

Final

MATHER AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Initial Study/Negative Declaration

Prepared for
Sacramento Area Council of Governments

July 2022



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PREFACE

Overview

This final Initial Study/Negative Declaration (IS/ND) was prepared by the Sacramento Area Council of Governments (SACOG) acting in its capacity as Airport Land Use Commission (ALUC) for Sacramento County. The Initial Study evaluated the potential environmental impacts associated with the proposed Mather Airport Land Use Compatibility Plan (ALUCP) Update pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) and in accordance with the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*). The ALUC will adopt this Negative Declaration if, based on the whole record, including the Initial Study and comments received, it determines that there is no substantial evidence that the project will have a significant effect on the environment (Cal. Code Regs., tit. 14, § 15074(b)).

Contents of the Final IS/ND

This final IS/ND was prepared pursuant to the CEQA Guidelines. This document includes comments received during the public review period, and responses to those comments prepared by the ALUC. No changes were made to the draft IS/ND as a result of comments received. The draft IS/ND is provided in this document.

Public Review Process

The draft IS/ND for the Mather ALUCP was distributed for public review on February 19, 2021. On March 4, 2021, the ALUC filed a Notice of Completion with the State Clearinghouse at the Governor's Office of Planning and Research, published a Notice of Intent to Adopt a Negative Declaration, and released the draft IS/ND for a 30-day public review period. The draft IS/ND was distributed to the public electronically via the SACOG website. A paper copy of the Draft ALUCP was made available to the public at SACOG in Sacramento, California. Printed and electronic copies on USB flash drive were made available to the public on request. Notice of the availability of the IS/ND and Draft ALUCP were published in the Sacramento Bee newspaper on February 23, 2021. The public review period closed on Monday, April 5, 2021. The ALUC also held a virtual public workshop on Thursday, March 11, 2021. Three written comments were received during the public review period. Copies of these written comments and responses prepared by the ALUC are included herein.

The Draft ALUCP was previously released for a 30-day public review on October 5, 2020. The public review and comment period for the Draft ALUCP ended on November 5, 2020. Comments received on the Draft ALUCP and the responses prepared by the ALUC are included in **Appendix A**.

Comments Received

This section provides comments received during the public review period for the draft IS/ND. The ALUC received three written comments. No changes to the draft IS/ND were required as result of the comments received. The commenters are listed below, followed by the comments and responses.

Comment Form No.	Commenter
01	John M. Taylor, Taylor & Wiley
02	Rob Ferrera, Sacramento Municipal Utility District
03	Robert Fiore, California Department of Transportation, Division of Aeronautics

JOHN M. TAYLOR
JAMES B. WILEY
JESSE J. YANG
KATE A. WHEATLEY
MATTHEW S. KEASLING
MARISSA C. FUENTES

TAYLOR & WILEY

A PROFESSIONAL CORPORATION
ATTORNEYS

500 CAPITOL MALL, SUITE 1150
SACRAMENTO, CALIFORNIA 95814

TELEPHONE: (916) 929-5545

March 31, 2021

Ms. Cindy Nichol
Director of Airports
Sacramento County Department of Airports
6900 Airport Blvd.
Sacramento, CA 95837

via E-Mail

Re: Mather Airport CLUP

Dear Ms. Nichol:

Starting on February 2, 2021, this office, on behalf of StoneBridge Properties, sought to obtain from your office certain basic information concerning the proposed Mather Airport CLUP which is now pending before SACOG. To date, we have received only cryptic and nonresponsive answers to our inquires—and only those after multiple requests had been advanced, including a final request to you personally. (See attached e-mail correspondence reflecting our inquires, our repeated requests for responses and Glen Rickelton's eventual cryptic and nonresponsive answers). Frankly, we find this sort of behavior quite disturbing, especially from a public agency. Given all of this—coupled with your department's repeated shifting of the Mather Airport CLUP lines over the last few years—we are justifiably frustrated. Feeding this frustration is the fact that your department's past CLUP-line shifting has necessitated that we undertake, on several occasions, expensive and time consuming replanning efforts. And now, in recent days, our overall frustration level has only been enhanced by your disinclination to even meet with us.

In any event, what Glen Rickelton's short responses do make clear is the following:

- (1) The proposed CLUP request represents a 17% increase in the theoretic maximum flight activity at Mather Airport;
- (2) The Board of Supervisors never in any knowing fashion authorized proceeding with an analytic construct involving this level of increase in activity;
- (3) The precise mix of increased activity—night v. day flights, etc.—was neither presented to the Board of Supervisors nor knowingly authorized by it; and

- 02 (4) Analysis has never occurred that would indicate to the Board of Supervisors how the theoretic capacity of Mather might be “pulled back” to accommodate increased housing without unduly jeopardizing the Airport. Such analysis is essential for prudent policy making and the law would suggest it should have taken place.

03 Collectively, these points indicate to us a disregard as to how the Airport “fits into” the community. Indeed, there appears to have been no attempt to accommodate competing community policy objectives, with the emphasis being exclusively on the needs of the Airport. That, to us, seems wrong.

04 Now we are presented with a proposed CLUP revision, proceeding with a negative declaration and without appropriate public review and clear authorization by the Board of Supervisors. Those facts have certain legal as well as policy implications, with the legal implications being as follows:

- 05 (1) A negative declaration for a 17% increase in the theoretic capacity flight operations—an increase that would cause numerous impacts—is hardly legally appropriate;
- 06 (2) An EIR which, among other concerns, examines the impacts of the proposed CLUP revision on reasonably foreseeable projects, such as West Jackson, is legally required; and
- 07 (3) Numerous property owners impacted by the proposed CLUP apparently have never received notice of the pending proceeding as required by *Horn v. Ventura County*, 24 Cal.3d 605.

08 The policy implications should be apparent without further elaboration. But, just to be clear, the governing board for your department is the Board of Supervisors, which should have authorized your proposed CLUP revision before it was transmitted to SACOG. Had that occurred—as it should have—there would have been a forum for resolving competing policy concerns. As it is, that never occurred, with the Department of Airports apparently never presenting the matter to the Board of Supervisors even as a discussion item.

Important to observe is that which would have occurred had there been an appropriate policy discussion before the Board of Supervisors prior to proceeding to SACOG. Had that discussion occurred, the Board would have had the opportunity to consider the legitimate requirements of the Airport and weigh them against other competing concerns. As we indicated in a letter to Todd Smith, dated December 2, 2020:

08

Thus, although StoneBridge understands and appreciates the Department of Airport's desire to retain maximum future flexibility, our view is that future airport expansion possibilities are only one factor which now needs to be considered by the Board of Supervisors in deciding the appropriate overall land uses for West Jackson. Obviously, the ongoing viability of and expansion options for the airport constitute an important economic development asset. Indeed, the Mather Airport has an important role to play in the County's overall economic development equation. So too, however, does the existence of an ample supply of affordable housing . . . It is, interesting enough, the absence of a sufficient supply of affordable housing which most endangers the economic growth and well-being of Sacramento County as well as the entire state of California. Similarly important is the development of affordable housing geographically close to the urban core so as to minimize the overall County carbon footprint as the population of the region grows. An equally important factor in actually generating affordable housing stems from the cost of extending infrastructure, which is less costly the closer it is to existing development. Developing affordable housing is made possible when more units can be built in a given area, thereby enabling the greater spreading of infrastructure costs. All of these factors should be of interest and importance to the Board of Supervisors when it considers the overall set of issues associated with the West Jackson project...

These comments are, in our view, illustrative of the kind of discussion which should have occurred prior to referral to SACOG – but unfortunately did not.

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Furthermore, the reason we submitted our various inquiries to your department on February 2, 2021 was to obtain information for a policy discussion—again before the Board of Supervisors—involving these types of competing concerns. Of critical importance to us was the fourth inquiry, wherein we asked:

4. What changes in operation assumptions for Theoretical Capacity would be necessary in order for the residential land uses in West Jackson Alternative 1C to be outside the 60 CNEL?

Why does the answer to this question matter? Because it would indicate the number of flights assumed in the theoretic capacity scenario that the Airport would have to “sacrifice” in order to accommodate additional housing within the eastern area where the line is proposed to be shifted. In other words, it would equip the Board of Supervisors with the information necessary to knowingly balance competing interests. Yet, despite this clear relevance, your department has not even attempted to generate that information, with Glen Rickelton simply responding to our inquiry with “Unknown, new modeling and analysis would have to be performed.” Such a response hardly seems satisfactory.

Ms. Cindy Nichol
March 31, 2021
Page 4

So where does that leave StoneBridge Properties? Obviously with a choice to be made as to whether it challenges the CLUP revision approval at SACOG or wait to do so before the Board of Supervisors, either at the time a General Plan amendment reflecting the revised CLUP proceeds or when the West Jackson project proceeds. We will be contemplating our course of action in the days ahead. Meanwhile it should be clear that the Department of Airports has placed SACOG in a very unfortunate position. Why? Simply because it has proceeded with a premature proposal which ultimately may prove wasteful of SACOG resources. Hopefully, you and your staff will carefully consider that factor, among others, as you decide how to proceed.

Finally, if anything we have said is factually incorrect, we would appreciate being so told. And please know that we remain willing to meet with you, at any time, to discuss how to resolve the issues which we have raised.

Very truly yours,



John M. Taylor

Cc: Phil Serna, Supervisor District 1
Patrick Kennedy, Supervisor District 2
Rich Desmond, Supervisor District 3
Sue Frost, Supervisor District 4
Don Nottoli, Supervisor District 5
Ann Edwards, Acting County Executive
Steve Hartwig, Deputy County Executive
Leighann Moffitt, Planning Director
Todd Smith, Principal Planner
Glen Rickelton, Airport Manager Planning and Environment
Diane McElhern, Deputy County Counsel
Kirk Trost, Counsel SACOG
Greg Chew, Senior Planner SACOG

Randy Sater, President StoneBridge Properties
Mike Isle, StoneBridge Properties
Grant Taylor, StoneBridge Properties

From: [Jim Wiley](#)
To: [Jess Kremer](#)
Subject: FW: Additional Questions about Mather Theoretical Capacity
Date: Wednesday, March 31, 2021 1:39:09 PM

From: Rickelton. Glen <RickeltonG@saccounty.net>
Sent: March 4, 2021 4:45 PM
To: Jim Wiley <jwiley@taylor-wiley.com>; Greg Chew <GChew@sacog.org>
Cc: Moffitt. Leighann <moffittl@saccounty.net>; Nichol. Cindy <NicholC@saccounty.net>; Smith. Todd <smithtodd@saccounty.net>; Mueller. Leanne <muellerl@saccounty.net>
Subject: RE: Additional Questions about Mather Theoretical Capacity

Jim: I'm responding to your original email message to ensure everyone copied receives my reply. The responses are provided below as highlighted in the context of your original query below.

