

APPENDIX N

Airport Land Use Commission Letter RE: Consistency Review of Sutter
Pointe Specific Plan

March 18, 2009

Doug Libby
Principal Planner
Sutter County
1160 Civic Blvd. Suite E
Yuba City, CA 95993

Mr. Libby:

On behalf of the Airport Land Use Commission for Sacramento, I have been asked to review for consistency the Sutter Pointe Specific Plan with regards to the Sacramento International Airport Comprehensive Land Use Plan. For your background, my organization, the Sacramento Area Council of Governments (SACOG) has been designated according to California's State Aeronautics Act (California Public Utilities Code Section 21001 et seq) as the ALUC for the Sacramento, Sutter, Yolo and Yuba Counties. As such, the ALUC's mission is to: (1) protect public health, safety, and welfare through the adoption of land use standards that minimize the public's exposure and (2) prevent the encroachment of incompatible land uses around public-use airports, thereby preserving the utility of these airports into the future. This letter reflects the project review from the standpoint of SACOG's functions only as the Airport Land Use Commission.

Each public-use airport in the ALUC's four counties has a Comprehensive Land Use Plan (or CLUP, also called Airport Land Use Compatibility Plan) which identifies specific standards for compatibility for noise, air space (height) and safety. If a proposed development application or plan near an airport is submitted to a local jurisdiction within the four counties, then that jurisdiction forwards it to the ALUC for compatibility review with the appropriate CLUP. The ALUC reviews the proposed development or plan for compatibility with noise, height or safety standards. If the project is determined to be compatible, then the project has the review by the ALUC to proceed. If the project is determined to be incompatible, the applicant must either change its proposal to a compatible one, or appeal directly to the local governing body, in this case the Sutter County Board of Supervisors.


The Sutter Pointe Specific Plan applicants formally submitted their draft Sutter Pointe Specific Plan for ALUC review. The Specific Plan addresses 7528 acres on the southern edge of Sutter County. The plan calls for a master planned community with residential, commercial, open space and public uses. The project is within the safety zones and the noise contours of the Sacramento International Airport CLUP. Map 1 attached, shows the plan area in relation to the airport's safety and noise contours. Map 2 is a close-up of the affected subject area with the safety and noise zones. Maps 1 and 2 were provided by the applicant.

The proposed specific plan has three areas subject to the CLUP's policies. On Map 2, the project area (in purple) within the green trapezoid number "2" is within the Approach Departure Safety Zone. This affected area, which is within the parcels labels in E2-19 and e2-23, may only be developed as a land use compatible with the "Approach Departure Zone" column shown in Exhibit 3, from the Sacramento International Airport CLUP. Likewise, land within safety zone "3", or the Overflight Zone, must be a compatible land use identified in Exhibit 3. The area west of the yellow line is within the 60 dBA noise contour. Land uses for this area must be compatible with those identified in Exhibit 4. Please note, for instance, that all forms of residential development are not allowed in this noise contour. Any other areas within the specific plan and outside of these noise and

safety zones are not subject the CLUP.

