



## AGENDA REGULAR MEETING SAN BENITO COUNTY AIRPORT LAND USE COMMISSION

**DATE:** Thursday, September 18, 2014  
3:00 P.M.

**LOCATION:** Board of Supervisors Chambers, 481 Fourth Street,  
Hollister, CA 95023

**COMMISSIONERS:** Chair Victor Gomez, Tony Boch, Anthony Botelho  
Jerry Muenzer and Ignacio Velazquez  
Alternates: San Benito County: Jaime De La Cruz;  
City of Hollister: Pauline Valdivia; San Juan Bautista: Andy Moore

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*Persons who wish to address the Board of Directors must complete a Speaker Card and give it to the Clerk prior to addressing the Board. Those who wish to address the Board on an agenda item will be heard when the Chairperson calls for comments from the audience. Following recognition, persons desiring to speak are requested to advance to the podium and state their name and address. After hearing audience comments, the Public Comment portion of the agenda item will be closed. **The opportunity to address the Board of Director's on items of interest not appearing on the agenda will be provided during Section B. Public Comment.***

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**3:00 P.M. CALL TO ORDER:**

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**A. ACKNOWLEDGE** Certificate of Posting

**B. PUBLIC COMMENT:** (Opportunity to address the Board on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Sec. 54954.2. **Speakers are limited to 3 minutes.**)

### **CONSENT AGENDA**

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*(These matters shall be considered as a whole and without discussion unless a particular item is removed from the Consent Agenda. Members of the public who wish to speak on a Consent Agenda item must submit a Speaker Card to the Clerk and wait for recognition from the Chairperson. Approval of a consent item means approval as recommended on the Staff Report.)*

1. **APPROVE** Airport Land Use Commission Draft Meeting Minutes Dated May 15, 2014 – Gomez
2. **FIND** Site and Architectural Review Application No. 2014-9, located at 1901 San Felipe Road, APN No. 051-120-068, – 069 in the City of Hollister, **CONSISTENT** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan– Lezama

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**Adjourn to ALUC Meeting on Thursday, October 16, 2014. Agenda Deadline is Tuesday, October 7, 2014 at 12:00 P.M.**

*In compliance with the Americans with Disabilities Act (ADA), if requested, the Agenda can be made available in appropriate alternative formats to persons with a disability. If an individual wishes to request an alternative agenda format, please contact the Clerk of the Council four (4) days prior to the meeting at (831) 637-7665. The Council of Governments Board of Directors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Council's office at (831) 637-7665 at least 48 hours before the meeting to enable the Council of Governments to make reasonable arrangements to ensure accessibility.*

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**San Benito County  
AIRPORT LAND USE COMMISSION  
REGULAR MEETING**

**May 15, 2014 3:00 P.M.**

**DRAFT MINUTES**

**MEMBERS PRESENT:**

Chair Gomez, Director Boch, Director Botelho, Director Muenzer, and Director Scattini

**STAFF PRESENT:**

Deputy County Counsel, Shirley Murphy; Executive Director, Lisa Rheinheimer; Transportation Planning Manager, Mary Gilbert; Transportation Planner Veronica Lezama; Transportation Planner, Betty LiOwen; Secretary, Monica Gomez

**CALL TO ORDER:**

Chair Pro-Tempore Boch called the meeting to order at 5:22 P.M.

**A. Acknowledge Certificate of Posting**

*Upon a motion duly made by Director Botelho, and seconded by Director Muenzer, the Directors unanimously approved the Certificate of Posting.*

**B. ELECT ALUC Vice Chairperson for 2014**

*Upon a motion duly made by Botelho, and seconded by Director Gomez, the Directors elected Jerry Muenzer as ALUC's Vice Chairperson for 2014. Vote: 5/0 motion passes*

**C. Public Comment: None**

**CONSENT AGENDA:**

- 1. Approve Airport Land Use Commission Draft Meeting Minutes dated April 17, 2014 – Gomez**
- 2. Find Site and Architectural Review Application Number 2014-5, Located on Lana Way, APN No. 051-162-003, in San Benito County, **Consistent** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Lezama**

*Upon a motion duly made by Director Botelho, and seconded by Director Muenzer, the Directors unanimously approved Items 1 and 2 from the Consent Agenda. Vote: 5/0 motion passes*

*Upon a motion duly made by Director Muenzer, and seconded by Director Boch, the Directors adjourned the ALUC Meeting at 5:23 p.m.*

**ADJOURN TO ALUC MEETING THURSDAY, JUNE 19, 2014.**



## Staff Report

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To: San Benito County Airport Land Use Commission  
From: Veronica Lezama, Transportation Planner Telephone: (831) 637-7665  
Date: September 18, 2014  
Subject: Land Use Consistency Determination

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### Recommendation:

**FIND** Site and Architectural Review Application No. 2014-9, located at 1901 San Felipe Road, APN No. 051-120-068, - 069 in the City of Hollister, **CONSISTENT** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

### Summary:

Application No. 2014-9 was reviewed in accordance with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

### Financial Considerations:

The Airport Land Use Commission (ALUC) adopted a fee structure in 2013 for the purpose of recovering costs for conducting ALUC project reviews. The ALUC application fee consists of a minimum \$300 -non-refundable fee that is submitted at the time the application is filed with the Airport Land Use Commission. The applicant was invoiced for the application ALUC fee.