J. Glen Rickelton, C.M.

Airport Manager
Planning and Environment

Sacramento County Department of Airports

916.874.0482 (office)

www.sacramento.aero

From: Jim Wiley <jwiley@taylor-wiley.com>
Sent: Tuesday, February 2, 2021 9:22 AM
To: Greg Chew <GChew@sacog.org>; Rickelton. Glen <RickeltonG@saccounty.net>
Cc: Moffitt. Leighann <moffittl@saccounty.net>; Nichol. Cindy <NicholC@saccounty.net>; Smith. Todd <smithtodd@saccounty.net>; Mueller. Leanne <muellerl@saccounty.net>
Subject: Additional Questions about Mather Theoretical Capacity

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hi Greg and Glen,

We have some additional questions regarding the proposed Mather CLUP Noise contours which follow:

1. The number of Annual flights for the 2006 Mather Theoretical Capacity Noise contour consisted on 129,400 annual operations. The proposed CLUP annual operations appear to be 151,183 (Table 4 Appendix G). What accounts for the 17% increase in the number of operations and what is the nature of these operations? They were both extrapolated from separate forecasts done more than 10 years apart. There is no linear linkage between the two.
2. Have there been changes, since 2006, to proposed Landside Facilities at Mather Airport that

have increased the Theoretical Capacity of the Airport? If so, when were these changes approved by the Board of Supervisors? The land use assumptions upon which the Theoretical Capacity was based were included in the County Board of Supervisor's approval of both the 2014 Airport Master Plan Update and the CEQA document and lease for the EVA Flight training academy.

3. Have proposed night and evening operations increased from the 2006 Mather Theoretical Capacity number (including touch and go operations)? If so, why and what is the nature of these operations? Were these changes reviewed and approved by the Board of Supervisors? The Board of Supervisors-approved 2014 Mather Airport Master Plan update and the CEQA certification for the EVA Flight Training Academy both included updated activity forecasts, which included night and touch and go operations. Military and civilian training and air cargo account for the majority of these operations.

4. What changes in operation assumptions for Theoretical Capacity would be necessary in order for the residential land uses in West Jackson Alternative 1C to be outside the 60 CNEL? Unknown, new modeling and analyses would have to be performed.

Thanks,
Jim

Jim Wiley
TAYLOR & WILEY
500 Capitol Mall, Suite 1150
Sacramento, CA 95814
916.929.5545

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From: [Jim Wiley](#)
To: [Jess Kremer](#)
Subject: FW: Additional Questions about Mather Theoretical Capacity
Date: Wednesday, March 31, 2021 1:40:07 PM

From: Nichol. Cindy <NicholC@saccounty.net>
Sent: March 4, 2021 3:07 PM
To: Jim Wiley <jwiley@taylor-wiley.com>
Cc: Rickelton. Glen <RickeltonG@saccounty.net>; Greg Chew <GChew@sacog.org>
Subject: RE: Additional Questions about Mather Theoretical Capacity

Thank you, Jim—

Yes, Glen has been working on a response and will get it to you today.

Cindy

From: Jim Wiley <jwiley@taylor-wiley.com>
Sent: Thursday, March 4, 2021 3:01 PM
To: Nichol. Cindy <NicholC@saccounty.net>
Cc: Rickelton. Glen <RickeltonG@saccounty.net>; Greg Chew <GChew@sacog.org>
Subject: FW: Additional Questions about Mather Theoretical Capacity

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Cindy,

Starting over one month ago, we requested the answers to several questions, which are as follows:

1. The number of Annual flights for the 2006 Mather Theoretical Capacity Noise contour consisted on 129,400 annual operations. The proposed CLUP annual operations appear to be 151,183 (Table 4 Appendix G). What accounts for the 17% increase in the number of operations and what is the nature of these operations?
2. Have there been changes, since 2006, to proposed Landside Facilities at Mather Airport that have increased the Theoretical Capacity of the Airport? If so, when were these changes approved by the Board of Supervisors?
3. Have proposed night and evening operations increased from the 2006 Mather Theoretical Capacity number (including touch and go operations)? If so, why and what is the nature of these operations? Were these changes reviewed and approved by the Board of Supervisors?
4. What changes in operation assumptions for Theoretical Capacity would be necessary in order for the residential land uses in West Jackson Alternative 1C to be outside the 60 CNEL?

Our original transmittal was later augmented by two additional emails. To date, we have received no response from the Department of Airports to our inquiries, indeed not even some indication that our emails were received.

The reason for our inquiries was and is to enable us to better assess how to respond to the negative declaration issued in conjunction with your requested CLUP update. As matters currently stand, we may soon be compelled to request the preparation of a full EIR which addresses our inquiries as well as other matters.

Finally, I would note that over many years we have sought to be cooperative with your department. Our emerging sense now is that cooperation has become a one-way street. That is truly unfortunate.

We look forward to hearing from you soon, even if it is simply to indicate that you do not intend to respond to our inquiries. Such a response would be better than the complete nonresponse we have received to date.

Jim

From: Jim Wiley
Sent: March 4, 2021 12:00 PM
To: 'Greg Chew' <GChew@sacog.org>
Cc: 'ktrost@sloansakai.com' <ktrost@sloansakai.com>
Subject: FW: Additional Questions about Mather Theoretical Capacity

Hi Greg,

We are still waiting on answers to these questions we posed on February 2nd. Answers to these question could preclude our need to comment on the CLUP Neg. Dec. Would you mind following up with Glen regarding the status on the responses?

Thanks,
Jim

From: Jim Wiley
Sent: March 4, 2021 10:22 AM
To: 'Rickelton. Glen' <RickeltonG@saccounty.net>
Subject: FW: Additional Questions about Mather Theoretical Capacity

Hi Glen,

Are we going to get a response to our questions?

Thanks,
Jim

From: Jim Wiley
Sent: February 23, 2021 10:19 AM
To: 'Rickelton. Glen' <RickeltonG@saccounty.net>
Subject: FW: Additional Questions about Mather Theoretical Capacity

Hi Glen,

Just checking to see if we are going to get answers to these questions.

Thanks,
Jim

From: Jim Wiley
Sent: February 2, 2021 9:22 AM
To: 'Greg Chew' <GChew@sacog.org>; 'Rickelton. Glen' <RickeltonG@saccounty.net>
Cc: Moffitt. Leighann <moffittl@saccounty.net>; 'nicholc@saccounty.net' <nicholc@saccounty.net>; 'Smith. Todd' <smithtodd@saccounty.net>; Mueller. Leanne <muellerl@saccounty.net>
Subject: Additional Questions about Mather Theoretical Capacity

Hi Greg and Glen,

We have some additional questions regarding the proposed Mather CLUP Noise contours which follow:

1. The number of Annual flights for the 2006 Mather Theoretical Capacity Noise contour consisted on 129,400 annual operations. The proposed CLUP annual operations appear to be 151,183 (Table 4 Appendix G). What accounts for the 17% increase in the number of operations and what is the nature of these operations?
2. Have there been changes, since 2006, to proposed Landside Facilities at Mather Airport that have increased the Theoretical Capacity of the Airport? If so, when were these changes approved by the Board of Supervisors?
3. Have proposed night and evening operations increased from the 2006 Mather Theoretical Capacity number (including touch and go operations)? If so, why and what is the nature of these operations? Were these changes reviewed and approved by the Board of Supervisors?
4. What changes in operation assumptions for Theoretical Capacity would be necessary in order for the residential land uses in West Jackson Alternative 1C to be outside the 60 CNEL?

Thanks,
Jim

Jim Wiley
TAYLOR & WILEY
500 Capitol Mall, Suite 1150
Sacramento, CA 95814
916.929.5545

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***Sent Via E-Mail***

April 5, 2021

Greg Chew, Senior Planner
SACOG/ Airport Land Use Commission
1415 L Street, Suite 300
Sacramento CA 95814
MHRcomment@sacog.org

Subject: **Mather Airport Land Use Compatibility Plan | NEG | 2021030123**

Dear Mr. Chew:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Negative Declaration (NEG) for the Mather Airport Land Use Compatibility Plan (Project, SCH 2021030123). SMUD is the primary energy provider for Sacramento County and the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed Project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

It is our desire that the Project will acknowledge any impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
 - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
 - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery
- The potential need to relocate and or remove any SMUD infrastructure that may be affected in or around the project area

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SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents.

Environmental leadership is a core value of SMUD, and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this NEG. If you have any questions regarding this letter, please do not hesitate to contact me at 916.732.6676, or by email at rob.ferrera@smud.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Ferrera', with a long horizontal line extending to the right.

Rob Ferrera
Environmental Services Specialist
Sacramento Municipal Utility District
6201 S Street
Sacramento, CA 95817

cc: Entitlements

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS – M.S. #40
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*Making Conservation
a California Way of Life.*

April 9, 2021

Mr. Greg Chew, Senior Planner
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814-3963

Electronically Sent
gchew@sacog.org

Dear Mr. Chew:

Thank you for submitting the draft Mather Airport Land Use Compatibility Plan (ALUCP) for review and comment by the California Department of Transportation (Caltrans), Division of Aeronautics (Division). In accordance with California Public Utilities Code (PUC) section 21675 and 21674(a), the ALUCP must be consistent with PUC section 21670 et. seq. and the California Airport Land Use Planning Handbook (Handbook). This letter supplements the letter addressed to the Sacramento Area Council of Governments (SACOG), acting as the Airport Land Use Commission for Sacramento County¹ (SCALUC), dated October 15, 2020, regarding school sites within Mather Airport’s (MHR) airport influence area². The following comments are provided to ensure that the ALUCP content and policies become or are consistent with PUC section 21670 et. seq. and the Handbook.

Handbook guiding principles were established pursuant to the California Legislature’s (Legislature) declaration to ensure orderly growth of airports, minimize encroachment upon airports, and minimize new noise and safety problems around airports³. These principles are the foundation for which airport land use commissions are to establish policy.

01

ALUCP Policy GP-5.5 states that ALUCP policies do not prohibit accessory dwelling units (ADUs). ADUs could potentially double the density of an area in any airport land use compatibility safety zone. California Government Code section 65852.2 does not allow secondary dwelling units by right but as a matter of zoning. Pursuant to PUC section 21676(a) and 21676.5(a), each local agency’s general and specific plans must be submitted to an airport land use commission (ALUC) for a consistency determination with an adopted airport land use compatibility plan (ALUCP). Absent a local agency’s general and specific plans being consistent with an ALUCP, the ALUC can require all local agency land use actions to be submitted to an ALUC for a consistency determination with an adopted ALUCP. Essentially, local zoning must be consistent with the safety zone density criteria as adopted by the SCALUC unless the local agency overrules the ALUC⁴.