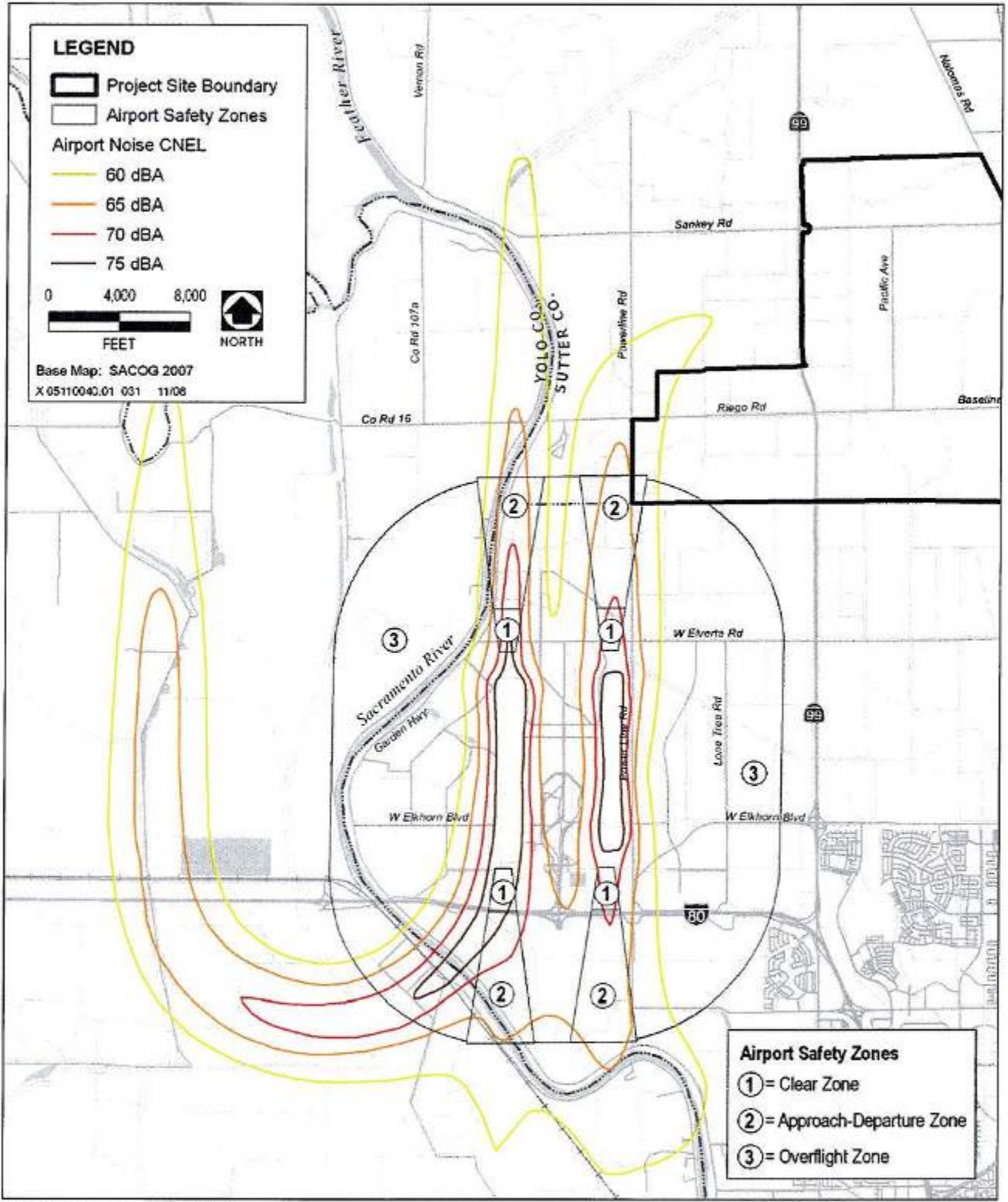
Overall, the draft Specific Plan provides general land use categories of potential development. These general categories in most cases are considered compatible. However, the details of each particular site specific project will need to be further reviewed when an actual development proposal is submitted for the affected areas described above. The ALUC has determined that this specific plan is compatible at the plan-level, but further site-specific development applications will need a project-level review by the ALUC before any specific development proposal is determined to be compatible.

If you have any specific questions, please feel free to contact me.

A handwritten signature in black ink, appearing to read "Gregory R. Chen". The signature is fluid and cursive, with the first name being the most prominent.

Gregory R. Chen
SACOG/Airport Land Use Commission for Sacramento, Sutter, Yolo and Yuba Counties
(916) 340-6227

MAP # 1



Source: Adapted by EDAW 2008

Sacramento International Airport Overflight Zone and Noise Contours

Exhibit 3.1-2



LEGEND

- 60 dBA
- 65 dBA
- Employment 1
- Employment 2
- Industrial Drainage Basin
- Site Boundary
- Activity Center Boundary
- Airport Safety Zones
- Clear Zone
- Approach-Departure Zone
- Overflight Zone

① ② ③

0 1000' 2000'

LAND USE PLAN with AIRPORT NOISE CONTOURS

MAP #2

SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
RESIDENTIAL ¹					
Single-family detached ²	No ³	No	No	No	No
Two-family dwelling	No ³	No	No	No	No
Multi-family dwelling (3+ families)	No ³	No	No	No	No
Group quarters, rooming houses, and residential care (702, 704, 836)	No ³	No	No	No	No
Mobile home parks or courts (6515)	No ³	No	No	No	No
MANUFACTURING					
Food & kindred products (20)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Textiles & apparel (22, 23)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Transportation equipment (37)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Lumber & wood products (24)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Furniture & fixtures (25)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Paper & allied products (26)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Printing & publishing (27)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Chemicals & allied products (28)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Asphalt paving & misc. petroleum (295, 299)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Petroleum refining (291)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Rubber & plastics (30)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Stone, clay, glass & concrete products (32)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Primary & fabricated metals (33, 34)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Electrical & electronic equipment (36)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Leather products (31)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Industrial, commercial & computer equipment (35)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Photo, optical & medical equipment (38)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Miscellaneous manufacturing (39)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
TRANSPORTATION, COMMUNICATIONS & UTILITIES					
Streets, roads & highways	Yes	Yes	Yes	Yes	Yes
Heavy rail lines: freight & passenger (40)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Light rail lines: passenger (41)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Trucking & rail freight terminals (42)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Warehousing & storage (422)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Passenger terminals & stations	Yes	Yes	Yes ⁴	Yes ⁴	No
Water transportation: freight & passenger (44)	Yes	Yes	Yes ⁴	Yes ⁴	No
Parking lots (752)	Yes	Yes	Yes	Yes	Yes
Transportation services (47)	Yes	Yes	Yes ⁴	Yes ⁴	No
Radio, TV & telephone (48)	Yes	Yes	Yes ⁴	Yes ⁴	No
Courier service (4215)	Yes	Yes	Yes ⁴	Yes ⁴	No
Electrical & natural gas generation & switching (491, 492)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Natural gas & petroleum pipelines & storage (46)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Water treatment plants (494)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Sewer treatment plants (4952)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Sanitary landfills (4953)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Recycling & transfer facilities (4953)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Hazardous material facilities (4953)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴

SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<u>WHOLESALE TRADE</u>					
Paints, varnishes & supplies (5198)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Chemicals & allied products (516)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Petroleum terminals & wholesalers (517)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Miscellaneous wholesale trade (50, 51)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
<u>RETAIL TRADE</u>					
Department & variety stores (single) (53)	Yes	Yes	Yes ⁴	Yes ⁴	No
Lumber, building materials & nurseries (521, 526)	Yes	Yes	Yes ⁴	No	No
Grocery & drug stores (54)	Yes	Yes	Yes ⁴	Yes ⁴	No
Paint, glass, wallpaper & hardware (523, 525)	Yes	Yes	Yes ⁴	Yes ⁴	No
Auto, truck, boat & RV dealers (55)	Yes	Yes	Yes ⁴	Yes ⁴	No
Mobile home dealers (527)	Yes	Yes	Yes ⁴	Yes ⁴	No
Auto & truck service stations (554)	Yes	Yes	Yes ⁴	Yes ⁴	No
Fuel dealers (598)	Yes	Yes	Yes ⁴	Yes ⁴	No
Apparel & shoes (56)	Yes	Yes	Yes ⁴	Yes ⁴	No
Home furnishings (57)	Yes	Yes	Yes ⁴	Yes ⁴	No
Eating & drinking (58)	Yes	Yes	Yes ⁴	Yes ⁴	No
Miscellaneous retail trade (59)	Yes	Yes	Yes ⁴	Yes ⁴	No
<u>BUSINESS & PERSONAL SERVICES</u>					
Auto, truck, boat, RV & miscellaneous repair (75, 76)	Yes	Yes	Yes ⁴	Yes ⁴	No
Mobile home repair (1521)	Yes	Yes	Yes ⁴	Yes ⁴	No
Commercial laundries & cleaning (721)	Yes	Yes	Yes ⁴	Yes ⁴	No
Coin-operated laundries (7215)	Yes	Yes	Yes ⁴	Yes ⁴	No
Photographers, beauty & barber, shoe repair (722, 725)	Yes	Yes	Yes ⁴	Yes ⁴	No
Funeral services (726)	Yes	Yes	Yes ⁴	Yes ⁴	No
Business services (73)	Yes	Yes	Yes ⁴	Yes ⁴	No
Computer programming & data processing (737)	Yes	Yes	Yes ⁴	Yes ⁴	No
Travel agencies (4724)	Yes	Yes	Yes ⁴	Yes ⁴	No
Legal & engineering (81, 87)	Yes	Yes	Yes ⁴	Yes ⁴	No
Banks, credit unions & financial (63, 64, 65)	Yes	Yes	Yes ⁴	Yes ⁴	No
Hotels, motels, inns, bed & breakfast (701)	Yes	Yes	Yes ⁴	Yes ^{4,5}	No
Business parks & industrial clusters	Yes	Yes	Yes ⁴	Yes ⁴	No
Offices for rent or lease	Yes	Yes	Yes ⁴	Yes ⁴	No
Business & vocational schools (824, 829)	Yes	Yes	Yes ⁴	Yes ⁴	No
Construction businesses (15, 16, 17)	Yes	Yes	Yes ⁴	Yes ⁴	No
Miscellaneous personal services (729)	Yes	Yes	Yes ⁴	Yes ⁴	No
<u>SHOPPING DISTRICTS</u>					
Neighborhood shopping centers	Yes	Yes	Yes ⁴	Yes ⁴	No
Community shopping centers	Yes	Yes	Yes ⁴	Yes ⁴	No
Regional shopping centers	Yes	Yes	Yes ⁴	Yes ⁴	No

SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<u>PUBLIC AND QUASI-PUBLIC SERVICES</u>					
Post Offices (53)	Yes	Yes	Yes ⁴	Yes ⁴	No
Government offices (91-96)	Yes	Yes	Yes ⁴	Yes ⁴	No
Government social services (83)	Yes	Yes	Yes ⁴	Yes ⁴	No
Elementary & secondary schools (821)	Yes	Yes ^{4,5}	No	No	No
Colleges & universities (822)	Yes	Yes ^{4,5}	No	No	No
Hospitals (806)	Yes	Yes ^{4,5}	Yes ^{4,5}	No	No
Medical & dental laboratories (807)	Yes	Yes	Yes ⁴	Yes ⁴	No
Doctor & dentist offices (801-804)	Yes	Yes	Yes ⁴	Yes ⁴	No
Museums & art galleries (84)	Yes	Yes ^{4,5}	No	No	No
Libraries (823)	Yes	Yes ^{4,5}	No	No	No
Churches (866)	Yes	Yes ^{4,5}	No	No	No
Cemeteries (6553)	Yes	Yes	Yes ^c	Yes ⁴	No
Jails & detention centers (9223)	Yes	Yes	Yes ⁴	No	No
Child care programs (6 or more children) (835)	Yes	Yes ^{4,5}	No	No	No
Nursing care facilities (805)	Yes	Yes ^{4,5}	No	No	No
<u>RECREATION</u>					
Neighborhood parks	Yes	Yes	Yes ⁴	No	No
Community-wide & regional parks	Yes	Yes	Yes ⁴	No	No
Riding stables (7999)	Yes	Yes	Yes ⁴	No	No
Golf courses (7992)	Yes	Yes	Yes ⁴	Yes ⁴	No
Open space & natural areas	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Natural water areas	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Recreation & amusement centers (793, 799)	Yes	Yes	Yes ⁴	Yes ⁴	No
Physical fitness & gyms (7991)	Yes	Yes	Yes ⁴	Yes ⁴	No
Camps, campgrounds & RV parks (703)	Yes	Yes	No	No	No
Dance halls, studios, schools (791)	Yes	Yes	Yes ⁴	Yes ⁴	No
Theaters - live performance (7922)	Yes	Yes ^{4,5,6}	Yes ^{4,5,6}	No	No
Motion picture theater - single or double (783)	Yes	Yes ^{4,5}	Yes ^{4,5}	No	No
Motion picture theater complex - 3 or more (783)	Yes	Yes ^{4,5}	Yes ^{4,5}	No	No
Professional sports (7941)	Yes	Yes	Yes	No	No
Stadiums and arenas	Yes	Yes	Yes	No	No
Auditoriums, concert halls, amphitheaters	Yes	Yes ^{4,5,6}	Yes ^{4,5,6}	No	No
Fairgrounds and expositions (7999)	Yes	Yes	Yes	No	No
Racetracks (7948)	Yes	Yes	Yes	No	No
Theme parks	Yes	Yes	Yes	No	No

