AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION

DATE: Thursday, August 18, 2016
3:00 P.M.

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

COMMISSIONERS: Chair Tony Boch, Vice Chair Ignacio Velazquez
Anthony Botelho, Victor Gomez, and Jerry Muenzer
Alternates: San Benito County: Jaime De La Cruz;
City of Hollister: Mickie Luna; San Juan Bautista: Jim West

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 Directors on items of interest not appearing on the agenda will be provided during Section B. Public Comment.

3:00 P.M. CALL TO ORDER:

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
(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 July 21, 2016 – Gomez

2. FIND Site and Architectural Review Application No. 2016-04 (APN No. 051-162-007), located at 1551 Lana Way in the City of Hollister, CONSISTENT with the Hollister Municipal Airport Land Use Compatibility Plan – Lezama

Adjourn to ALUC Meeting on Thursday, September 15, 2016. Agenda Deadline is Tuesday, September 6, 2016 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 ours before the meeting to enable the Council of Governments to make reasonable arrangements to ensure accessibility.
MEMBERS PRESENT:
Chair Boch, Director Botelho, Director Gomez, Director Velazquez, and Alternate Director De La Cruz

STAFF PRESENT:
Deputy County Counsel, Shirley Murphy; Executive Director, Mary Gilbert; Transportation Planner, Veronica Lezama; Transportation Planner, Regina Valentine; Secretary, Monica Gomez

CALL TO ORDER:
Chair Boch called the meeting to order at 4:17 P.M.

A. Acknowledge Certificate of Posting

Upon a motion duly made by Director Gomez, and seconded by Director Botelho, the Directors unanimously approved the Certificate of Posting. Vote: 5/0 motion passes.

B. Public Comment: None

CONSENT AGENDA:


2. Find Site and Architectural Review Application No. UP 2016-5 (APN No. 019-040-017), located at 1161 San Felipe Road in the City of Hollister, Consistent with the Hollister Municipal Airport Land Use Compatibility Plan – Lezama

There was no discussion or public comment on the Consent Agenda.

Upon a motion duly made by Director Gomez, and seconded by Director De La Cruz, the Directors unanimously approved the Consent Agenda Items 1&2. Vote: 5/0 motion passes.

Upon a motion duly made by Director Botelho, and seconded by Director Velazquez, the Directors adjourned the ALUC Meeting at 4:20 p.m. Vote: 5/0 motion passes.

ADJOURN TO ALUC MEETING THURSDAY, AUGUST 18, 2016.
Agenda Item:_______

Staff Report
To: San Benito County Airport Land Use Commission
From: Veronica Lezama, Transportation Planner  Telephone: (831) 637-7665
Date: August 18, 2016
Subject: Hollister Municipal Airport Land Use Compatibility Plan Determination

Recommendation:

FIND Site and Architectural Review Application No. 2016-04 (APN No. 051-162-007), located at 1551 Lana Way in the City of Hollister, CONSISTENT with the Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

Application No. 2016-4 was reviewed in accordance with the 2012 Hollister Municipal Airport Land Use Compatibility Plan and determined consistent with the Plan. The application was found consistent based on this review.

Financial Considerations:

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.

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 Commission may only find a project either Consistent or Inconsistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan. The Commission has no authority to approve or disapprove projects. That authority lies only with the City of Hollister and/or the County of San Benito.

Staff Analysis:

The San Benito County Airport Land Use Commission (ALUC) received an application for a proposed pre-manufactured metal building located at 1551 Lana Way (APN No. 051-162-007) in the City of Hollister (Attachment 1). The applicant is proposing the construction of a 3,000 square foot addition to an existing 9,594 square foot manufacturing building on a 2.4 acre parcel. The purpose of utilizing the building for food manufacturing (Attachment 2).
The project is located within the City of Hollister’s MI Light Industrial Zoning District. The building’s proposed use is for food manufacturing. The building has a maximum building occupancy of 30 people.

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, Overflight, Safety** and **Airspace Protection**. An analysis of each of the compatibility factors is further discussed below.

1. **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 magnitude noise impacts are depicted by four contours, which show the greatest annualized noise impacts anticipated to be generated by the airport over the next 20 years.