- 02 | Another consideration pertaining to ADUs is codified in Senate Bill (SB) 244 and SB 1000. These laws pertain to environment justice and land use actions that may locate people near airports. Based on these laws, it is important for local agencies to apply certain restrictions for ADUs within airport influence areas.
- 03 | ALUCP Policy GP-7 states that, the SCALUC secretary may review and provide comments on major land use actions. Please revise this policy to state “major land use actions if general or specific plans are consistent with the ALUCP...”
- 04 | ALUCP Policy GP-10.1 states that, the local agency should submit land use actions to the SCALUC. Pursuant to PUC section 21676.5(a), local agencies do not have discretion to submit plans to the SCALUC. The SCALUC possesses the discretionary powers to request all local agency land use actions be submitted for a consistency determination.
- 05 | ALUCP Policy GP-10.1 states that, the SCALUC has no authority over on-airport land development projects. This matter could cause conflicts between on and off airport land uses. PUC sections 21674(d) and 21674(a) gives SCALUC the power and duty to reviews plans and regulations of airport operators and to ensure compatible land uses in the vicinity or airports. Consistent with these PUC sections, please revise ALUCP Policy GP-12.6 to include the review of on-airport land development projects.
- 06 | Chapter 4 of the Handbook provides guidance regarding noise policies to counties and local agencies (Section 4.2, Pages 4-1 through 4-12). ALUCP Table 4-1 lists many types of land use to be compatible or conditionally compatible within the 65-70 decibels (dB) CNEL noise contours. Handbook Table 4B, page 4-7, lists 65 dB CNEL as generally not acceptable for most new development. Further, California Building Code section 1207.11⁵ states that interior noise levels shall not exceed 45 (dB) for either the Day-Night Average Sound Level (DNL) or the CNEL. In addition, the worst-case noise level of existing or ten years in the future shall be used. Some uses listed in Table 4-1 are conditionally compatible within the 50 dB CNEL noise contour. Please revise Table 4-1 to be consistent with the Handbook’s 45 and 65 dB CNEL criteria.
- 07 | ALUCP Safety Table 4-2; a) does not differentiate between land use characteristics as depicted on ALUCP figures 2-2 through 2-4; b) shows retail and eating and drinking establishments as being conditionally compatible in ALUCP Safety Zone 2; c) shows vehicle fueling as compatible in ALUCP Safety Zones 2 and 3, and hazardous material storage as conditionally compatible in ALUCP Safety Zone 3; d) does not limit building heights in ALUCP Safety Zones 2 and 3;

and e) provides discretion to local agencies regarding special events, Please modify ALUCP Safety Table 4-2 to be consistent with the Handbook:

07

- a) Differentiate between rural, suburban, and urban
- b) Drinking and eating establishments are to be avoided⁶
- c) The storage of hazardous materials (e.g., gas stations) should be avoided (in Safety Zones 1-5)⁷
- d) List building height limits in ALUCP Safety Zones 2 and 3
- e) Change “can” to “must” to ensure safety at special events

08

The Division provides the following comments for incorporation into the Airspace Protection policies. Federal Aviation Administration (FAA) aeronautical studies are typically conducted upon submission of Code of Federal Regulations (CFR), Part 77), Form 7460-1⁸, which pertains to specific structures, objects, or natural features. FAA aeronautical studies do not typically consider broad policies and standards, a cumulative number of future buildings, objects, or natural features associated with a general and specific plan and rezoning. In accordance with CFR Part 77, the Legislature enacted PUC sections 21402⁹ and 21659(a)¹⁰ for airspace protection purposes is used as the primary airspace protection standard. PUC section 21670 (inclusive) reference CFR Part 77 for ALUCs use in airport land use compatibility planning and policy formation. FAA Determinations on an Airspace Study does not constitute an approval of a proposed project. Rather, it is a finding relative to CFR Part 77 surfaces surrounding an airport. If a local agency proposes policies with respect to building heights, then CFR Part 77 is the most appropriate standard for establishing building height maximums.

09

ALUCP Table 4-2 includes some land use types that do not require compliance with FAA Advisory Circular (AC) 150/5200-33c, *Hazardous Wildlife Attractants on or Near Airports*¹¹. ALUCP Table 4-2 should list campgrounds and similar uses, landscaping, all utility uses, and non-group recreational uses, especially golf courses to require compliance with the AC.

10

The Division provides the following comments for incorporation into the Wildlife Hazard policies. The AC is directed at airport operators, resource agencies, and local planners. The AC states that, “airport operators, local planners, and developers must take into account whether the proposed land uses will increase wildlife hazards. The FAA recommends the establishment of a wildlife hazards working group to facilitate communication, cooperation and coordination between the airport and surrounding communities and to encourage landowners and lease-holders to control wildlife hazards.”

A Wildlife Hazard Assessment prepared by an airport, but not by private property owners, can be used as the basis in assessing individual projects during the

Mr. Greg Chew
April 9, 2021
Page 4

10 | permitting process. Additionally, the AC provides for performance measures that are based on engineering and design principles and standards that local agencies can use to make recommendations and decisions. The SCALUC may also develop their own criteria, which could include size, proximity or direction from the airport, and likelihood of an activity creating a hazard.

The FAA and federal resource agencies have an agreement¹² that acknowledges their mission in protecting aviation from wildlife hazards. It is a mutually beneficial agreement that intends to minimize risks to human safety and protect the nation's natural environment. Accordingly, local agencies must use federal and State environmental review processes to assess the potential for wildlife hazard attractants.

11 | The MHR ALUCP Initial Study lists schools as compatible in Safety Zone 6. The more appropriate environmental document for the MHR ALUCP would be a mitigated negative declaration. A mitigated negative declaration would provide analysis pertaining to exposing children to safety hazards. Please refer to the Division's letter to SACOG dated October 15, 2020.

The Division, respectfully requests, that the ALUC consider our comments. If you have questions or need further assistance, please contact me at (916) 654-5314 or via email at robert.fiore@dot.ca.gov.

Sincerely,

Original signed by

ROBERT FIORE
Aviation Planner

c: Glen Rickelton Airport Manager Sacramento County Airports; RickeltonG@sacounty.net

Responses to Comments

This section provides responses to the comments received during the public review period for the draft IS/ND.

Comment Letter 01 – John M. Taylor, Taylor & Wiley

This comment letter was addressed to the Sacramento County Department of Airports, as well as being submitted as a comment on the Draft IS/ND.

Response 01

The assumptions used to model the noise contour are provided in Appendix G to the ALUCP (See Appendix G, *Sacramento Mather Airport Theoretical Capacity Noise Contour*). As discussed in Appendix G, the noise exposure contours modeled for the ALUCP depict future year conditions based on cargo operations at the Airport at theoretical capacity, as well as EVA Air Flight Training operations, general aviation, air taxi, and military operations.

The forecast used to prepare the noise contour employed in the ALUCP was based on the most recent FAA-approved aircraft operations forecasts for the Airport for the EVA Air Flight Training Academy Environmental Assessment (EVA EA). This forecast was based on the forecast prepared for the 2014 Mather Airport Master Plan Update, which was reviewed and approved by the Sacramento County Board of Supervisors. Certain assumptions used in the noise modeling, including time-of-day operations for non-cargo aircraft were derived from the noise analysis prepared for the EVA EA.

Response 02

Noise contours are modeled using the Aviation Environmental Design Tool (AEDT), a Federal Aviation Administration (FAA) developed and approved noise model. The AEDT model relies on various inputs that reflect operating conditions at the Airport for an average annual day. As discussed in Appendix G to the ALUCP, the AEDT requires considerable user-supplied input data for the analysis of aircraft noise, including the numbers of operations by specific aircraft types during day, evening, and nighttime periods, flight track locations, flight track and runway use, and aircraft operating characteristics. The shape of the contour is further explained in Appendix G. The noise contours curve toward the southeast from the southwest side of the Airport because of the left turns made by aircraft departing from Runways 22L and 22R, including the preferred left-hand traffic for touch-and-go operations on Runway 22L. This reflects how aircraft operate from the Airport today and are anticipated to continue operating into the future. Once aircraft depart the Airport, they are under the jurisdiction of the FAA and the Airport does not have the power to dictate where or when they will operate. Local governments do not have the power to limit or restrict aircraft operations at public use airports, such as MHR, which receive federal funding.

Response 03

As discussed in Chapter 1 of the ALUCP, an ALUCP is the instrument used by the ALUC to advance compatibility between the airport and land uses in surrounding areas. The ALUCP protects the Airport from the encroachment of incompatible and off-airport land uses with

potential to interfere with safe and efficient airport operations. In turn, the health, safety, and welfare of the general public is protected through ALUCP policies and compatibility criteria intended to reduce exposure of off-airport populations to excessive noise and aircraft safety risks. Preparation of ALUCPs is mandated by California State law specifically for this purpose.

Response 04

The ALUCP was prepared by SACOG acting in its capacity as the ALUC for Sacramento County. The ALUCP was not prepared by Sacramento County and preparation of this document does not require authorization by the County Board of Supervisors. Furthermore, for purposes of CEQA, SACOG is the lead agency in the preparation of the Initial Study and proposed Negative Declaration. The IS/ND does not require authorization by the Sacramento County Board of Supervisors.

A Negative Declaration was determined to be the appropriate level of CEQA documentation as the results of the development displacement analysis prepared for the Initial Study that evaluated the potential impacts to future land use in the Airport Influence Area for Mather Airport indicated that any impacts associated with the ALUCP would be less than significant.

The IS/ND was made available to the public for a 36-day review period. The IS/ND was also submitted to the State Clearinghouse, which coordinates review of CEQA documents by state agencies. A virtual Public Workshop, presenting the ALUCP, the IS/ND, and the results of development displacement analysis was held during the public review period. This exceeds what is required under CEQA for public review of a Negative Declaration (see CEQA Guidelines, §§ 15070-15075).

In addition, the Draft ALUCP was previously made available for a 30-day public review period in October 2020.

Response 05

The results of the development displacement analysis prepared in support of the Initial Study indicate that any impacts associated with the noise policies in the ALUCP would be less than significant.

Response 06

Under CEQA, preparation of an Environmental Impact Report (EIR) is warranted if the results of an Initial Study indicate that a proposed project will have potential for significant impacts to the environment. The Initial Study prepared for the Mather ALUCP indicated that any impacts associated with the Proposed Project would be less than significant. Accordingly, preparation of a Negative Declaration is warranted (see CEQA Guidelines § 15063).

Response 07

Preparation of the ALUCP included extensive outreach, including formation of a technical advisory committee with membership from key stakeholders, including various state and local public agencies. Outreach was also conducted with other potentially affected agencies (e.g., school board). Outreach to property owners in the West Jackson area was conducted and

meetings were held with land use developers in this area during the ALUCP development process. Notice of SACOG's intent to adopt a Negative Declaration, as well as the availability of the IS/ND, was published in the Sacramento Bee, as well as on the SACOG website. The draft ALUCP and CEQA documents were made available to the public on the SACOG website. Hard copies of these documents or electronic copies on USB drives were made available upon request. No further notice to individual property owners was required for the adoption of an ALUCP under *Horn v. Ventura County* (1979) 24 Cal.3d 605. Please also see the response to Comment 04.

Response 08

Please see response to Comment 04 regarding the Sacramento County Board of Supervisors' role in preparation of the ALUCP. Again, one of the key roles of the ALUCP is to protect the health, safety, and welfare of the general public through ALUCP policies and compatibility criteria intended to reduce exposure of off-airport populations to excessive noise and aircraft safety risks.

Response 09

Please see response to Comment 02.

Comment Letter 02 – Rob Ferrera, Sacramento Municipal Utility District

Response 01

The ALUCP policies pertain to future land uses in the Airport Influence Area for Mather Airport and would not affect existing utilities within the Airport Influence Area. While the development displacement analysis did identify potential for displacement of future major utilities from approximately 60 acres on parcels in Safety Zone 2, there is sufficient open area in surrounding areas to accommodate this type of land use.