### Background:

In 2012, the San Benito County Airport Land Use Commission adopted the Hollister Municipal Airport Land Use Compatibility Plan (ALUCP). The purpose of the Compatibility Plan is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards. The proposed development project was reviewed in accordance with the Compatibility Plan.

### Staff Analysis:

The San Benito County Airport Land Use Commission received an application for the proposed construction of three storage buildings, on two parcels, that would be located at 1901 San Felipe Road in the City of Hollister (Attachment 1). The three (3) personal storage buildings include: Building F: 5,600 square feet, Building K: 7,600 square feet, and Building L: 9,200 square feet, which would expand the existing personal storage facility. Buildings K and L are proposed on a 2.03 acre site (APN 051-120-068).

Building F is proposed on a 2.86 acre site (APN 051-120-069). The project will also include two stormwater detention ponds that will hold 9,192 CF (68, 761 gallons) and 3,920 CF (29,324 gallons), respectively (Attachment 2).

The project was reviewed in accordance with the 2012 Hollister Municipal Airport Land Use Compatibility Plan. In the course of a project review, the Airport Land Use Commission considers a number of factors including Noise, Safety, Airspace Protection, and Overflight. An analysis of each of the compatibility factors is further discussed below.

## **NOISE**

The Hollister Municipal Airport Land Use Compatibility Plan's Noise Policy objective is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The proposed use is Indoor Storage and not a noise sensitive use; as such, there are no noise concerns.

## **SAFETY**

The Hollister Municipal Airport Land Use Compatibility Plan's Safety Policy objective is to minimize the risks associated with an off-airport aircraft accident or emergency landing. The policy focuses on reducing the potential consequences of such events by limiting the type of uses (i.e schools, residential densities, ect). This policy is defined in terms of the geographic distribution of where accidents are most likely to occur based on the six safety zones (1-6).

The storage buildings are proposed with two Safety Zones. Buildings K and L are proposed within Safety Zone 3. The third building, Building K, is proposed within Safety Zone 2 (Attachment 3). According to Table 2: Safety Compatibility Criteria, the proposed Indoor Storage use, within Safety Zone 3, is "Normally Compatible." Within Safety Zone 2, the proposed use, is "Conditionally Compatible" (Attachment 4). The "Conditionally Compatible" classification allows Indoor Storage Uses that will comply with the single story and maximum 10% mezzanine requirements, which the Project complies with.

In addition, Table 2: Safety Compatibility Criteria also sets limits on the number of people allowed in a single acre (Maximum Sitewide Average Intensity) and within the most intense part of the project/building which is referred to as the Maximum Single-Acre Intensity (Attachment 4). The applicant is not proposing any increase in employees (4 existing employees). As such, the proposed project would not exceed the intensity limits set by the Safety Compatibility Criteria.

## **OVERFLIGHT**

The Hollister Municipal Airport Land Use Compatibility Plan's Overflight Compatibility Policy is intended to help notify people, via Real Estate Disclosures, about the presence of aircraft overflight near airports so that they can make informed decisions regarding acquisition or lease of property in the affected areas. Overflight compatibility is particularly important with regard to residential land uses. The Overflight Policy is only applicable to residential/sensitive uses; as such, there are no overflight concerns associated with the proposed project.

## **AIRSPACE PROTECTION**

The Hollister Municipal Airport Land Use Compatibility Plan's Airspace Protection Policy seeks to prevent creation of land use features that can be hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident to occur. Such hazards may be physical structures, hazardous wildlife attractants, or electronic interference. For this particular Project, staff took into consideration the relevant Airspace Protection policies, which include: height and hazardous wildlife attractants.

### **Height:**

The project is proposed within the FAR Part 77 Approach Surface which lies within the Airspace Protection Zone. The Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace establish standards for determining obstructions to navigable airspace and the effects of such obstructions on the safe and efficient use of that airspace.

The maximum height of the storage buildings would be approximately nine feet and ten inches (9'-10"), therefore the proposed height of the buildings is consistent with the height limits acceptable by the Hollister Municipal Airport Land Use Compatibility Plan and Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace.

### **Hazardous Wildlife Attractants:**

The project will also include two stormwater detention ponds (Attachment 2). According to the Airport Land Use Compatibility Plan, land uses that may cause visual, electronic, or wildlife hazards (bird strikes), to aircraft in flight or taking off or landing at the airport shall be allowed within the airport influence area only if the uses are consistent with FAA rules and regulations. The FAA developed Advisory Circular number 150/5200 – 33B, which provides guidance on certain land uses that have the potential to attract hazardous wildlife on or near public-use airports. Specifically, the Advisory Circular states the following with regards to stormwater detention ponds:

"Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between storms. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins...When it is not possible to place these ponds away from an airport's AOA, airport operators should use physical barriers, such as bird balls, wires grids, pillows, or netting, to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions."

