

# General Aviation Land Use Inventory

Presentation to RAPC  
September 25, 2009

Marisa Cravens, ABAG

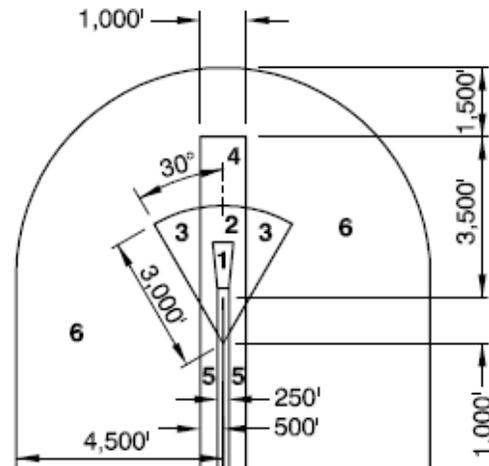
# General Aviation Land Use: Purpose of the Study

1. Create an Inventory of Vacant Land around General Aviation Airports
2. Calculate protection costs for minimizing risk exposure

# Airports Consulted

- Buchanan Field
- Byron
- Charles M. Schultz - Sonoma County Airport
- Cloverdale
- Gness Field
- Half Moon Bay
- Hayward Executive
- Healdsburg
- Livermore Municipal
- Napa County
- Nut Tree
- Palo Alto
- Petaluma
- Reid-Hillview
- Rio Vista Municipal
- San Carlos
- South County

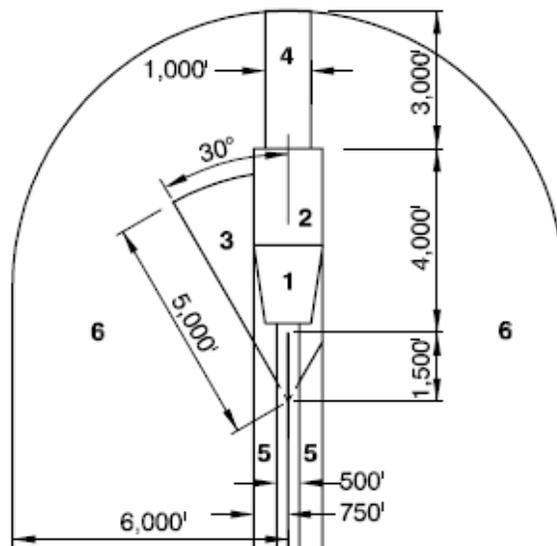
# Safety Zones



## Example 1: Short General Aviation Runway

### Assumptions:

- Length less than 4,000 feet
- Approach visibility minimums  $\geq$  1 mile or visual approach only
- Zone 1 = 250' x 450' x 1,000'