Comment Letter 03 – Robert Fiore, California Department of Transportation, Division of Aeronautics

Response 01

Comment noted. Please note that Policy GP-5.5 is consistent with the guidance in the California Airport Land Use Compatibility Handbook (Caltrans Handbook), which states that as a practical matter an ALUC cannot prevent construction of a dwelling on an existing residential parcel and that construction of a secondary dwelling on such parcels also typically cannot be prohibited if allowed by local zoning (see Caltrans Handbook, Pg. 3-51). The language of Policy GP-5.5 closely mirrors the suggested policy language provided in Table 4C and Appendix H (*Policies: Basic Compatibility Criteria*) of the Caltrans Handbook.

Response 02

Please see response to Comment 01.

Response 03

The comment is noted. The ALUC does not want to limit the authority of the ALUC Secretary to provide comments on major land use actions voluntarily submitted to the ALUC for review and

comment. The suggested text for incorporation into Policy GP-7 will not be included in the final ALUCP.

Response 04

The comment is noted, and the text has been revised from reading “should” to “must” in the final ALUCP.

Response 05

Neither Policy GP-10.1 or Policy GP-12.6 state that the ALUC has no authority over on-airport land development projects. This language is not included in the ALUCP. Consistent with Pub. Util. Code, § 21674(e), Policy GP-12.1 states that the ALUC has no authority over airport operations and other types of aviation-related development on airport property; however, the policy also states that non-aviation development of airport property is subject to ALUC review. (See Caltrans Handbook, p. 6-7.)

Response 06

The California Building Code states that the interior noise levels for *habitable* rooms shall be CNEL 45 dB. A habitable space is defined in the California Building Code as a space in a building for living, sleeping, eating, or cooking (see Cal. Code Regs., tit. 24, § 202 (2019)). This limit does not apply to non-residential land uses. This is consistent with the guidance in the Caltrans Handbook, which provides sample policies that identify 50 dB as the maximum interior noise levels for nonresidential uses (see Table 4C and Appendix H (*Policies: Basic Compatibility Criteria*)). The interior noise levels identified in Table 4-2 are consistent with the guidance in the Caltrans Handbook as well as the requirements of the California Building Code; therefore, the requested change to the final ALUCP is not warranted.

Response 07

The commenter raises a number of points in the comment. First, the commenter states that Figures 2-2 through 2-4 do not differentiate between land use characteristics. In fact, Figure 2-2 depicts generalized existing land use, Figure 2-3 depicts generalized general plan land use, and Figure 2-4 depicts generalized zoning. This is shown in the title block for each figure and is discussed in the preceding text.

The commenter requests Table 4-2 differentiate between rural, suburban, and urban land use types. Table 4-2 was prepared using the guidance for suburban land use types as provided in the Caltrans Handbook. Accordingly, differentiation between rural, suburban, and urban land use is not necessary.

The commenter requests that the compatibility criteria for drinking and eating establishments be revised to ensure these land uses are avoided in Safety Zones 2, 3, and 5. The compatibility criteria for drinking and eating establishments in Safety Zones 2, 3, and 5 will be revised in the final ALUCP to limit these establishments off-premises consumption only (e.g., fast-food or carryout restaurants, coffee shops, juice/smoothie bars.)

The commenter notes that the storage of hazardous materials should be avoided in Safety Zones 1 through 5. The storage of hazardous materials is identified as incompatible in Safety Zones 1, 2, and 5, and conditionally compatible in Safety Zones 3, 4, and 6 on the condition that the use is only allowed if no alternative location outside the safety zones is available. The identified land uses “Vehicle Fueling and Repair” and “Hazardous Materials” will be clarified in the final ALUCP.

The commenter requests that building heights be listed for Safety Zone 2 and 3. Building height limits in Safety Zones 2 through 5 will be listed in Table 4-2 for all non-residential land uses identified as conditionally compatible in the Final ALUCP.

Finally, the commenter references Policy SP-5(5) which states “Local agencies may make exceptions for rare special events (e.g., an air show at the Airport) for which a facility is not designed and normally not used, and for which extra safety precautions can be taken as appropriate” and requests that “can” be changed to “must.” The comment is noted, and the suggested revision will be made to the final ALUCP.

Response 08

Comment noted. As the points raised in the comment are either already covered by ALUCP Policies AP-1 through AP-6 or do not contribute to an enhanced understanding of the policies as written, the suggested text for incorporation into the ALUCP airspace policies will not be included in the final ALUCP.

Response 09

The commenter states that ALUCP Table 4-2 should list campgrounds and similar uses, landscaping, all utility uses, and non-group recreational uses, especially golf courses to require compliance FAA Advisory Circular (AC) 150/5200-33c, *Hazardous Wildlife Attractants on or Near Airports*. Several land uses identified in Table 4-2 that have the potential for creating hazardous wildlife attractants are only considered compatible under the safety compatibility criteria on the condition that they meet the requirements of ALUCP Policy AP-7, *Wildlife Hazards*. Policy AP-7 requires project proponents to document consideration of current FAA or other federal regulations and guidelines pertaining to hazardous wildlife attractants. Land uses identified in Table 4-2 required to meet the requirements of this policy under the safety compatibility criteria include Water Facilities (including Water Impoundment, Constructed Lake/Pond; Wastewater Disposal, Lagoon or Irrigation); Greenwaste Facilities; Wildlife Preserve; Resource-Related Recreation; Resource Protection and Restoration; General Agricultural Uses; Crops: Raising/Harvesting; Beekeeping (Commercial and Non-Commercial); and Aquaculture. To be consistent with the guidance provided in FAA AC 150/5200-33c, Table 4-22 in the ALUCP has been edited to identify Golf Courses, Marinas, and Boat Dock/Launches, (Public or Private), as compatible in Safety Zones 2, 3, and 4 on the condition they meet the requirements of Policy AP-7. However, the compatibility criteria for campgrounds and other non-group recreational uses will remain unchanged as the features in these land uses that have the potential to attract wildlife generally fall into the land use categories already subject to the requirements of Policy AP-7.

Response 10

Comment noted. Policy AP-7 as written is consistent with the guidance provided in the Caltrans Handbook. As the points raised in the comment are either already covered by ALUCP Policy AP-7 or extend beyond the scope of the guidance provided in the Caltrans Handbook, the suggested text for incorporation into the ALUCP wildlife hazard policy will not be included in the final ALUCP.

Response 11

The commenter states that a Mitigated Negative Declaration (MND) would provide analysis pertaining to exposing children to safety hazards. An MND is prepared if an Initial Study identifies a potential for significant impacts but revisions in a proposed project would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The results of the development displacement analysis indicated that any impacts would be less than significant. Accordingly, preparation of an MND is not warranted.

NEGATIVE DECLARATION

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PROPOSED NEGATIVE DECLARATION AIRPORT LAND USE COMPATIBILITY PLAN FOR THE ENVIRONS OF MATHER AIRPORT

Project Name: Mather Airport Land Use Compatibility Plan Update (ALUCP or proposed project).

Lead Agency/Project Proponent: Sacramento Area Council of Governments (SACOG), acting in its capacity as the Airport Land Use Commission for Mather Airport.

Brief Project Description: The basic function of the ALUCP is to promote compatibility between Mather Airport (Airport) and the land uses that surround the Airport. As such, the ALUCP includes specified limitations and conditions on the future development of new residential, commercial and other noise and risk-sensitive land uses surrounding the Airport. The ALUCP provides land use compatibility policies and criteria for the area surrounding the Airport, and includes components describing the Airport, existing and planned land use patterns in the Airport environs, compatibility factor maps, compatibility policies and criteria, and procedural policies.

Project Location: The ALUCP establishes policies applicable to the development of future land use in the area surrounding the Airport in the city of Rancho Cordova and unincorporated Sacramento County. The ALUCP establishes an Airport Influence Area (AIA) composed of two review areas. Review Area 1 includes areas within the Community Noise Equivalent Level (CNEL) contours and safety zones delineated for Mather Airport as part of the ALUCP update. Review Area 2 includes the imaginary airspace surfaces for Mather Airport as defined under 14 CFR Part 77 and the overflight notification area identified in the ALUCP. Agencies with jurisdiction over land uses within the AIA would be required to submit proposed general plan amendments, specific plans, master plans, and zoning ordinances and amendments to the Airport Land Use Commission, for determinations of consistency with the ALUCP.

A map showing the location of Mather Airport in a regional context is provided as Figure 2-1, on page 2-2 in the Initial Study. The AIA, including Review Areas 1 and 2, is shown on Figure 3-1, on page 3-3 in the Initial Study.

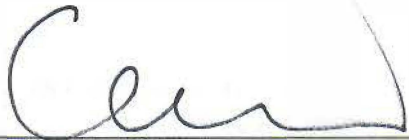
Initial Study: An Initial Study of the ALUCP was prepared in accordance with the California Environmental Quality Act (CEQA)¹ and its implementing guidelines² to ascertain whether implementation of the ALUCP might have a significant effect on the environment. A copy of the Initial Study is attached to this proposed Negative Declaration and is incorporated by reference.

¹ California Public Resources Code §21000 et seq.

² 14 Cal. Code Regs. §15000, et seq.

Finding: The SACOG Board of Directors in its capacity as the Airport Land Use Commission (ALUC) for Sacramento County, finds, on the basis of the whole record before it (including the Initial Study, and any comments received and responses thereto), that there is no substantial evidence that the ALUCP for the Airport may have a significant effect on the environment and that this Negative Declaration reflects the ALUC's independent judgment and analysis.

Date: February 5, 2021

A handwritten signature in dark ink, appearing to read 'Gregory R. Chew', is written over a horizontal line.

Gregory R. Chew

Senior Planner

Sacramento Area Council of Governments

INITIAL STUDY

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Draft

MATHER AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Initial Study

Prepared for
Sacramento Area Council of Governments

February 2021



Draft

MATHER AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Initial Study

Prepared for
Sacramento Area Council of Governments

February 2021

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CHAPTER 1

Introduction

1.1 Purpose of Document

This Initial Study for the Mather Airport (the Airport) Airport Land Use Compatibility Plan (ALUCP) has been prepared by the Sacramento Area Council of Governments (SACOG) acting in the capacity of the Airport Land Use Commission (ALUC) for Sacramento County as required under the State Aeronautics Act (Pub. Util. Code, § 21670 *et seq.*). The intent of the Initial Study is to determine, pursuant to the California Environmental Quality Act (CEQA),¹ if the adoption of the Draft ALUCP for Mather Airport will result in any significant effects on the environment.

The purpose of the ALUCP is to protect the public health, safety and welfare “by ensuring the orderly expansion of the Airport and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards” within the immediate environs of Mather Airport.² The ALUCP intent is to discourage the development of incompatible land uses around the Airport by establishing policies to limit the introduction or expansion of new incompatible land uses.

The Mather Airport ALUCP is the key to implementation of the ALUC’s policies related to proposed development in the vicinity of the Airport. The ALUCP provides the policies on which the compatibility of proposed local land use policy actions is determined. The ALUCP also introduces the noise, safety, airspace protection, and overflight notification zones that in combination establish the planning boundaries around Mather Airport for policy implementation as well as the limits of ALUC authority.

1.2 Document Format

The Initial Study includes seven sections:

Introduction. The Introduction describes the nature and purpose of the proposed project. It includes an overview of the role of SACOG as the Sacramento County ALUC and describes the CEQA process as it applies to the proposed project.

Environmental Setting. The Environmental Setting section describes the regional setting of the proposed project and relevant characteristics of the Airport and surrounding areas and land uses.

