construction of habitable, nonresidential buildings.						
2	While this is classified as a residential use, it does not include conventional dwelling units. Thus, only the NR intensity limits apply.						
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.						
5	Biosafety Level 3 facilities handle agents that cause serious or potentially lethal disease through inhalation. Biosafety Level 4 facilities handle agents that cause life-threatening disease and for which there are no vaccines or treatments.						
a	For details on persons per household data, refer to Appendix E3.						
b	Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses. Refer to Appendix A.						
c	If this land use occurs 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.



LEGEND

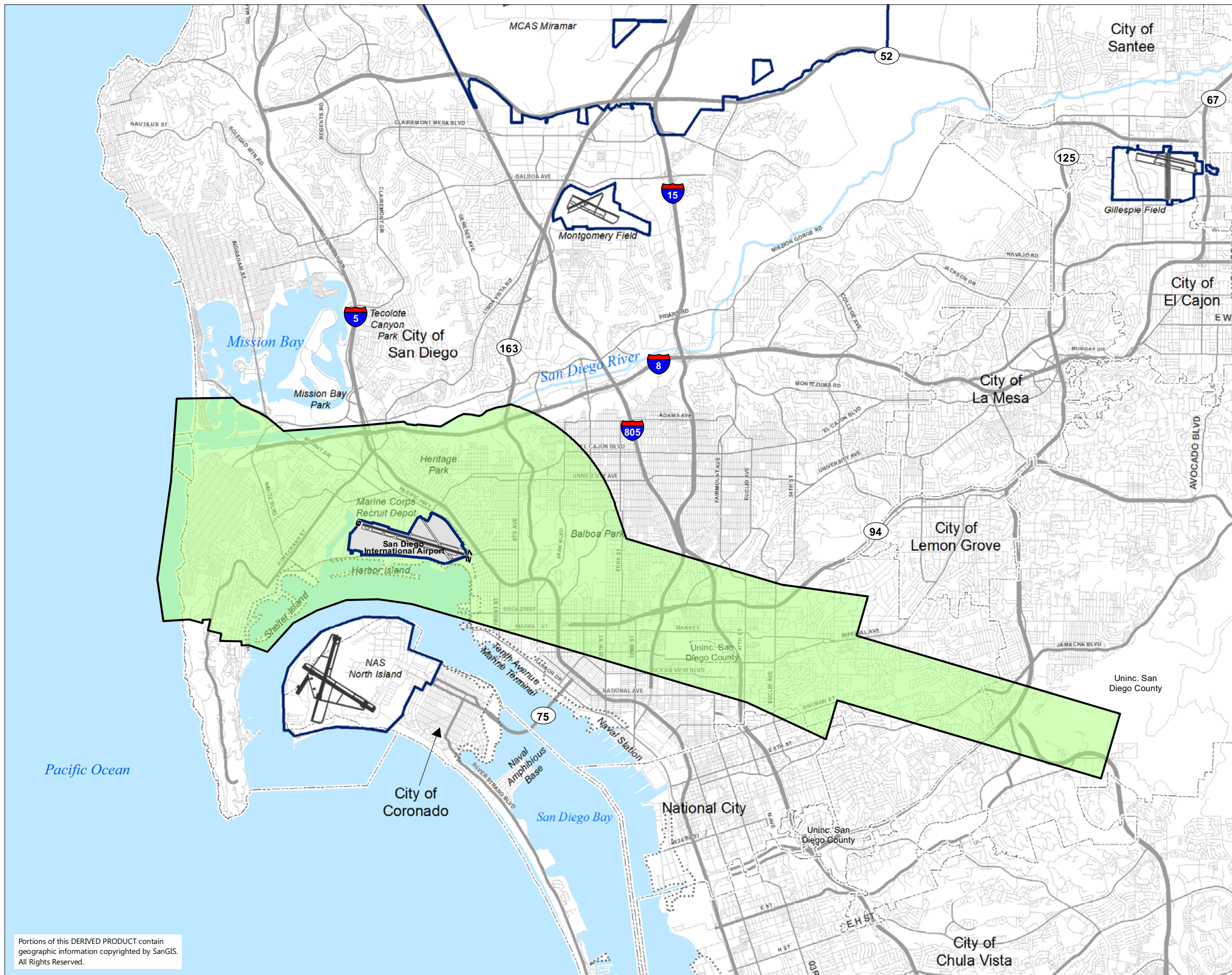
- Major Roads
- Highways
- - - Municipal Boundaries
- ▭ Airport Property Boundary
- · - · - San Diego Unified Port District Planning Jurisdiction Boundary
- ▭ Overflight Area Boundary: overflight notification is required for new residential development within the overflight area boundary.



Sources: San Diego Geographic Information Source (SanGIS), 2008 and 2011 (municipal boundaries, roads and highways); Ricondo & Associates, Inc., January 2012 (overflight area boundary).

Prepared by: Ricondo & Associates, Inc., October 2013.

Exhibit 5-1
Overflight Area Boundary



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