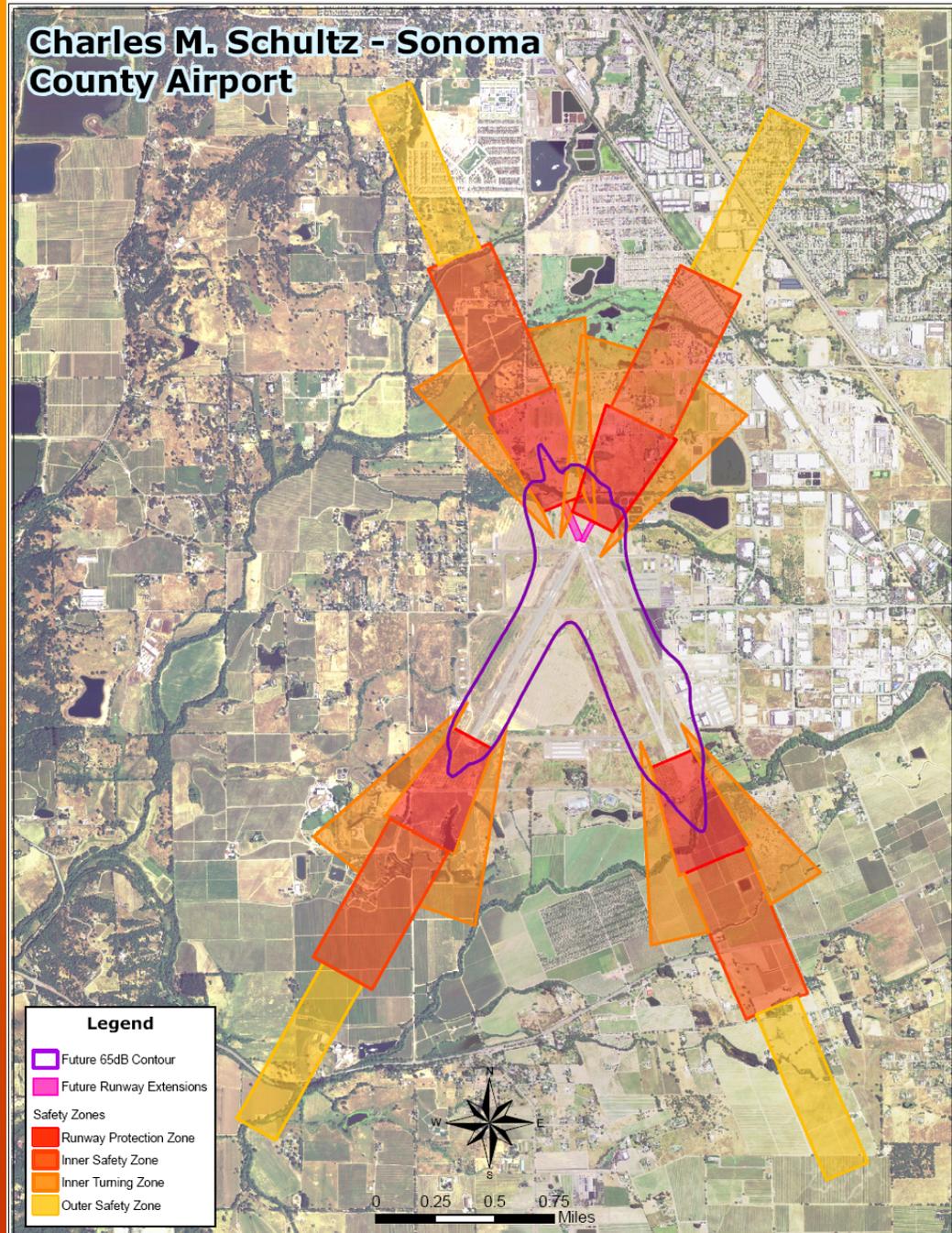
## Example 4: General Aviation Runway with Single-Sided Traffic Pattern

### Assumptions:

- No traffic pattern on right
- Length 4,000 to 5,999 feet
- Approach visibility minimums  $\geq$  3/4 mile and  $<$  1 mile
- Zone 1 = 1,000' x 1,510' x 1,700'