¹ Pub. Res. Code § 21000 *et seq.*

² *Id.* at 21670(a)(2).

Project Description. This section summarizes the contents of the ALUCP.

Analysis of Potentially Displaced Development. This section discusses the policies and criteria of the Mather ALUCP with potential to displace potential future development in the environs of Mather Airport. It then assesses the potential for future development to be displaced to other areas if the Draft ALUCP is adopted and implemented.

Environmental Factors Potentially Affected. The CEQA environmental analysis checklist is presented in this section along with discussions of the environmental factors with potential to be affected by the proposed project.

Determination. This section is a placeholder for the ALUC's official determination regarding the findings of the Initial Study.

List of Preparers. This section lists the individuals responsible for preparing the Initial Study document.

1.3 Statutory Framework

In 1967, the State of California amended the State Aeronautics Act (Pub. Util. Code, § 21670 et seq.) by adding a requirement for the establishment of airport land use commissions in counties with one or more airports serving the general public. The declarations in Section 21670 of the Public Utilities Code define the goals of the State Legislature and underscore the parameters and limitations of the statute:

- a) (1) It is in the public interest to provide for the orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards adopted pursuant to Section 21669 and to prevent the creation of new noise and safety problems.
- (2) It is the purpose of this article 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 within areas around public airports to the extent that these areas are not already devoted to incompatible uses.
- b) In order to achieve the purposes of this article, every county in which there is located an airport which is served by a scheduled airline shall establish an airport land use commission. Every county, in which there is located an airport which is not served by a scheduled airline, but is operated for the benefit of the general public, shall establish an airport land use commission.

The ALUC's statutory mandate is intended to provide appropriate prospective land use planning through the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports, to the extent that such areas do not already

contain incompatible uses. Airport land use commissions, accordingly, are empowered to establish height restrictions for naturally occurring objects (e.g., trees), man-made temporary objects (e.g., cranes), and structures (e.g., buildings); specify future land uses that are compatible with airport operations; and determine future building standards, including sound attenuation standards in the environs of airports. However, airport land use commissions have no authority over existing land uses or the operation of airports (see Pub. Util. Code §§ 21674 (a) and (e)).

1.4 Airport Land Use Commission for Sacramento County Overview

Pursuant to Section 21670.1 of the Public Utility Code, the Counties of Sacramento, Sutter, Yolo and Yuba have designated the SACOG Board of Directors as the ALUC for their counties.

ALUCs are charged with assisting local agencies in ensuring compatible land uses in the vicinity of all new airports or heliports and existing airports or heliports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses (Pub. Util. Code, § 21674). They are also charged with coordinating “planning at the state, regional and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare” (Pub. Util. Code, § 21674(b)); to prepare and adopt airport land use plans; and to review and make recommendations concerning specified plans, regulations and other actions of local agencies and airport operators.

There are three important limits to an ALUC's authority:

1. ALUCs have no authority over existing land uses regardless of whether such uses are incompatible with airport activities (Pub. Util. Code, § 21670 (a)(2) and § 21674(a));
2. ALUCs have no jurisdiction over the "operation of airports" (Pub. Util. Code, § 21674(e))(please note that non-aviation related development of airport property is subject to ALUC authority); and,
3. ALUCs have no jurisdiction over federal lands, such as military bases and lands controlled by the U.S. Forest Service, U.S. Bureau of Land Management, or lands under the authority of American Indian tribes and bands (Pub. Util. Code, § 21675(b)).

The law emphasizes that local general plans are the primary mechanism for implementing the compatibility policies of an ALUC's compatibility plan. Thus, each local agency with jurisdiction over land located within an airport Influence area (AIA) is required to make its general plan consistent with the ALUCP, or to take special steps to overrule all or part of an ALUCP. The power to overrule all or part of an ALUCP represent a fourth quasi-limit on ALUC authority. Statute allows the local agency's governing body to overrule the ALUC by a two-thirds vote, if it makes specific findings that the project is consistent with the purpose of Article 3.5 of the State Aeronautics Act (see Pub. Util. Code, §§ 21675.1(d), 21676, 21676.5(a)).

Once adopted by the SACOG Board of Directors, the policies provided in the ALUCP will provide the foundation through which the ALUC can execute its duty to review land use

development in areas around the Airport. The Draft ALUCP will replace the current Comprehensive Land Use Plan (CLUP), last updated in 1997.

1.5 CEQA Process

One of CEQA's primary goals is to disclose to decision makers and the general public any potential environmental effects of proposed projects. CEQA requires that potential environmental impacts of proposed projects be evaluated before project implementation may begin. Local government land use planning policy documents, including ALUCPs, are considered "proposed projects" under CEQA (see *Muzzy Ranch Co. v. Solano County Airport Land Use Commission*, 41 Cal. 4th 372; 160 P.3d 116; 60 Cal. Rptr. 3d 247; 2007 Cal. LEXIS 6508; 37 ELR 20150). This Initial Study considers potential environmental impacts resulting from the adoption of the Draft ALUCP for Mather Airport.

According to CEQA, the public agency with primary project approval authority is designated the Lead Agency. The CEQA Lead agency for the ALUCP is SACOG. This CEQA-compliant Initial Study has been prepared under the direction of SACOG. The information contained herein will be considered by the SACOG Board of Directors when making a determination of whether to approve the Draft ALUCP.

This Initial Study was prepared in accordance with Section 15063 of the CEQA Guidelines (14 Cal. Code Regs. § 15063), which describes the required contents of an Initial Study, including a project description; identification of the environmental setting; a checklist identifying potential environmental effects; a discussion of any necessary mitigation measures; an evaluation of consistency with existing zoning, plans and other land use controls as well as a list of all persons associated with the preparation of the initial study. This Initial Study has been written to meet the CEQA content requirements.

Pursuant to Section 15073 of the CEQA Guidelines (id at § 15073), this Initial Study must be submitted for a period of public review of no less than 20 days. The public review period for this Initial Study is 30 days, beginning on February 19, 2021 and ending on March 21, 2021.

Written comments must be received by mail or email no later than 5:00 p.m. on March 21, 2021. Please direct all comments to:

Greg Chew
SACOG/ Airport Land Use Commission
1415 L Street, Suite 300
Sacramento CA 95814
MHRcomment@sacog.org

Copies of the Initial Study, negative declaration, and all documents incorporated by reference therein, will be available online at <https://www.sacog.org/post/public-review-draft-mather-alucp>.

CHAPTER 2

Environmental Setting

2.1 Airport Location and Administration

Mather Airport is located in an unincorporated area of Sacramento County immediately adjacent to the City of Rancho Cordova, which borders the Airport to the northeast. The Airport is accessed primarily from the Lincoln Highway (State Highway 50), approximately three-quarters of a mile to the northwest. The Airport property is the former site of Mather Air Force Base (AFB) and encompasses approximately 2,265 acres at 98 feet above mean sea level. The Airport location is depicted on **Figure 2-1**.

Mather Airport is owned and operated by the County of Sacramento as a public use, reliever airport. From its initial opening in 1918, the site served as an airfield for military operations off and on until 1941 when Mather AFB was opened. The base continued operation until its closure in 1993. Mather Airport has accommodated civilian operations since 1995.

The National Plan of Integrated Airport Systems (NPIAS) designates Mather Airport as a National Airport. National airports are significant contributors to the NPIAS as alternatives to primary airports near metropolitan areas. Caltrans classifies Mather Airport as Metropolitan Cargo airport in the General Aviation System Needs Assessment (GASPA) of the California Aviation System Plan (CASP). The CASP is the State's plan for developing and improving publicly owned, public use airports in California.

2.2 Project Site and Surrounding Uses

As discussed above, the Airport property is mostly located in an unincorporated portion of Sacramento County. The only exception is a strip of property encompassing a railroad right of way segment which extends north into the City of Rancho Cordova. Land use planning authority within the AIA for Mather Airport is the responsibility of the County of Sacramento, the City of Rancho Cordova, and the City of Folsom. In Review Area 1 of the AIA, land use planning authority is limited to the City of Rancho Cordova and the County of Sacramento.

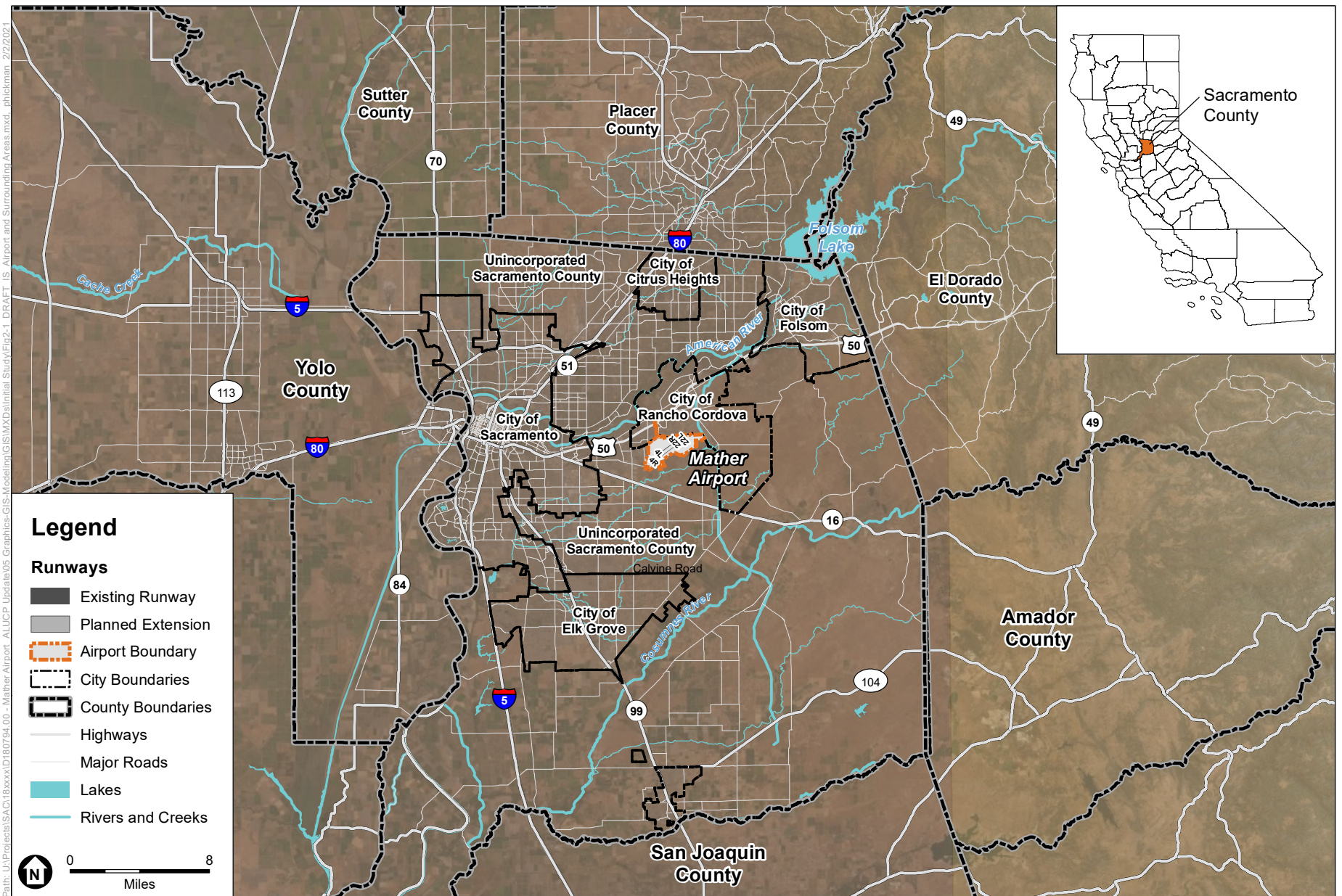
Figure 2-2 depicts existing land uses in the Mather Airport environs, and **Figure 2-3** depicts planned land uses in the Mather Airport environs. The existing land uses around the Airport are predominately industrial and office uses along with areas of vacant land. Planned land uses around Mather Airport indicate the continuation of industrial and office uses on the north, east and west of the Airport property and planned recreation and open space use immediately to the south.