   The proposed project is located outside of the four Noise Impact Zones (Attachment 3). As such, the Noise Compatibility Criteria does not apply to the proposed project.

2. **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 certain types of uses and population intensities. 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 project is proposed within Safety Zone 3: Inner Turning Zone (Attachment 4). According to Table 2: Safety Compatibility Criteria the proposed use, Light Industrial: High Intensity, is “Conditionally” compatible within Safety Zone 3. As a condition of compatibility, the project must comply with the indicated usage intensity limit and/or other listed conditions (Attachment 5).

   a. **Intensity Limits:**

      The Airport Compatibility Plan states that the **Maximum Sitewide Average Intensity** within Safety Zone 3 is 100 people/acre. The **Maximum Single-Acre Intensity** within Safety Zone 3 allows for 300 people per acre within any one-acre portion of the site, typically the most intensively used part (i.e. sleeping quarters).

      The applicant is proposing a maximum of 30 people on the proposed building. As such, proposed project does not exceed the intensity limits identified on Table 2: Safety Compatibility Criteria (Attachment 5).
b. **Other Conditions:**

As noted in Table 2: Safety Compatibility Criteria (Attachment 5) under the *Additional Criteria* section, projects must “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.”

The applicant is proposing to utilize the building addition for food preparation. As such, the above-mentioned condition does not apply to the project.

3. **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 the height of physical structures, hazardous wildlife attractants or electronic interference.

The project is proposed within the FAR Part 77 Horizontal Surface which lies within the Airspace Protection Zone (Attachment 6). 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 applicant is proposing a maximum building height of 16 feet, which is consistent with the (FAR) Part 77, Objects Affecting Navigable Airspace. As such, the project does not pose any significant Airspace Protection concerns.

4. **OVERFLIGHT**

The Hollister Municipal Airport Land Use Compatibility Plan’s Overflight Compatibility Policy is intended to help notify people 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.

The Overflight Policy is only applicable to residential/sensitive uses. The proposed use is zoned as Light Industrial; as such, the overflight policy does not apply to the project.

Executive Director Review: _____________ Counsel Review: N/A

Supporting Attachment(s):

1. Project Location Map
2. Project Site Map
3. Noise Impact Zones Map
4. Safety Zone Map
5. Table 2: Safety Compatibility Criteria
6. Airspace Protection Zones
Attachment 1

Project Location

1551 Lana Way, Hollister, CA 95023
LA PIEDAD TORTILLA
ADDITION TO FACTORY BUILDING
1551 LANA WAY, HOLLISTER, CA 95023

EXISTING VACANT FIELD
EXISTING INDUSTRIAL BUILDING
EXISTING INDUSTRIAL BUILDING

NEW CONSTRUCTION PRELIMINARY SITE / GRADING PLAN
NOTE: ESSENTIALLY FLAT SITE

LEGEND

REV. 0

PROJECT TEAM
ARCHITECT
501 CENTRAL SERVICES, LA
401 WATERS STREET, STEELE 220
INDUSTRIE, CA 95023
LANDSCAPE ARCHITECT
501 9TH STREET
INDUSTRIE, CA 95023

DRAWING INDEX
A-1 TITLE SHEET, VICINITY MAP, PROJECT DATA, PROJECT TEAM, SITE ARCHITECT, LAYOUT
A-2 PLAN, EXISTING INDUSTRIAL BUILDING, NEW CONSTRUCTION SITE PLAN
A-3 ELEVEN PROPERTY LINE PLAN
A-4 NEW CONSTRUCTION SITE PLAN
A-5 FRONT ELEVATION, PROJECT DATA
A-6 BUILDING SECTION

PROJECT DATA
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
A1 4TH STREET, HOLLISTER, CA 95023
43.620006
HA 8.56000

PROJECT DATA:

SITE:
NAME: LA PIEDAD TORTILLA
INDUSTRIAL PARK
HOLLISTER, CA 95023

DESCRIPTION:
1. NEW ONE STORY ADDITION TO THE EXISTING INDUSTRIAL BUILDING

SITE:
PARTIAL LONGITUDINAL SECTION 'BB'

CROSS SECTION 'AA'
1. See Section 3.2 and Table 1 for noise policies and criteria.