Staff has included this record as part of its findings.

**FINDINGS:**

Based on the information provided in the Airspace Protection section above, the Airport Land Use Commission recommends the following project designs:

1. Design storm water detention ponds for a maximum 48-hour detention period after the design storm and remain completely dry between storms.
2. To facilitate the control of hazardous wildlife, use steep-sided, rip-rap lined, narrow, linearly shaped water detention basins.
3. Use physical barriers, such as bird balls, wires grids, pillows, or netting, to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions.
4. All exterior lighting shall be fully shielded from off-site view, escape of light to the atmosphere shall be minimized, low intensity, and indirect light sources shall be used instead of mercury, metal halide, and similar intense bright lights, as recommended by the City of Hollister's Planning Department.

The above mentioned recommendations will be forwarded to the City of Hollister's Planning Department for inclusion in the development's Conditions of Approval.

Executive Director Review: \_\_\_\_\_

Counsel Review: N/A

Supporting Attachment(s):

1. Project Location
2. Site Map
3. Safety Zones
4. Table 2: Safety Zone Compatibility Guidelines



- Existing Airport
- Future Property
- Hollister City L
- Hollister Spher
- Hollister Plann
- Existing Runwa
- Future Runway
- Roads
- Railroads
- Parcels
- Rivers

**Policy Boundaries**

- Airport Influence
- Routine Overfl

**Safety Zones**

- Zone 1 - Runw
- Zone 2 - Inner
- Zone 3 - Inner
- Zone 4 - Outer
- Zone 5 - Sidel
- Zone 6 - Traffic
- Object Free Ar

**Notes**

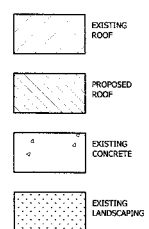
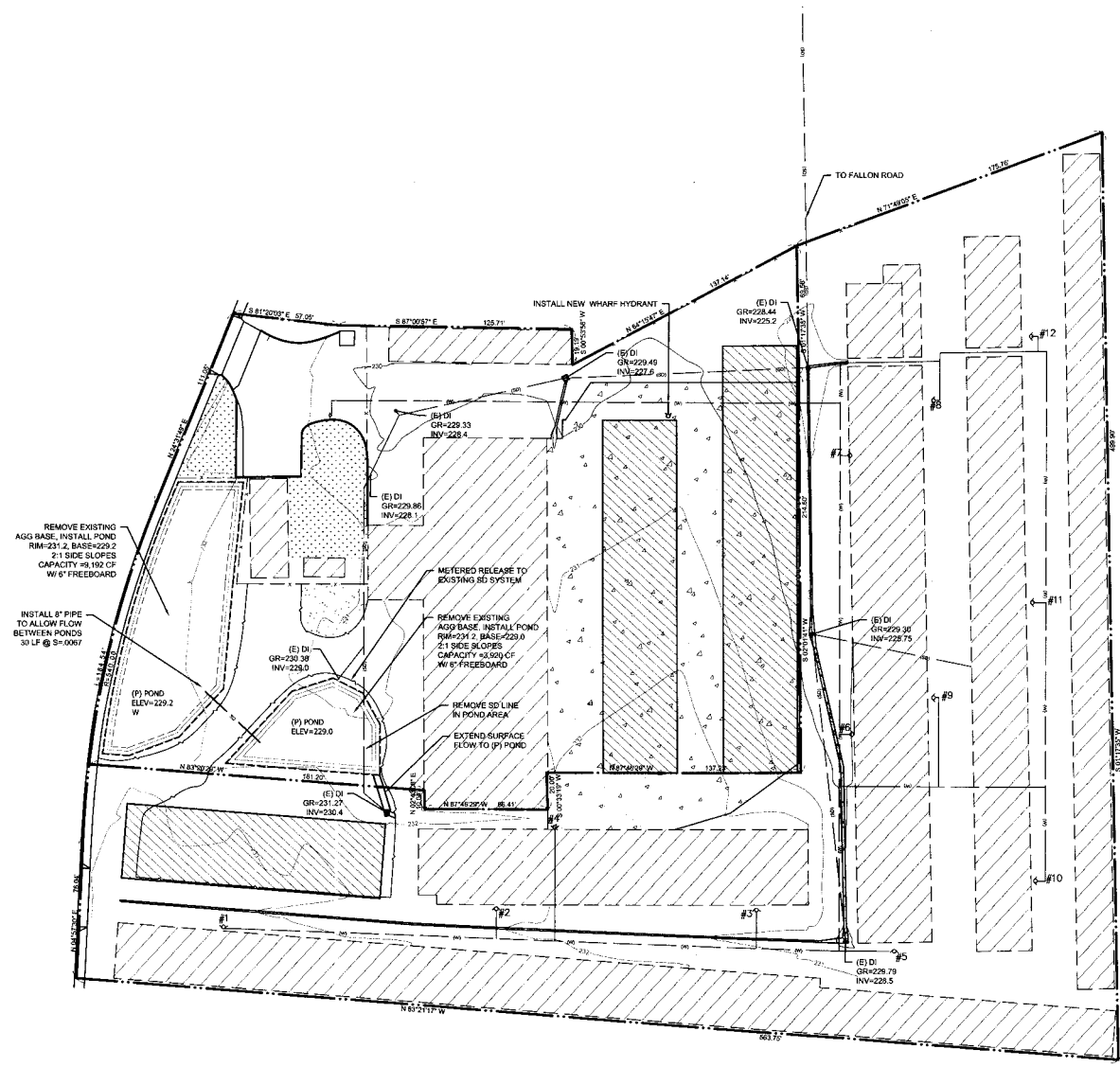
1. Safety zone sou... composite of generi... Airport Land Use Pl... See Exhibit 3-6.
2. See Section 3.3... criteria.
3. Avigation easem... zones 1 through 5.
4. Buyer awareness... Routine Overflight Z...