Land use policy in the City of Rancho Cordova is established in the Rancho Cordova General Plan adopted in 2006. Specific policy criteria and performance standards are codified under Title 23, Zoning Code, of the City of Rancho Cordova Municipal Code. Land use policy in areas of unincorporated Sacramento County is established in the Sacramento County General Plan 2005-2030, last amended in 2011. The specific performance standards enforcing the policies of the general plan are codified in the Sacramento County Zoning Code. Various specific plans in both jurisdictions apply to areas within Review Area 1 of the Draft ALUCP and have been incorporated into the respective zoning codes.

Current zoning around Mather Airport is generally focused toward accommodating agricultural and industrial uses. Areas zoned to accommodate residential uses are generally located farther out from the Airport property and extended runway centerlines. However, some land zoned to allow mixed residential and non-residential uses is located adjacent to the Airport near the Runway 22R end and has the potential to result in incompatible land uses.

Special planning areas with specific development standards unique to each are also located nearby the Airport. The Mather Field Special Planning Area (MFSPA) and Zinfandel Special Planning Area (ZSPA), in particular, are special planning areas adjacent to the Airport Property. For special planning areas in Review Area 1, the applicable specific plans have been referenced to determine the precise development regulations. The ZSPA areas adjacent to the Airport are zoned for business and professional office (BP), Recreation (O), and light industrial (LI). The MFSPA includes subareas such as the Main Base Subarea, the Commercial/Office Park Subarea, the North Airport Subarea, and the Commercial Recreation District.

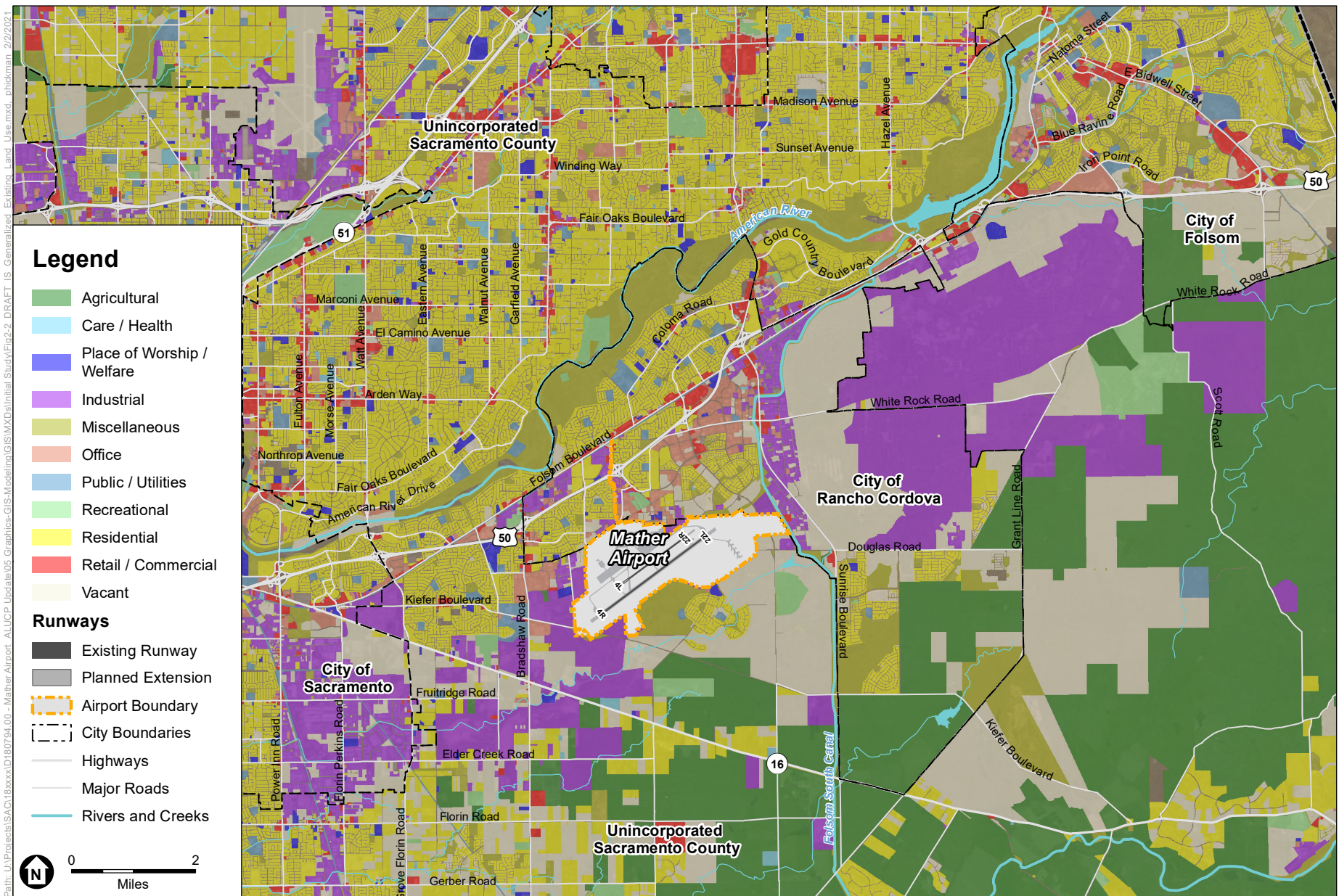
The current generalized zoning for the Mather Airport environs is depicted on **Figure 2-4**.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

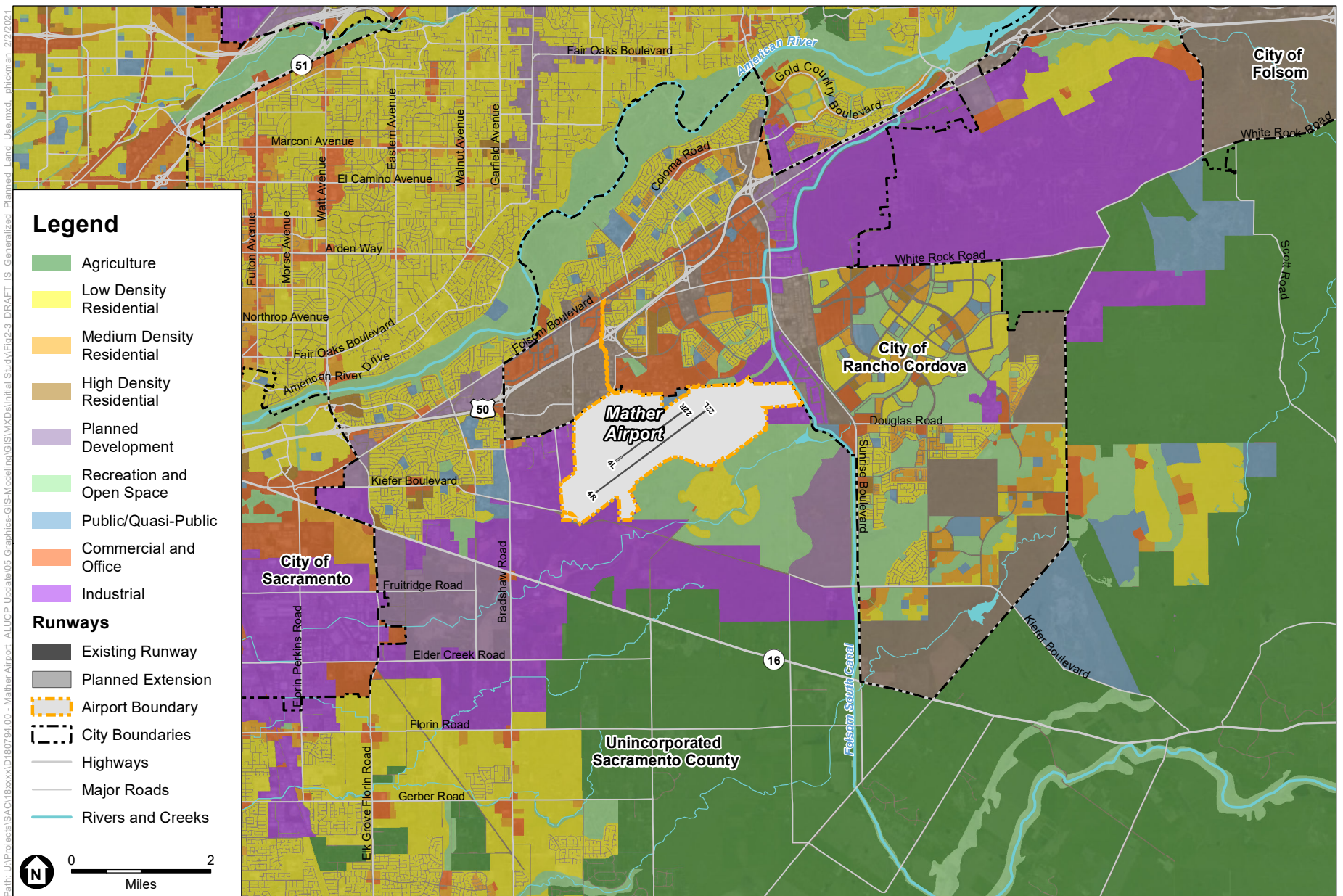
Figure 2-1
Airport and Surrounding Areas
Mather Airport



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 2-2
Generalized Existing Land Use
Sacramento County and City of Rancho Cordova