# Example Map:

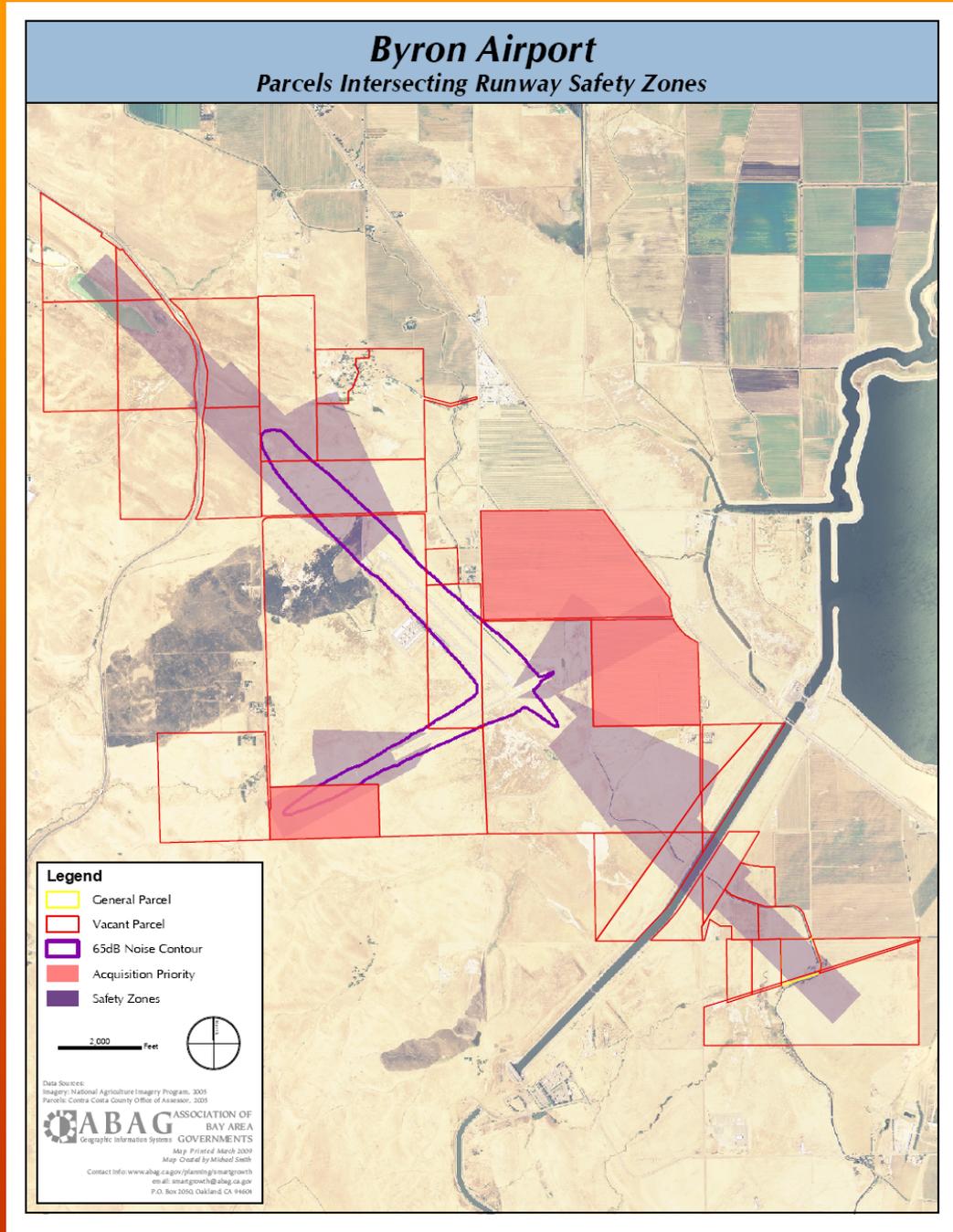
# Charles Schultz- Sonoma County



# Priority Acquisition

11 out of 16  
Airports had  
Priority Parcels

Total of 47  
Parcels



# Information in Database

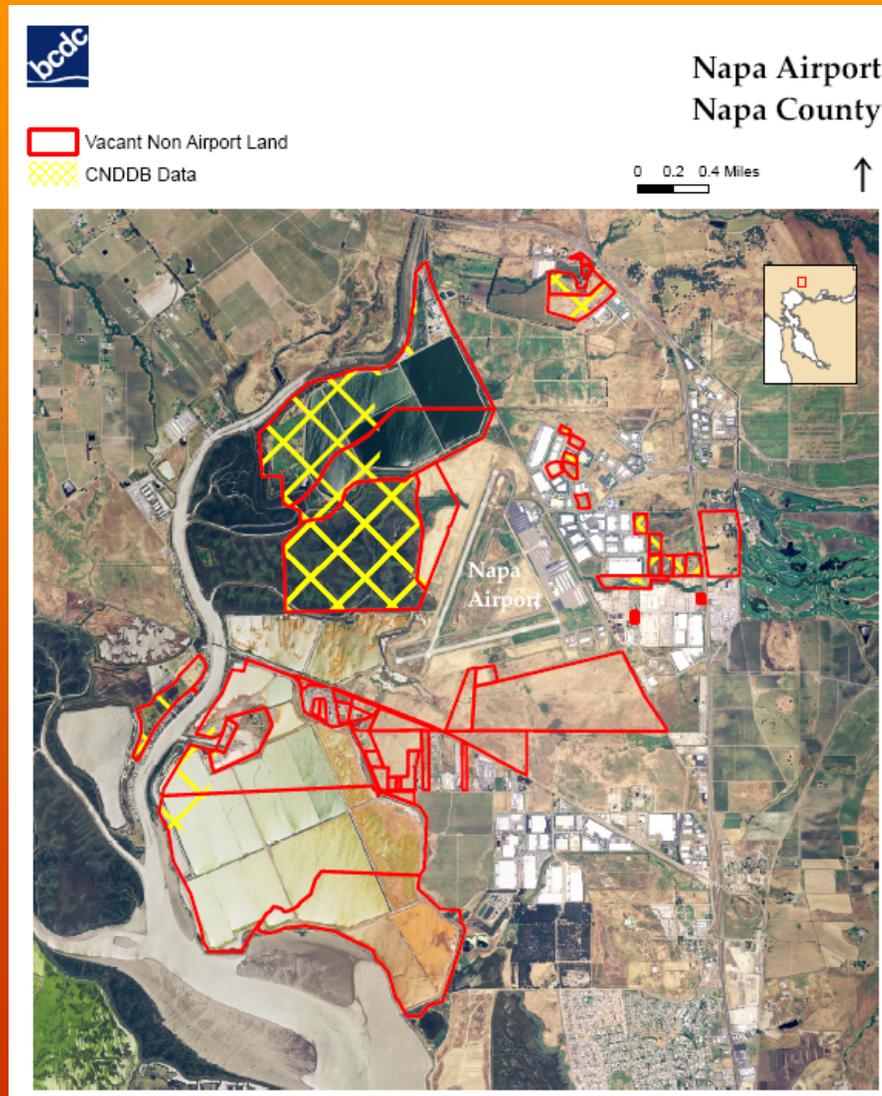
- parcel acreage, address and ID number
- jurisdiction (same as airport or other)
- designation as being in an ALUC safety or noise impact zone
- existing General Plan and zoning district designations
- assessed valuation of property on county assessor roll
- assessed valuation of any existing improvements to the property
- last sale date
- ABAG's updated estimated value
- ratio of improvement to land value
- number of stories of existing improvements
- vacancy status
- airport prioritization for purchase

# Information in Database

**Does NOT include:**

- **Any land with more than \$100,000 in improvements**
- **Land owned by Airports or zoned for Airport use**
- **Streets or roads**
- **Water, wetlands, or biologically sensitive areas**

# Natural Resource Areas



# Habitat Areas near GA Airports

<u>Airport</u>	<u># Parcels</u>	<u>Total Acres</u>
Hayward	7	15
Livermore	34	393
Byron	11	887
Buchanan	17	335
Gross	4	149
Napa	31	1817
Charles Schultz	22	159
Cloverdale	8	149
Half Moon Bay	115	193
Healdsburg	3	247
Nut Tree	22	146
Palo Alto	1	216
Petaluma	1	4
Reid Hillview	13	90
San Carlos	14	338
South County	27	217