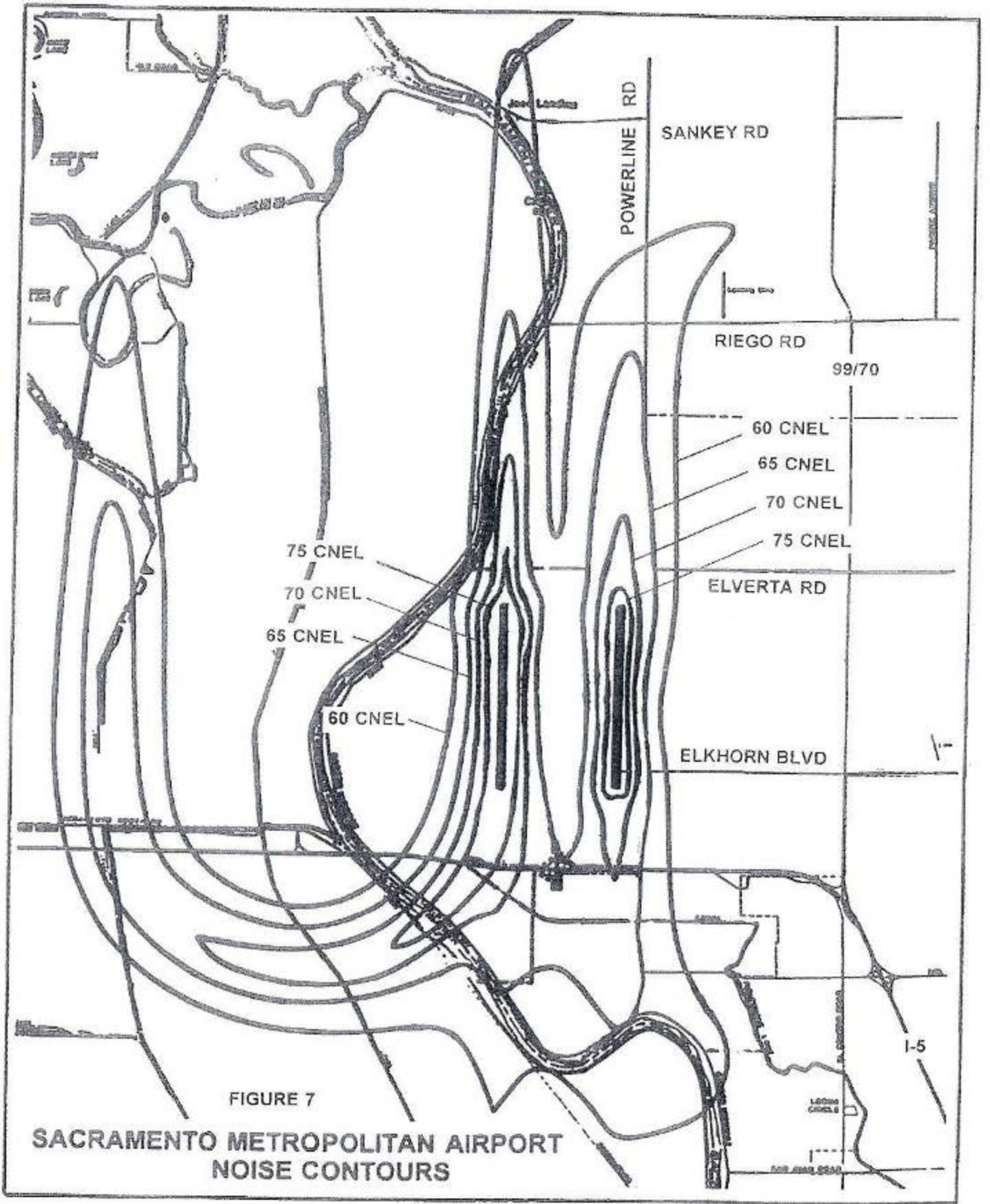
SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
AGRICULTURE AND MINING					
Row & field crops (011, 013, 016)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Tree crops (012)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Intensive livestock (021, 024, 027)	Yes	Yes	Yes ⁴	No	No
Nursery products (018)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Poultry (025)	Yes	Yes	Yes ⁴	No	No
Pasture & grazing	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Agricultural services (07)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Mining & quarrying (10, 12, 14)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴
Oil & gas extraction (13)	Yes	Yes	Yes ⁴	Yes ⁴	Yes ⁴

FOOTNOTES:

- ¹ Caretaker residences are a compatible use within all CNEL ranges, provided that they are ancillary to the primary use of a property, intended for the purpose of property protection or maintenance, and subject to the condition that all residential units be designed to limit intruding noise such that interior noise levels do not exceed 45 CNEL, with windows closed, in any habitable room.
- ² Second residential units are a compatible use within all CNEL ranges, subject to the condition that the proposed second unit be consistent with the provisions of Sections 65852.1 and 65852.2 of the California Government Code.
- ³ Compatible only if the residential use is directly related to agricultural use of a property, such as dwelling units for the land owner, the owner's immediate family, or for employees required for the maintenance or protection of the property. All residential units shall be designed to limit intruding noise such that interior noise levels do not exceed 45 CNEL, with windows closed, in any habitable room.
- ⁴ Measures to achieve an interior noise level of 50 CNEL must be incorporated into the design and construction of portions of buildings where the public is received, office areas and other areas where people work or congregate.
- ⁵ Measures to achieve an interior noise level of 45 CNEL must be incorporated into the design and construction of all noise sensitive areas including, but not limited to, rooms designed for the purpose of sleep, libraries, churches, and areas intended for indoor entertainment events.
- ⁶ Only indoor uses permitted.



SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR SAFETY

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH-DEPARTURE ZONE	OVERFLIGHT ZONE
RESIDENTIAL			
Single-family detached	No	Yes ¹	Yes ¹³
Two-family dwelling	No	No	Yes ¹³
Multi-family dwelling (3+ families)	No	No	Yes ¹³
Group quarters, rooming houses and residential care (702, 704, 836)	No	No	Yes ¹²
Mobile home parks or courts (6515)	No	No	Yes ¹²
MANUFACTURING			
Food & kindred products (20)	No	No	Yes ¹³
Textiles & apparel (22, 23)	No	No	Yes ¹³
Transportation equipment (37)	No	No	Yes ¹³
Lumber & wood products (24)	No	No	Yes ¹³
Furniture & fixtures (25)	No	No	Yes ¹³
Paper & allied products (26)	No	No	Yes ¹³
Printing & publishing (27)	No	No	Yes ¹³
Chemicals & allied products (28)	No	No	No
Asphalt Paving & Misc. Petroleum (295, 299)	No	No	Yes ¹²
Petroleum refining (2911)	No	No	No
Rubber & plastics (30)	No	No	No
Stone, clay, glass & concrete products (32)	No	No	Yes
Primary & fabricated metals (33, 34)	No	No	Yes ¹³
Electrical, and electronic equipment (36)	No	No	Yes ^{13,14}
Leather products (31)	No	No	Yes ¹³
Industrial, commercial & computer equipment (35)	No	No	Yes ^{13,14}
Photo, optical & medical equipment (38)	No	No	Yes ¹³
Miscellaneous manufacturing (39)	No	No	Yes ¹³
TRANSPORTATION, COMMUNICATIONS & UTILITIES			
Streets, roads, & highways	No	Yes	Yes
Heavy rail lines: freight & passenger (40)	No	Yes	Yes
Light rail lines: passenger (41)	No	Yes	Yes
Trucking & rail freight terminals (42)	No	No	Yes ¹³
Warehousing & storage (422) ⁴	No	No	Yes ¹³
Passenger terminals & stations	No	No	No
Water transportation: freight & passenger (44)	No	No	Yes ¹³
Parking lots (752)	No	Yes ²	Yes ¹³
Transportation services (47)	No	No	Yes ¹³
Radio, TV & telephone (48)	No	No	Yes ^{13,14}
Courier service (4215)	No	No	Yes ¹³
Electrical & natural gas generation & switching (491, 492)	No	No	Yes ^{13,14}
Natural gas & petroleum pipelines & storage (46)	No	No	Yes ¹³
Water treatment plants (494)	No	No	Yes ^{5,13}
Sewer treatment plants (4952)	No	No	Yes ^{5,13}
Sanitary landfills (4953)	No	No	Yes ^{5,13}
Recycling & transfer facilities (4953) ⁷	No	No	Yes ^{5,13}
Hazardous material facilities (4953)	No	No	Yes ^{5,13}

SACRAMENTO METROPOLITAN AIRPORT
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
WHOLESALE TRADE			
Paints, varnishes & supplies (5198)	No	No	Yes ¹³
Chemicals & allied products	No	No	Yes ¹³
Petroleum truck terminals	No	No	Yes ¹³
Miscellaneous wholesale trade	No	No	Yes ¹³
RETAIL TRADE			
Department & variety stores (single) (53)	No	No	Yes ¹³
Lumber, building materials & nurseries (521, 526)	No	No	Yes ¹³
Grocery stores & drug stores (54)	No	No	Yes ¹³
Paint, glass, wallpaper & hardware (523, 525)	No	No	Yes ¹³
Auto, truck, boat & RV dealers (55)	No	No	Yes ¹³
Mobile home dealers (527)	No	No	Yes ¹³
Auto & truck service stations (554)	No	No	Yes ¹³
Fuel dealers (598)	No	No	Yes ¹³
Apparel & shoes (56)	No	No	Yes ¹³
Home furnishings (57)	No	No	Yes ¹³
Eating & drinking (58)	No	No	Yes ¹³
Miscellaneous retail trade (59)	No	No	Yes ¹³
BUSINESS & PERSONAL SERVICES			
Auto, truck, boat, RV & miscellaneous repair (75, 76)	No	No	Yes ¹³
Mobile home repair (1521)	No	No	Yes ¹³
Commercial laundries & cleaning (721)	No	No	Yes ¹³
Coin-operated laundries (7215)	No	No	Yes ¹³
Photographers, beauty & barber, shoe repair (722-725)	No	No	Yes ¹³
Funeral services (726)	No	No	Yes ¹³
Business services (73)	No	No	Yes ¹³
Computer programming & data processing (737)	No	No	Yes ¹³
Travel Agencies (4724)	No	No	Yes ¹³
Legal & engineering (81, 87)	No	No	Yes ¹³
Banks, credit unions & financial (63, 64, 65)	No	No	Yes ¹³
Hotels, motels, inns, bed & breakfast (701)	No	No	Yes ¹³
Business parks & industrial clusters	No	No	Yes ¹³
Office buildings (offices for rent or lease)	No	No	Yes ¹³
Business & vocational schools (824, 829)	No	No	Yes ¹³
Construction businesses (15, 16, 17)	No	No	Yes ¹³
Miscellaneous personal services (729)	No	No	Yes ¹³
SHOPPING DISTRICTS			
Neighborhood shopping centers	No	No	Yes ¹³
Community shopping centers	No	No	Yes ¹³
Regional shopping centers	No	No	No