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FILE NAME: X:\AUGUST PROJECTS\2014\1406\1406.dwg PLOTTED ON: Wednesday, 23 July 2014 11:42:01 AM BY: ANE



**SAN BENITO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 937-2700 FAX (831) 937-8888 email: [ane@engr.com](mailto:ane@engr.com)

CITY OF HOLLISTER  
**1901 SAN FELIPE RD**  
 SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL PLAN  
**GALAXY STORAGE BUILDING ADDITION**

SCALE: SCALE 1" = 30'  
 DATE: 23 July 2014  
 JOB #: 114045  
 DWG: 114045.dwg

SHEET: **C1**  
 OF: **6** SHEETS

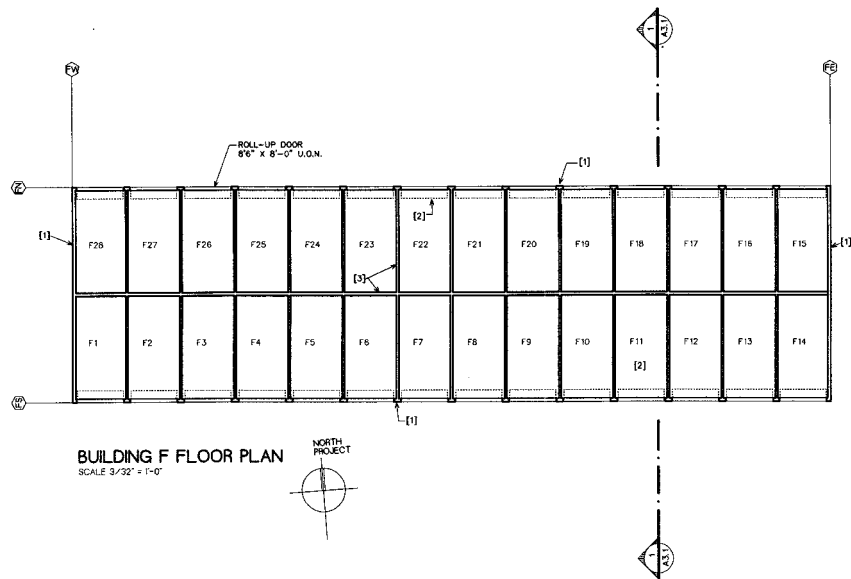


**KEYNOTES THIS SHEET ONLY**

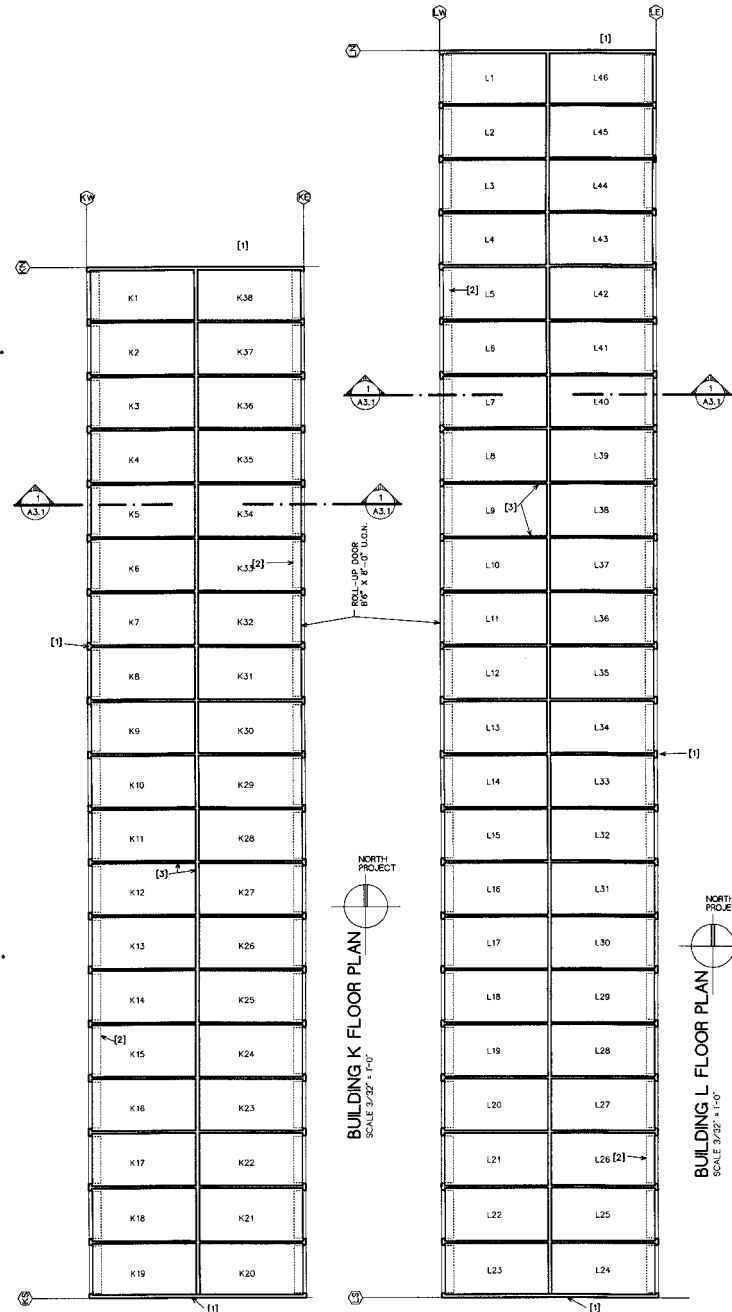
- [1] PREFORMED METAL WALL PANEL BY BLDG MFR
- [2] SEGMENTED ROLL UP DOOR BY DOOR MFR
- [3] INTERIOR UNIT DEMISING WALL BY BLDG MFR