2. Avigation easement dedication required in areas exposed to noise levels of CNEL 55 dB or greater (see Policies 3.2.7 and 4.1.1).

Safety Zones


2. See Section 3.3 and Table 2 for safety policies and criteria.

3. Aviation easement dedication required within safety zones 1 through 5. See policies 3.3.10 and 4.1.1.

4. Buyer awareness notification is required within the Routine Overflight Zone. See Policy 3.5.2.

Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway - 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway - 13-31 length: 7,000', 6-24 length: 3,350'
- Roads
- Parcels
- Rivers
- Hollister Municipal Airport
- July 2016
- Hollister Sphere of Influence
- Existing Runway - 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway - 13-31 length: 7,000', 6-24 length: 3,350'
- Railroads
- Roads
- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Safety Zones
- Routine Overflight Zone
- Airport Influence Area
- Object Free Area (OFA)

Notes

Hollister Municipal Airport
Land Use Compatibility Plan
July 2016

Compatibility Policy Map:
Safety Zones
### Table 2, continued

<table>
<thead>
<tr>
<th>Usage Intensity Criteria</th>
<th>Safety Zone</th>
<th>Additional Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. Sitewide Average Intensity (people/acre)</strong></td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>10</td>
<td>60</td>
<td>100</td>
</tr>
<tr>
<td><strong>Max. Single-Acre Intensity (people/acre)</strong></td>
<td>Numbers below indicate zone in which condition applies</td>
<td></td>
</tr>
<tr>
<td><strong>Land Use Category ²</strong></td>
<td><strong>Land Use Acceptability</strong> (see page 2-49 for legend)</td>
<td></td>
</tr>
<tr>
<td>Eating/Drinking Establishments: restaurants, fast-food dining, bars</td>
<td>[approx. 60 s.f./person] ⁶</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries</td>
<td>[approx. 250 s.f./person] ⁶</td>
<td>2, 5: Intensity limits as indicated; design site to place parking inside and bldgs outside of zone if possible</td>
</tr>
<tr>
<td>Offices: professional services, doctors, finance, civic; radio, television &amp; recording studios, office space associated with other listed uses</td>
<td>[approx. 215 s.f./person] ⁶</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Personal &amp; Miscellaneous Services: barbers, car washes, print shops</td>
<td>[approx. 200 s.f./person] ⁶</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Vehicle Fueling: gas stations and fueling facilities at trucking &amp; transportation terminals</td>
<td></td>
<td>5: Allowed only if airport serving</td>
</tr>
</tbody>
</table>

### Hazardous Materials Production

| Hazardous Materials Production: oil refineries, chemical plants | 2-6: 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 |

### Heavy Industrial

| 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

| Light Industrial, High Intensity: food products preparation, electronic equipment | [approx. 200 s.f./person] ⁶ | 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

| Light Industrial, Low Intensity: machine shops, wood products, auto repair | [approx. 350 s.f./person] ⁶ | 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

| Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses | [approx. 1,000 s.f./person] ⁶ | 2: Single story only; max. 10% in mezzanine |

---

① Source: See page 2-49 for legend.
## Table 2, continued

<table>
<thead>
<tr>
<th>Land Use Acceptability</th>
<th>Interpretation/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Normally Compatible</td>
<td>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.</td>
</tr>
<tr>
<td>Conditional</td>
<td>Use is compatible if indicated usage intensity limit and/or other listed conditions are met.</td>
</tr>
<tr>
<td>Incompatible</td>
<td>Use should not be permitted under any circumstances.</td>
</tr>
</tbody>
</table>

### Notes

1. 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)).
2. 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.
3. 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.
5. 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).
6. 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.
1. The Airspace Protection Zones are drawn in accordance with FAR Part 77, Subpart C and reflect the future runway lengths and instrument approaches for all runways except Runway 31. For Runway 31, the existing runway end location and instrument approach type are reflected, as the existing airspace surface are generally more restrictive than the airspace surfaces reflecting the future runway end and approach type.

2. The Critical Airspace Protection Zone encompasses the primary surface and the critical portions of the approach and transitional surfaces to where these surfaces intersect with the horizontal surface.

3. The FAA Height Notification Zone is established in accordance with FAR Part 77, Subpart B.