SACRAMENTO METROPOLITAN AIRPORT
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
<u>PUBLIC AND QUASI-PUBLIC SERVICES</u>			
Post offices (53)	No	No	Yes ¹³
Government offices (91-96)	No	No	Yes ¹³
Government social services (83)	No	No	Yes ¹³
Elementary & secondary schools (821)	No	No	No
Colleges & universities (822)	No	No	No
Hospitals (806)	No	No	No
Medical & dental laboratories (807)	No	No	Yes ¹³
Doctor & dentist offices (801-804)	No	No	Yes ¹³
Museums & art galleries (84)	No	No	Yes ¹³
Libraries (823)	No	No	Yes ¹³
Churches (866)	No	No	Yes ¹³
Cemeteries (6553)	No	Yes ^{2,10}	Yes ¹³
Jails & detention centers (9223)	No	No	No
Child care programs (6 or more children) (835)	No	No	Yes ¹³
Nursing care facilities (805)	No	No	Yes ¹³
<u>RECREATION</u>			
Neighborhood parks	No	No	Yes ^{12,13}
Community-wide & regional parks	No	No	No
Riding stables (7999)	No	No	Yes ¹³
Golf courses (7992)	No	Yes ^{2,11}	Yes ^{11,13}
Open space & natural areas	Yes ^{3,6}	Yes ^{2,6,12}	Yes ^{6,12,13}
Natural water areas	Yes ^{3,6}	Yes ^{2,6,12}	Yes ^{6,12,13}
Recreation & amusement centers (793, 799)	No	No	Yes ¹³
Physical fitness & gyms (7991)	No	No	Yes ¹³
Camps, campgrounds & RV parks (703)	No	No	No
Dance halls, studios & schools (791)	No	No	Yes ¹³
Theaters - live performance (7922)	No	No	No
Motion picture theater - single or double (783)	No	No	No
Motion picture theater complex - 3 or more (783)	No	No	No
Professional sports (7941)	No	No	No
Stadiums and arenas	No	No	No
Auditoriums, concert halls, amphitheatres	No	No	No
Fairgrounds and expositions (7999)	No	No	No
Racetracks (7948)	No	No	No
Theme parks	No	No	No

