

DATE ISSUED: July 24, 2002 REPORT NO. 02-176

ATTENTION: LU&H Committee
Agenda of

SUBJECT: Master Plan Update for Montgomery Field Airport

REFERENCE: Resolution No. R-292149 adopted on September 14, 1999
Resolution No. R-294111 adopted on November 14, 2000

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE.

BACKGROUND

The City Manager's staff is providing the following as a progress report on the Montgomery Field Airport Master Plan Update.

In 1999, a combination of Federal and State Airport Improvement Program (AIP) Grants funds were awarded to the City of San Diego to prepare an Airport Master Plan Update for Montgomery Field Airport. The Federal grant award is \$250,000, the State grant is \$13,800, and the Airport Enterprise Fund portion is \$13,800. The total cost of the project is \$277,600.

On September 25, 2000, the City entered into a Consulting Services Agreement with Shutt Moen Associates to prepare the Airport Master Plan Update. The Consultant assisted the City with establishing a Technical Advisory Committee (TAC) to assist in the formulation of the Plan. The TAC was comprised of the Airport Advisory Committee (AAC), which represents users and surrounding community groups including the Clairemont Mesa Planning Committee, Otay Mesa Community Planning Group, Serra Mesa Community Planning Group, and the Tierra Santa Community Planning Group. The role of the TAC was to review and comment upon policy and layout alternatives, drafts of master plan chapters, and drafts of airport layout plan drawings.

The City considered the TAC's comments, together with input from various City departments, FAA, State, SANDAG, airport tenants, local pilots and the public, and provided direction to the Consultant on revisions to the draft documents. The first Draft of the Plan has been recently submitted to the City, and the 45-day Public review period is scheduled to begin August 15, 2002.

An Airport Master Plan documents the long-term development concept proposed for an airport. Simply stated, the Master Plan Update will serve as a "roadmap" for the development of the airport over the next twenty years. It differs from a community plan in that an Airport Master Plan is specific to the subject airport under FAA guidelines rather than the community as a whole. However, the Montgomery Field Draft Airport Master Plan Update takes into consideration the Community Plans of Clairemont Mesa, Kearny Mesa and Serra Mesa.

The Master Plan displays the concept graphically in the form of an Airport Layout Plan (ALP) and provides supporting documentation in an accompanying written report. The FAA recommends that the master plan be updated every seven to ten years, contingent on changes or new issues at the airport. Montgomery Field's Master Plan is over twenty years old, and requires an update due to changes required by FAA airport design criteria, and the airport layout. The current Master Plan and Airport Layout Plan for Montgomery Field was adopted by the City in 1980. Since then, the airport has undergone the following changes: Runway 10L/28R was lengthened, Taxiways "H" and "A" were created, and 163 acres of airport land were incorporated into the Multiple Habitat Protection Area (MHPA). In addition, the airport experienced an increase in based turbine powered aircraft, an increase in based rotorcraft, the addition of over 200 hangars, a 36% decrease in total annual operations (1976-2001), the addition of an aircraft noise monitoring system, a commercial business complex, and a hotel. Also since the 1980 Plan, the FAA Airport Design Standards have been revised six times. The major Airport Design differences included changes to the Building Restriction Line (BRL), Runway and Taxiway Object Free Area (OFA), Runway Safety Area (RSA), Runway and Taxiway Object Free Zone (OFZ) and the Runway Protection Zone (RPZ). The Draft Master Plan and ALP document these developments.

DISCUSSION

The goal of the Airport Master Plan Update is to provide guidelines for the future development of Montgomery Field that will satisfy projected aviation demand in a financially feasible manner, while at the same time resolving key aviation, community, environmental, and socioeconomic issues. To meet its goal, the Master Plan utilizes a formula promulgated by the FAA, which includes objectives, elements, and issues.

The objectives of the Master Plan Update are to:

- Define the airport's aeronautical role and baseline study conditions;
- Develop information and data concerning current airport issues and requirements for effective asset management by the City of San Diego;

- Determine the optimal runway configuration and lengths, and supporting facilities required for the airport to fulfill its aeronautical role consistent with existing environmental and other constraints, including safety;
- Develop a plan that facilitates compatibility between the various types of aviation uses, while reducing the potential for runway incursions;
- Develop a phased implementation plan for master plan safety, security, and capital development projects;
- Identify the appropriate non-aeronautical role for any lands which are surplus to the needs of aviation.

It is assumed that a 24 acre portion of the airport will continue to be available for non-aviation use on the southern perimeter. In the future, 3.5 acres could be added to this non-aeronautical use, if feasible.

The elements of the Master Plan work program include:

- Study Design;
- Inventory and Data Collection;
- Forecast of Aviation Demand;
- Demand/Capacity and Facility Requirements;
- Drainage Evaluation;
- Environmental Constraints Analysis;
- Airport Plans;
- Implementation and Financial Plan;
- Report Preparation;
- Meetings/Presentations;
- Project Administration;
- Additional Services.

The key issues addressed in the Master Plan Update are:

- Environmental protection;
- Airport drainage;
- Runway incursions/internal circulation;
- Hangar sites and tie-downs;
- Helicopter FBO site;
- Accommodation of high performance business aircraft and corporate jets;
- Aircraft wash rack and fueling facilities;
- Aviation versus non-aviation development;
- Pavement condition/strength;
- Safety areas and setbacks;
- Taxiway access and congestion;
- Environmental impacts of any proposed development.

The processing of the Airport Master Plan Update requires several steps. Besides a review by the Land Use and Housing Committee, the document must undergo a 45-day public review, as well as a Preliminary Review by Development Services. At the Preliminary Review, Development Services will analyze the goals, objectives, elements, and issues and make a determination of which or all of the following may be required:

- Environmental Review to insure compliance with the California Environmental Quality Act;
- Community Plan Amendment (if a change in the plan is anticipated);
- City Permits;
- Public Project Assessment;
- Multiple Habitat Area Boundary Adjustments (will require both a City review in conjunction with the appropriate agencies);
- U. S. Fish and Wildlife Review;
- California Fish and Game Review;
- Planning Commission Approval;
- City Council Approval;
- FAA Approval of the Airport Layout Plan.

The Montgomery Field Airport Master Plan Update will place the airport in compliance with the new FAA Airport Design Standards and guide the airport development over the next 20 years.

Respectfully submitted,

William T. Griffith
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