# Finished Inventory:

## Livermore Airport, Alameda County



# Palo Alto Airport

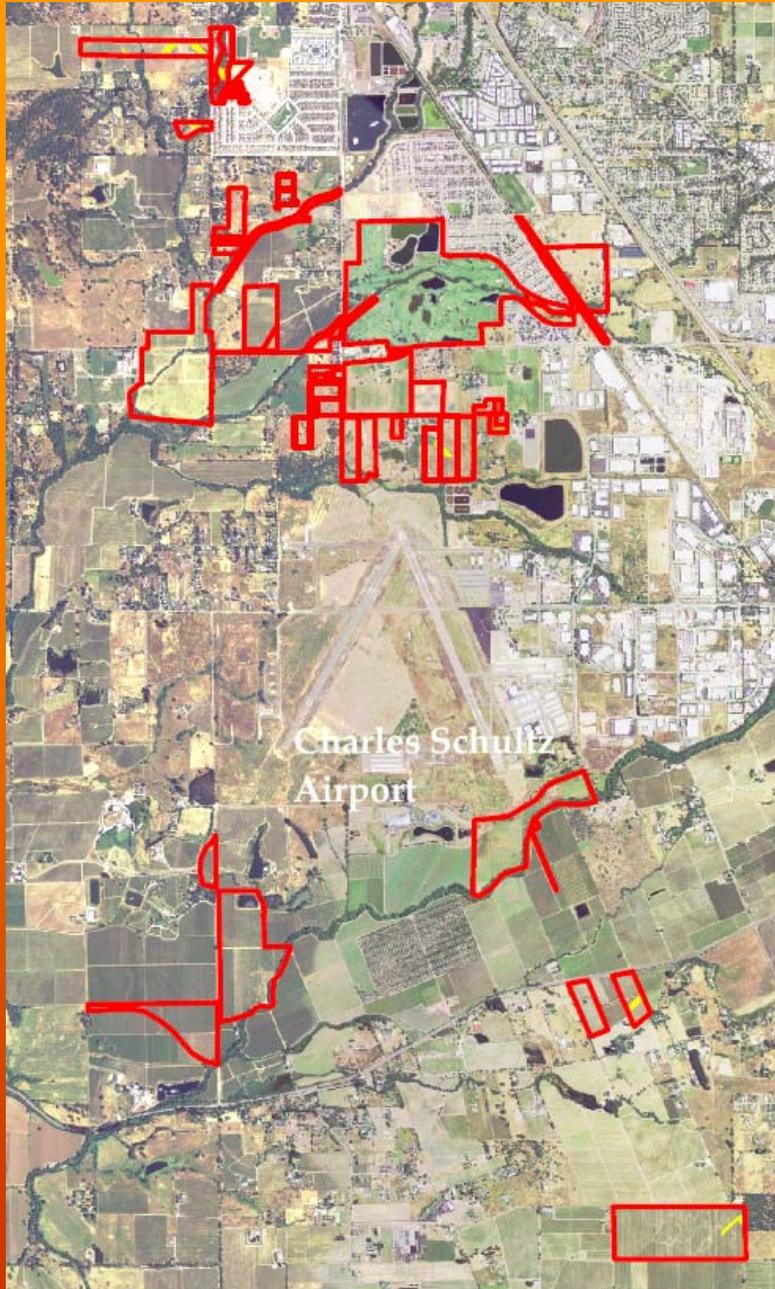


# Byron Airport

## Case Study—no Habitat Land

65 dB	\$446,310
Safety Zone 1	\$0
<b>Total FAA Eligible</b>	<b>\$446,310</b>
Safety Zone 2	\$763,661
Safety Zone 3	\$0
Safety Zone 4	\$348,805
<b>Total All Parcels</b>	<b>\$1,558,776</b>

# Charles Schultz – Sonoma County Airport



-  Vacant Non Airport Land
-  CNDDDB Data

# Cost Scenarios

	<u>Total</u>	<u>Total FAA Eligible</u>
Buchanan	\$71,061,709	\$31,917,517
Byron	\$0	\$0
Charles Schultz	\$48,365,812	\$3,228,326
Cloverdale	\$4,318,993	\$2,447,144
Gross	\$3,880,853	\$2,115,813
Half Moon Bay	\$11,778,237	\$9,322,719

# Cost Scenarios Con't

	<u>Total</u>	<u>Total FAA Eligible</u>
Hayward	\$1,501,794	\$1,500,646
Healdsburg	\$1,552,259	\$1,116,381
Livermore	\$11,260,067	\$2,379,390
Napa	\$92,059,152	\$13,962,729
Nut Tree	\$79,866,577	\$59,354,811
Palo Alto	\$0	\$0
Petaluma	\$41,751,516	\$32,551,101
Reid Hillview	\$0	\$0
San Carlos	\$5,707,364	0
South County	\$21,556,640	\$12,211,609
<b>Total All:</b>	<b>\$394,660,972</b>	<b>\$172,108,188</b>

# Questions and Considerations

- **Protection Costs are for fee simple acquisition of the entire parcel**
- **Acquisition funds may still be needed to protect habitat or agricultural land**
- **More demand than funding available**
- **No FAA funding available for parcels outside Safety Zone 1**