**GENERAL NOTES**

1. ALL BUILDING MATERIALS SHALL MATCH EXISTING ADJACENT BUILDINGS IN PANEL PROFILE, THICKNESS, TYPE, FINISH AND COLOR.
2. FINISH FLOOR SHALL BE MAINTAINED AT MINIMUM 1.0 INCHES AND MAXIMUM 6.0 INCHES ABOVE PAVED ADJACENT SURFACE ON ACCESS SIDES OF BUILDINGS. (CBC 11336.5.5.1)  
BUILDINGS SHALL BE STEPPED AS REQUIRED AT UNIT DEMISING WALLS, BY MAXIMUM CONC. SLAB AND THRU BLDG.  
PAVED RAMPS SHALL BE PROVIDED CONTINUOUSLY ALONG ACCESS SIDES OF BUILDINGS. MAX. SLOPE TO BE 1 VERTICAL TO 12 HORIZONTAL.
3. ALL BUILDING MATERIALS TO BE NON-CUMBUSTABLE FOR CONSTRUCTION TYPE II-B



**BUILDING F FLOOR PLAN**  
SCALE 3/32" = 1'-0"



**BUILDING K FLOOR PLAN**  
SCALE 3/32" = 1'-0"

**BUILDING L FLOOR PLAN**  
SCALE 3/32" = 1'-0"



**CHRISTINA PEREZ ARCHITECT**  
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CONSULTANTS

REVISION

PROJECT TITLE  
**GALAXY STORAGE BUILDINGS K,L,&F ADDITION**  
1801 SAN FELIPE ROAD  
HOLLISTER, CA 95023

OWNERS  
**MR. KEN BALESTRIERI**  
P.O. BOX 980  
SALINAS, CA. 93902

SHEET TITLE  
**PRELIMINARY BUILDINGS FLOOR PLANS**

DATE **JULY 21, 2014**

JOB NO. **9627/0715/1402** FILE NO. **1402.021**