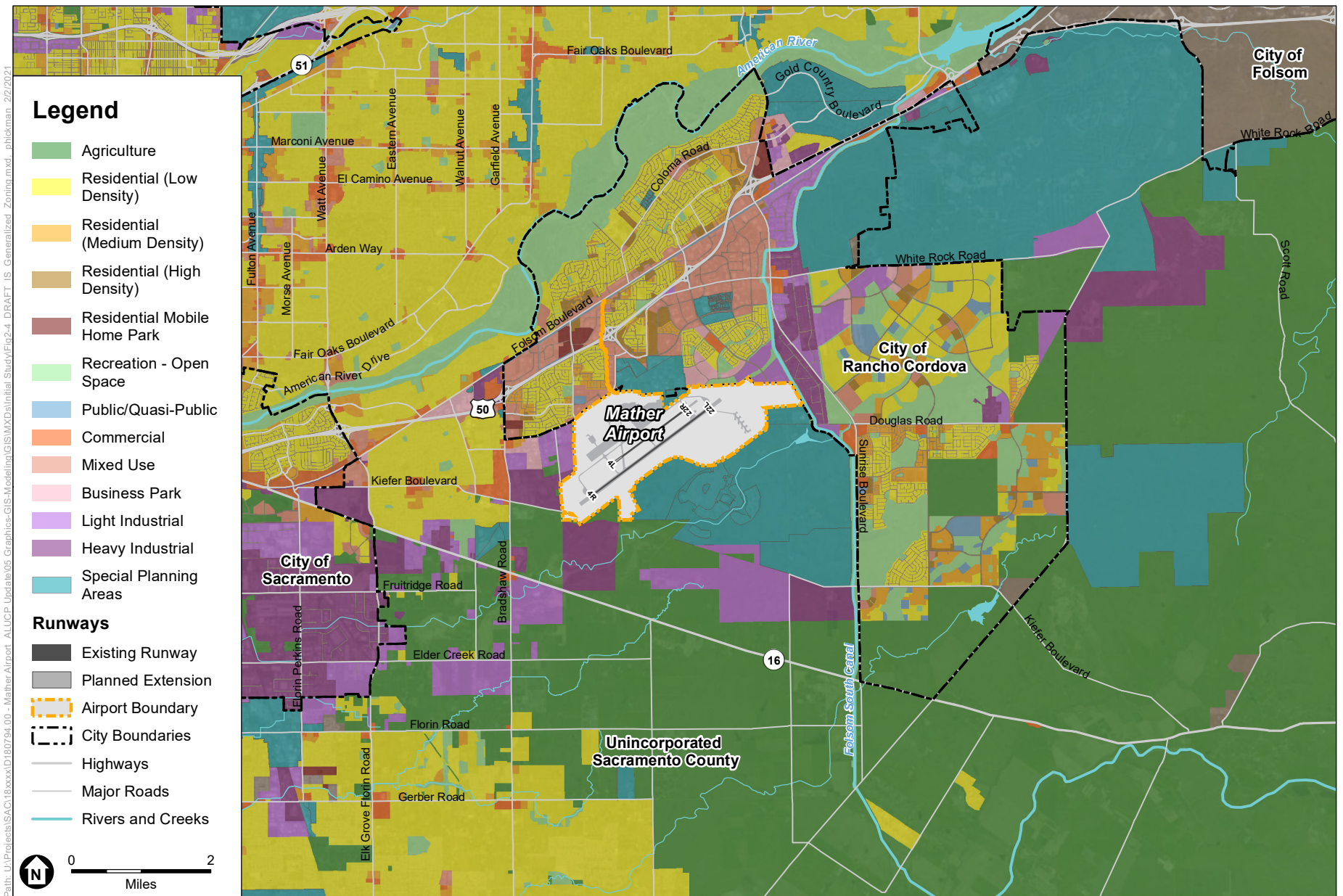


SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 2-3

Generalized Planned Land Use
Sacramento County and City of Rancho Cordova



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 2-4
Generalized Zoning
Sacramento County and City of Rancho Cordova

CHAPTER 3

Project Description

The proposed project that is the subject of this Initial Study is the Mather Airport ALUCP. A copy of the Draft ALUCP is being circulated for public review concurrent with the circulation of this Initial Study. Details on where to view a copy of the Draft ALUCP are provided in Section 1.5 of this Initial Study, and the Draft ALUCP is incorporated by reference into this Initial Study.

3.1 Project Objectives

The principal objectives of the ALUCP include:

1. To maintain the sustainability of the Airport by safeguarding it from further encroachment by incompatible land uses that limit its ability to meet its purpose.
2. To safeguard the general welfare of people and property around the Airport by ensuring a development pattern that is compatible with airport operations and limits, to the extent practicable, the surrounding community's exposure to aircraft noise and other potential adverse impacts generated by the operation of the Airport.
3. To prevent development that will adversely affect navigable airspace in the Airport environs.
4. To provide guidance to local land use agencies on compatible land uses in the Airport environs.

3.2 Draft Airport Land Use Compatibility Plan

The Draft ALUCP replaces the Mather Airport CLUP adopted by SACOG in May 1997. The updated ALUCP is based on the Mather Airport 2013 Revised Draft Master Plan and the FAA approved 2014 Airport Layout Plan (ALP) prepared by the Sacramento County Department of Airports. The 2013 Revised Draft Master Plan was not formally adopted. Following the Draft Environmental Impact Report (DEIR) comment period, the County Board of Supervisors elected to update the Master Plan forecast and DEIR project description for recirculation. The original forecast prepared for the Draft Master Plan has a horizon year of 2035. However, the updated noise contours used in this ALUCP and based on the ALP reflect a theoretical capacity scenario that is assumed to extend beyond the planning horizon for the Draft Master Plan.

The ALUCP is the primary document used by an ALUC to help promote compatibility between an airport and the surrounding area. The ALUCP contains land use policies and compatibility criteria for implementation by local agencies and does not propose or entail any new development, construction, or changes to existing land uses or the environment. Similarly, no physical development or construction would result from the adoption of the proposed ALUCP or

from subsequent implementation of the ALUCP by local agencies. The Draft ALUCP policies and criteria are applicable to areas around Mather Airport, no change in airport operations or facilities would result from its adoption and implementation.

The geographic extent of the ALUCP compatibility policy and criteria applicability is limited to the AIA. The AIA is depicted in **Figure 3-1** and includes area within the jurisdictions of the Cities of Folsom and Rancho Cordova, as well as the County of Sacramento. The AIA is introduced in Section 1.4 of the Draft ALUCP and discussed in detail in Policy GP-2, *Geographic Scope*. The AIA consists of two review areas, Review Areas 1 and 2. Review Area 1 consists of the areas contained within the noise contours and safety zones. Review Area 2 consists of the areas within the Airport's airspace surfaces as defined by 14 CFR Part 77, and the overflight notification area.

The Draft ALUCP was prepared using the guidance provided by the California Department of Transportation (Caltrans), Division of Aeronautics in the latest version of the *California Airport Land Use Planning Handbook* (California Department of Transportation, Division of Aeronautics, *California Airport Land Use Planning Handbook*, October 2011).

The ALUCP presents both general and specific policies to regulate, and guide its implementation. Both the general and specific policies are to be used by the ALUC, affected local agencies, and others, to implement the relevant provisions of this ALUCP. The specific policies are focused around four compatibility factors. These factors include:

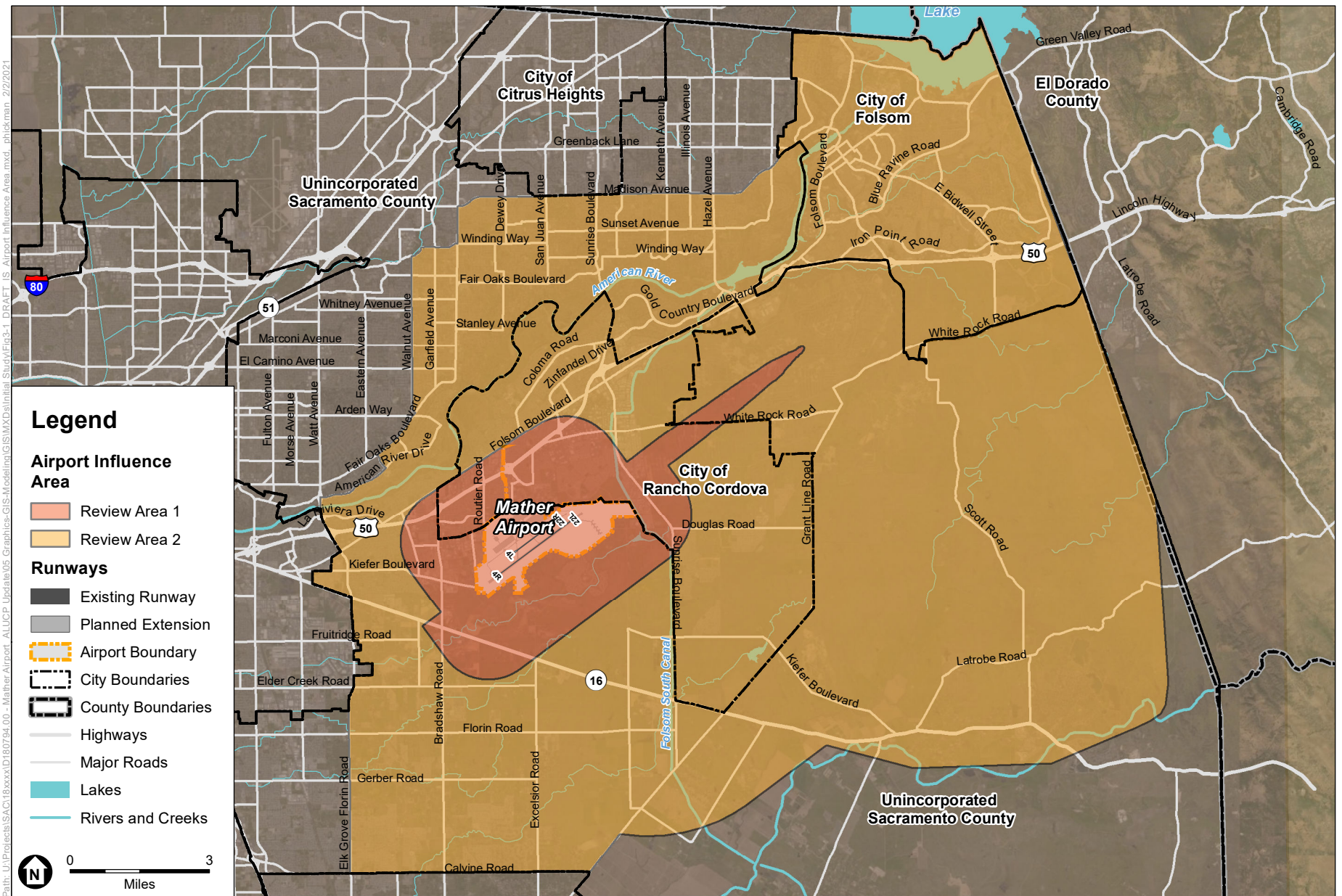
Noise – The aircraft noise policies promote the goals of the California Airport Noise Standards (Cal. Code Regs., tit. 21, § 5000 et seq.) and the California Noise Insulation Standards (25 Cal. Admin Code § 1092) by avoiding the establishment of noise-sensitive land uses in areas around the Airport that are exposed to significant levels of aircraft noise.

Safety – The safety policies minimize the potential number of future residents and land use occupants exposed to hazards related to aircraft operations such as aircraft accidents.

Airspace Protection – The airspace protection policies maintain the safe and efficient operation of the airspace around the Airport and avoiding potential hazards to aircraft in flight and protecting the navigable airspace around the Airport consistent with the requirements of 14 CFR Part 77, *Safe, Efficient Use and Preservation of the Navigable Airspace*, FAA Order 8260.3B, *United States Standard for Terminal Instrument Procedures (TERPS)*, and other relevant federal regulations.

Overflight Notification – The overflight notification policies address issues related to aircraft overflights by identifying the area within which flights to and from the Airport occur frequently enough and at a low enough altitude to be noticeable by sensitive residents. Within this area, real estate disclosure notices are required, pursuant to state law (Bus. and Prof. Code, § 11010 and Civ. Code, §§ 1102.6 and 1103.4).