SACRAMENTO METROPOLITAN AIRPORT

LAND USE COMPATIBILITY GUIDELINES FOR SAFETY

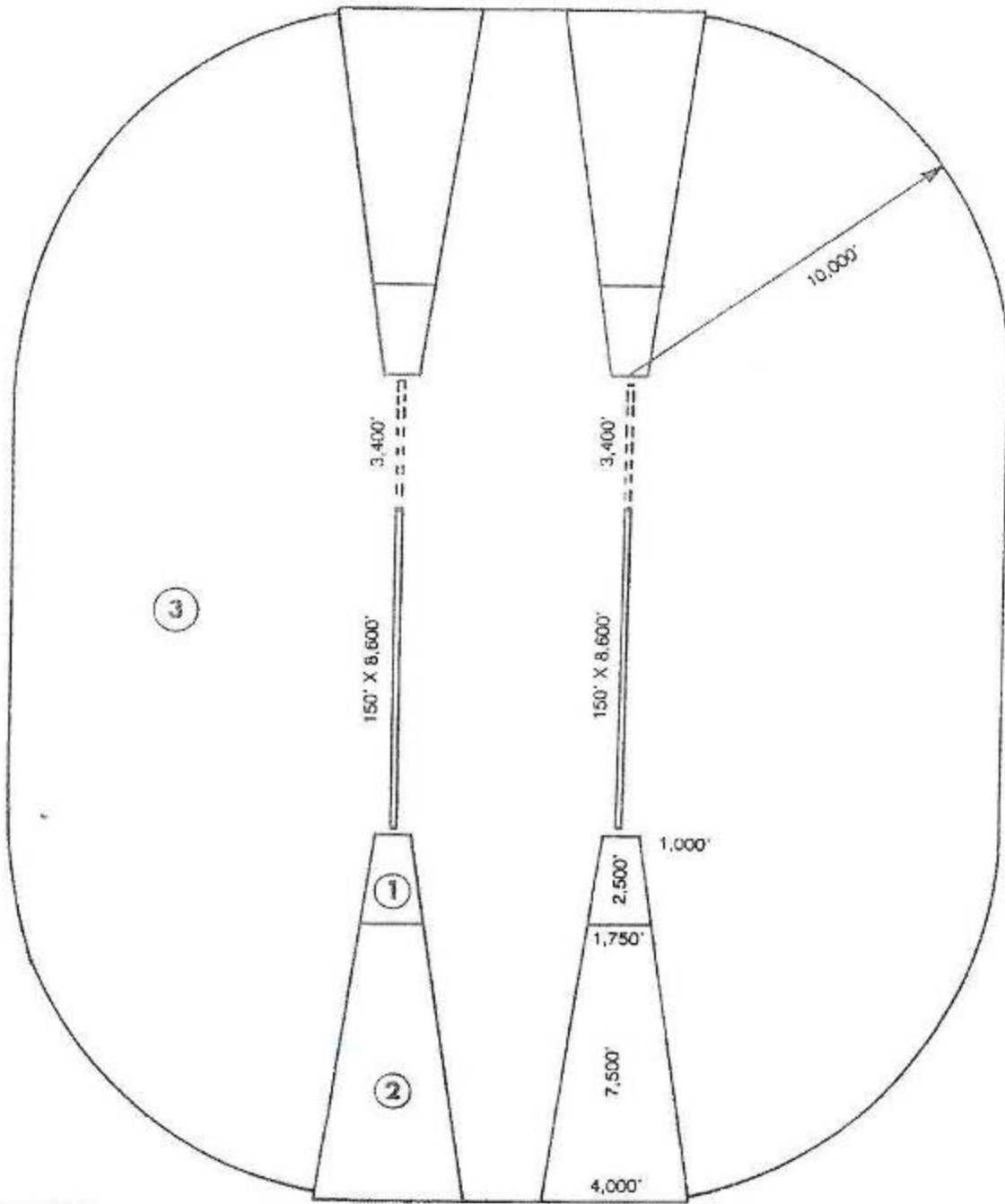
LAND USE CATEGORY AND (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
AGRICULTURE AND MINING			
Row & field crops (011, 013, 016)	Yes ^{2,5}	Yes ^{2,6}	Yes ^{6,13}
Tree crops (012)	No	Yes ^{2,6}	Yes ^{6,13}
Intensive livestock (021, 024, 027)	No	Yes ^{2,6}	Yes ^{6,13}
Nursery products (018)	No	Yes ^{2,6}	Yes ^{6,13}
Poultry (025)	No	Yes ^{2,6}	Yes ^{6,13}
Pasture & grazing	Yes ^{3,6}	Yes ^{2,6}	Yes ^{6,13}
Agricultural services (7)	No	Yes ²	Yes ¹³
Mining & quarrying (10, 12, 14)	No	Yes ^{2,6}	Yes ^{6,13}
Oil & gas extraction (13)	No	No	Yes ¹³

FOOTNOTES

- ¹ Use compatible only if directly related to agricultural use of the property for the provision of dwelling units for the land owner's immediate family, or for employees required for the protection of the property. All such dwellings shall be encouraged to locate outside of the Approach-Departure Zone if parcel lines permit. Second residential units consistent with Sections 65852.1 and 65852.2 of the California Government Code are compatible.
- ² Use compatible only if it does not result in a concentration of persons greater than 25 persons per acre at any time or the storage of flammable or explosive material above ground.
- ³ No building, structures, above-ground transmission lines, or storage of flammable or explosive material above ground, and no uses resulting in a gathering of more than 10 persons per acre at any time.
- ⁴ No bulk petroleum products or chemical storage.
- ⁵ Tour operator passenger facilities not allowed.
- ⁶ Uses compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.
- ⁷ Household hazardous waste facilities operated as part of an integrated waste management program and resulting in only temporary storage of materials is allowed.
- ⁸ Uses in buildings must be compatible.
- ⁹ Use compatible only if requirements of California Education Code, Sections 39005.7, 81036 and 81038 are fulfilled.
- ¹⁰ No chapels or funeral homes.
- ¹¹ No club houses, bars, restaurants or banquet facilities. Ancillary uses such as pro shops, snack bars, and specialty food and beverage services are allowed. New course layouts & revisions to existing courses must be reviewed by ALUC for safety impacts. This restriction does not apply to the Metro Air Park Special Planning Area.
- ¹² No high intensity uses or facilities, such as structured playgrounds, ballfields, or picnic pavilions.
- ¹³ Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during any 24 hour period ending at midnight, not to exceed 50 persons per acre at any time. This restriction does not apply to non-residential uses in the Metro Air Park Special Planning Area.
- ¹⁴ No uses that would cause electrical interference that would be detrimental to the operation of aircraft or aircraft instrumentation.

FIGURE 8

AIRPORT SAFETY ZONES



LEGEND

- ① CLEAR ZONE
- ② APPROACH/DEPARTURE ZONE
- ③ OVERFLIGHT ZONE