SHEET

**A2.1**

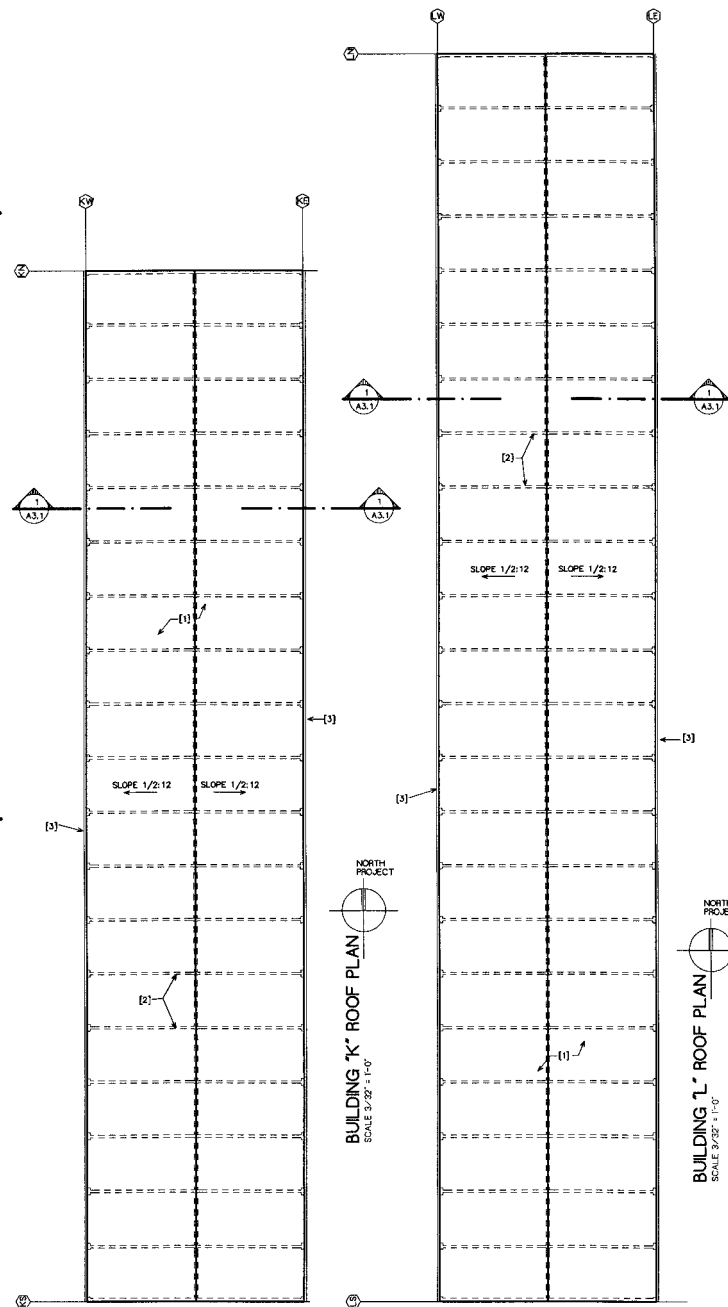
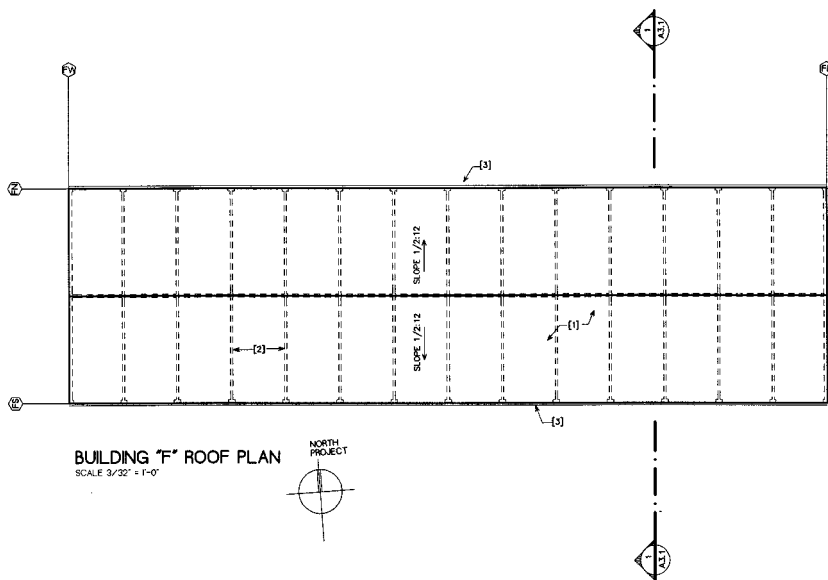
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**KEYNOTES THIS SHEET ONLY**

- [1] PREFORMED METAL ROOF PANEL BY BLDG MFR
- [2] WALL SLOPE
- [3] RAIN GUTTER BY BLDG MFR

**GENERAL NOTES THIS SHEET ONLY**

- 1. ALL BUILDING MATERIALS SHALL MATCH EXISTING ADJACENT BUILDINGS IN PANEL PROFILE, THICKNESS, TYPE, FINISH AND COLOR.



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REVISION

PROJECT TITLE  
**GALAXY STORAGE BUILDINGS K,L & F ADDITION**  
1901 SAN FELIPE ROAD  
HOLLISTER, CA 95023

OWNERS  
**MR. KEN BALESTRIERI**  
P.O. BOX 900  
SALINAS, CA 93902

SHEET TITLE

PRELIMINARY BUILDINGS ROOF PLANS

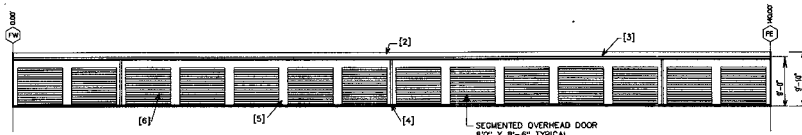
DATE JULY 21, 2014

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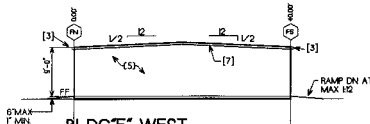
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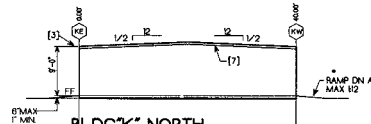
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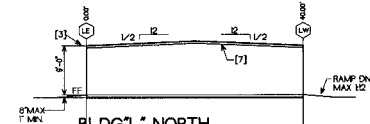
BLDG "F" SOUTH EXTERIOR BUILDING ELEVATION (MIRROR IMAGE AT NORTH ELEV)  
SCALE 3/32" = 1'-0"



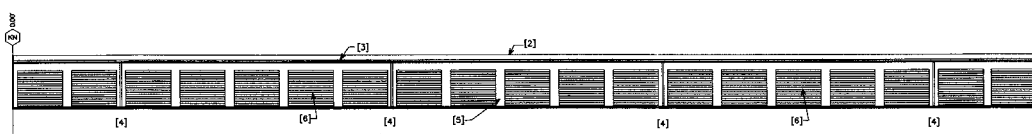
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SCALE 3/32" = 1'-0"



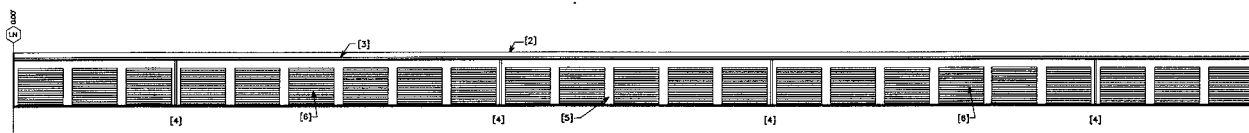
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SCALE 3/32" = 1'-0"



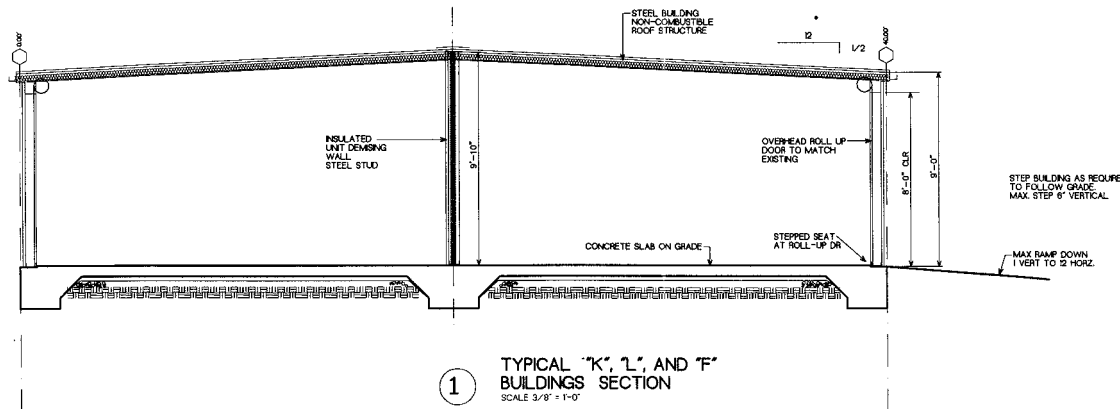
BLDG "L" NORTH EXTERIOR BUILDING ELEVATION (M.I. SOUTH EXT. BLDG. ELEV)  
SCALE 3/32" = 1'-0"



BLDG "K" WEST EXTERIOR BUILDING ELEVATION (MIRROR IMAGE AT EAST ELEV)  
SCALE 3/32" = 1'-0"



BLDG "L" WEST EXTERIOR BUILDING ELEVATION (MIRROR IMAGE AT EAST ELEV)  
SCALE 3/32" = 1'-0"



1 TYPICAL "K", "L", AND "F" BUILDINGS SECTION  
SCALE 3/8" = 1'-0"

GENERAL NOTES THIS SHEET ONLY

- ALL BUILDING ELEMENTS SHALL MATCH EXISTING COLORS AND MATERIALS, AND SHAPES.
- RAIN WATER LEADERS SHALL BE LOCATED A MAXIMUM OF 60 FT ON CENTER AND NO MORE THAN 30 FT FROM THE END OF THE BUILDING. THE RAIN GUTTERS SHALL SLOPE A MIN OF 1/80" PER FOOT.
- THE BUILDINGS SHALL BE WEATHERPROOF. ALL JOINTS INCLUDING THOSE AT THE INTERFACE WITH THE CONCRETE SLAB AND WALL SHALL BE SEALED.

KEYNOTES THIS SHEET ONLY

- FORMED STEEL FACAD PANEL TO MATCH EXISTING
- STEEL ROOF PANELS TO MATCH EXISTING
- GALV. STEEL RAIN GUTTER TO MATCH EXISTING
- GALV. STEEL RAIN GUTTER DOWNSPOUT TO MATCH EXISTING
- PREFORMED STEEL WALL PANELS TO MATCH EXISTING
- OVERHEAD ROLL UP DOOR TO MATCH EXISTING
- RAKE TRIM TO MATCH EXISTING



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CONSULTANTS

REVISION

PROJECT TITLE  
GALAXY STORAGE  
BUILDINGS K,L,F ADDITION  
1801 SAN TELPE ROAD  
HOLLISTER, CA 95023

OWNERS  
MR. KEN BALESTRIERI  
P.O. BOX 968  
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SHEET TITLE

PRELIMINARY  
EXTERIOR BUILDINGS  
ELEVATIONS

DATE JULY 21, 2014

JOB NO. 9627/9715/1402 FILE NO. 1402A31

SHEET

A3.1

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- Existing Airport
- Future Property
- Hollister City L
- Hollister Spher
- Hollister Plann
- Existing Runwa
- Future Runway
- Roads
- Railroads
- Parcels
- Rivers

**Policy Bounda**

- Airport Influenc
- Routine Overfl

**Safety Zones**

- Zone 1 - Runw
- Zone 2 - Inner
- Zone 3 - Inner
- Zone 4 - Outer
- Zone 5 - Sidel
- Zone 6 - Traffic
- Object Free Ar

**Notes**

1. Safety zone sour composite of generi Airport Land Use Pl. See Exhibit 3-6.
2. See Section 3.3 criteria.
3. Avigation easem zones 1 through 5.
4. Buyer awareness Routine Overflight Z

Usage Intensity Criteria <sup>1</sup>	Safety Zone						Additional Criteria
	1	2	3	4	5	6	
<b>Max. Sitewide Average Intensity (people/acre)</b> <b>Max. Single-Acre Intensity (people/acre)</b>	10 20	60 120	100 300	150 450	100 300	300 1,200	Numbers below indicate zone in which condition applies
Land Use Category <sup>2</sup>	Land Use Acceptability (see page 2-49 for legend)						
Eating/Drinking Establishments: restaurants, fast-food dining, bars [approx. 60 s.f./person] <sup>6</sup>							2-5: Intensity limits as indicated
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries [approx. 250 s.f./person] <sup>6</sup>							2, 5: Intensity limits as indicated; design site to place parking inside and bldgs outside of zone if possible
Offices: professional services, doctors, finance, civic; radio, television & recording studios, office space associated with other listed uses [approx. 215 s.f./person] <sup>6</sup>							2-5: Intensity limits as indicated
Personal & Miscellaneous Services: barbers, car washes, print shops [approx. 200 s.f./person] <sup>6</sup>							2-5: Intensity limits as indicated
Vehicle Fueling: gas stations and fueling facilities at trucking & transportation terminals							5: Allowed only if airport serving
<i>Industrial, Manufacturing, and Storage Uses</i>							
Hazardous Materials Production: oil refineries, chemical plants							3-6: Allowed only if alternative site outside zone would not serve intended function; Fire Marshal to determine if special design features should be incorporated into structure to withstand damage from aircraft collision; exercise caution with uses creating plumes and other airspace hazards <sup>3</sup>
Heavy Industrial							2-5: Avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, High Intensity: food products preparation, electronic equipment [approx. 200 s.f./person] <sup>6</sup>							2-5: Intensity limits as indicated; avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, Low Intensity: machine shops, wood products, auto repair [approx. 350 s.f./person] <sup>6</sup>							2 - 4: Intensity limits as indicated 5: Single story only; max. 10% in mezzanine 2-5: Avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person] <sup>6</sup>		X	X				2: Single story only; max. 10% in mezzanine

Table 2, continued

APN: 051-120-069

APN: 051-120-068

Land Use	Acceptability	Interpretation/Comments
	<i>Normally Compatible</i>	Normal examples of the use are compatible under the presumption that usage criteria will be met. Atypical examples may require review to ensure compliance with usage intensity criteria. Noise, airspace protection, and/or overflight limitations may apply.
	<i>Conditional</i>	Use is compatible if indicated usage intensity limit and/or other listed conditions are met.
	<i>Incompatible</i>	Use should not be permitted under any circumstances.

**Notes**

- <sup>1</sup> Usage intensity criteria applicable to all nonresidential development (i.e., Normally Compatible as well as Conditional land uses). Nonresidential development must satisfy both forms of intensity limits (see Policy 3.3.6). See Note 6 below and Policy 3.3.7 for information on how to calculate nonresidential intensity. Up to 10% of total floor area may be devoted to ancillary use (see Policy 3.3.6(c)).
- <sup>2</sup> Multiple land use categories and compatibility criteria may apply to a project. Land uses not specifically listed shall be evaluated using the criteria for similar uses.
- <sup>3</sup> These uses may pose hazards to flight as they may attract birds or other wildlife; generate dust or other visual hazards; or create physical hazards (e.g., power lines or other tall objects). See *Section 3.4* for applicable airspace protection policies.
- <sup>4</sup> Capacity of people for Large and Major Assembly Facilities obtained from International Building Code.
- <sup>5</sup> Residential density limits provided in terms of dwelling units per acre (du/ac). Construction of a single-family home, including a second dwelling unit as defined by state law, allowed on a legal lot of record if such use is permitted by local land use regulations. A family day care home (serving ≤ 14 children) may be established in any dwelling. See *Policies 1.4.5* and *3.3.5(h)*.
- <sup>6</sup> Common occupancy load factors (approximate number of square feet per person) source: Mead & Hunt, Inc. based upon information from various sources including building and fire codes, facility management industry sources, and ALUC surveys. The common occupancy load factors represent the maximum occupancy during a normal peak period occupancy, not on the highest attainable occupancy used in building and fire codes. Common occupancy load factors provided in the table for specific land uses may be used as a means of calculating the usage intensity of a proposed development. See Policy 3.3.7 for other methods of calculating usage intensities.

Table 2, continued