The airport land use compatibility policies and criteria in the ALUCP apply only to new development. Under state law, the ALUC has no jurisdiction over existing development, except for nonconforming uses that are proposed for expansion or redevelopment.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 3-1
Airport Influence Area
Mather Airport

CHAPTER 4

Analysis of Potentially Displaced Development

4.1 Development Displacement Analysis

Adoption of the Mather Airport ALUCP has the potential to render currently permissible land uses incompatible and prevent or “displace” future development of such uses within portions of the AIA. As discussed in Section 3.2, the Draft ALUCP includes policies addressing noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. Both the noise and safety compatibility factors (Review Area 1) include compatibility criteria that identify specific land uses as “compatible”, “conditionally compatible”, or “incompatible” in areas located within the CNEL contours and safety zones. **Table 4-1** presents the noise compatibility criteria included in Table 4-1 of the Draft ALUCP. **Table 4-2** presents the safety compatibility criteria included in Table 4-2 of the Draft ALUCP. The noise contours are depicted on **Figure 4-1** and the safety zones are depicted on **Figure 4-2**.

Once adopted by the ALUC, local agencies must make their land use plans consistent with the ALUCP. Once these plans are made consistent, some land uses currently considered compatible may become incompatible under the ALUCP policies. Accordingly, it is necessary to identify land uses that could be displaced due to the ALUCP policies. By restricting development in some areas of the AIA, there is the potential for increased growth pressure in other areas. If the “displaced” development were to occur elsewhere, there could be potential for environmental impacts, including localized increases in traffic volumes, noise, and air pollution.

It is important to note that the policies and compatibility criteria in the ALUCP do not apply to land uses that already exist at the time the ALUCP is adopted. Therefore, there is no potential for displacement of existing development. This also applies to future land use development that although not started or completed has already been entitled or approved for development by the responsible local agency. Draft ALUCP Policies of GP-5, *Applicability of Policies to Existing Land Uses*, address the applicability of the ALUCP policies to existing land uses.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Agricultural and Animal-Related Uses					
Agricultural Uses: General Agricultural Uses; Crops: Raising/Harvesting; Beekeeping (Commercial and Non-Commercial); Aquaculture					
Livestock Uses: Feed Lot; Hog Farm; Incidental Agricultural Accessory Structures, Uses, and Keeping of Animals; Stables and Corrals; Equestrian Facility (Commercial or Hobby)			50		Any associated enclosed building structure intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as sheds, barns, etc.
Roadside Crop Sales: Farm Stand; Field Retail Stand; Urban Agricultural Stand; Community Stand; Market Garden; Community Garden (Private or Public)					
Open Space and Outdoor Assembly Uses					
Wildlife Preserve; Resource-Related Recreation; Resource Protection and Restoration					
Outdoor Commercial Recreation: Amphitheaters, Amusement and Theme Parks, Golf Driving Ranges, Health and Athletic Clubs With Outdoor Facilities, Miniature Golf Courses, Skateboard Parks, Stadiums and Coliseums, Swim and Tennis Clubs, Water Slides, Zoos; General Recreation Facility, Outdoor; Snack Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as outdoor bars, stands, kiosks, etc.
Non-Group Recreation: Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/Clubhouses; Marina, Boat Dock/Launch; Boat Dock, Private			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Non-Group Recreation (continued): Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/Clubhouses; Marina, Boat Dock/Launch; Boat Dock, Private			50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as duck blinds, etc.
Public Parks; Public Plazas			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Any associated enclosed building structure intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as outdoor bars, stands, kiosks, etc.
Camping Facilities: Campgrounds; Recreation Vehicle Park, Travel Trailer Park					
Cemeteries, Mausoleums			50	50	Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Assembly Uses					
Indoor Major Assembly Facilities: Stadium; Arenas					

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Indoor Large Assembly Facilities: Performing Arts Center; Theaters and Auditoriums; Event Center/Reception Hall;		50	50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Large Assembly Facilities: Places of Worship/Religious Institutions;		45			Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Small Assembly Facilities: Private Social Center, Social Club, Fraternal Hall/Lodge; Clubs, Lodges, and Private Meeting Halls		50	50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Recreation: Indoor Fitness and Sports Facility; Indoor Recreation Facility			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Group Recreation: Dance halls, instructional studios			50	50	Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Group Recreation (continued): Dance halls, instructional studios,			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Residential and Lodging Uses					
Single-Family Residential: Single-Family Dwellings (Attached or Detached; Live-Work Units; Caretaker Housing/Dwelling; Manufactured Home; Mobile Home; Accessory Dwelling Unit; Guest House; Bed and Breakfast Inn					
Multi-Family Residential: Dwelling, Two-Family; Dwelling, Duplex or Halfplex; Dwelling, Agricultural Accessory Unit; Group Residential (Convents and Rectories)					
Long-Term Lodging (>30 nights): Hotel and Motels, Extended Stay; Group Residential (Excluding Convents and Rectories); Boarding House; Fraternity/Sorority House; Single Room Occupancy (SRO) Hotels					
Farmworker Housing; RV Parking in Conjunction with Agricultural Activity	45	45			Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Short-Term Lodging (≤30 nights): Hotels and Motels; Resorts; Vacation Rentals			45	45	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Congregate Care Facilities: Residential Care Home (Small and Large); Social Rehabilitation Center; Transitional Housing	Incompatible	Incompatible	Incompatible	Incompatible	
Educational and Institutional Uses					
Family Day Care Homes (≤14 children)	Incompatible	Incompatible	Incompatible	Incompatible	
School, K-12 (Private or Public); Child Day Care Center/Facility (>14 Children); Adult Day Care Center/Facility; Libraries and Museums; Government and Local Agency Buildings and Use	Compatible	45	Incompatible	Incompatible	CNEL is acceptable for outdoor activities, although some noise interference may occur. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice.
Adult Education Uses: College, University; Schools, Private and Special/Studio (Excluding K-12); Trade School	Compatible	45	Incompatible	Incompatible	CNEL is acceptable for outdoor activities, although some noise interference may occur. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice.
In-Patient Medical Services: Hospitals; Hospitals, Convalescent; Psychiatric Facility; Medical Services, Extended Care	Compatible	45	45	Incompatible	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Out-Patient Medical Services: Medical Services, General	Compatible	Compatible	50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Public Safety Facility: Police and Sheriff Stations, Fire Stations, Interim Incarceration Facilities; Ambulance Services; Emergency Shelter			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Commercial, Office, and Service Uses					
Major, Large, and Local Retail			50	50	Outdoor dining or gathering places incompatible above CNEL 70 dB. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number.
Eating/Drinking Establishments: Restaurants, Restaurant, Carry-out/Drive-through/Sit-down; Brew Pub; Bars, Taverns, and Nightclubs; Internet Café; Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge; Tasting room – Brewery, Winery, Distillery (Off-Site)			50	50	Outdoor dining or gathering places incompatible above CNEL 70 dB. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number.
Limited Retail/Wholesale, Indoor: Agricultural Supplies and Services; Auto Sales, New and Used; Boat Sales and Rental; Home Improvement Supplies; Retail, Warehouse Club; Wholesale, not otherwise listed			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures such as sheds, greenhouses, etc.
Limited Retail/Wholesale, Outdoor: Building Materials Stores and Yards; Garden Center/Plant Nursery			50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures such as sheds, greenhouses, etc.

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Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Office Uses: Offices, Business and Professional; Medical, Dental, or Optical Offices or Clinics; Laboratory-Medical, Dental, or Optical; Business Services, Intensive; Broadcasting and Recording Studios; Call Centers; Banks and Financial Services/General Financial Services			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Personal & Miscellaneous Services: Animal and Pet Services (Grooming, Boarding; Beauty or Barber Shop, Spa; Catering Service; Detailing/Car Wash; General Personal Services; General Repair Services; Maintenance and Repair, Small Equipment; Personal Services; Repair Services; Self-service Laundromat; Tanning; Tattoo Parlor; Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools); Vehicle Services, Minor			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Vehicle Fueling and Repair: Auto Service Station; Vehicle Services, Major; Automobile Repair; Agricultural Equipment Repair, Maintenance and Manufacturing; Repair of Farm Equipment or Automobiles for Personal Use			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Industrial, Manufacturing, and Storage Uses					
Hazardous Materials: Production: Storage of Flammable, Explosive, or Highly Corrosive Materials; Fuel Storage and Distribution; Hazardous Waste Storage/Disposal Facility; Gas or Oil Well			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Heavy Industrial: Assembly, Manufacturing, and Processing – Heavy; Manufacturing, Major; Aircraft and Rocket Testing; Animal Slaughter, Tannery, and Rendering; Kill Floor			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.

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Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Light Industrial, High Intensity: Assembly, Manufacturing, and Processing – Light; Manufacturing, Minor; Agricultural Products Processing; Canneries; Primary Processing of Agricultural Products; Food Processing Industry/Food Production and Wholesale			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Light Industrial, Low Intensity: Manufacturing, Small Scale; Assembly, Manufacturing, and Processing – Outdoor; Distilleries; Large Wineries/Breweries			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Research and Development, Laboratory			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Storage: Warehousing; Storage, Mini/Personal Storage			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Outdoor Storage: Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard; Truck and Large Vehicle Lease, Rent, Repair, Sales, or Service; Utility Trailer or Truck Rental or Storage, Accessory; Utility Truck and Trailer Rent, Sales, or Services; Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service; Auto and Vehicle Sales and Rental; Auto and Vehicle Sales, Wholesale; Automobile Lease or Rental, Limousine Service			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.

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	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Waste Facilities: Solid Waste Facilities; Wastewater Disposal; Lagoon or Irrigation			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Solid Waste Disposal Facilities: Solid Waste Facilities; Junkyard, Vehicle / Equipment Wrecking Yard, Scrap or Used Materials Yard; Junk Tire Handling; Auto and Vehicle Dismantling			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Recycling Facilities: Collection Facility; Processing, Scrap, and Dismantling Facility			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Mining: Borrow Mining, Short-Term; Surface Mining			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Transportation, Communication, and Utilities					
Airport: Airport, Heliports			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Bus and Transit Stops: Bus Depot; Transit Facilities; Transit Stations and Terminals			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Transportation Routes: Road and Rail Rights-of-Way, Bus Stops					

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Automobile Parking: Surface Lots, Structures			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Communications Facilities: Telecommunication Facility; Wireless Communication Facilities			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Major Utilities: Major Utility (Power Generating Plant)			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Minor Utilities: Minor Utility (Electrical Substations)					
	Compatible				<i>Indoor Uses:</i> Indoor uses are considered compatible if they involve activities that by their nature are noisy (e.g., manufacturing), or standard construction methods will sufficiently reduce exterior noise to an acceptable indoor CNEL. <i>Outdoor Uses:</i> Outdoor uses can be carried out with little to no interference from aircraft noise.
	Conditionally Compatible				<i>Indoor Uses:</i> Indoor uses are considered compatible if standard construction methods will sufficiently reduce exterior noise to an acceptable indoor CNEL as indicated in the table. <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur. Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.
	Incompatible				Use is not compatible under any circumstances.

**TABLE 4-2
SAFETY COMPATIBILITY CRITERIA**

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Assembly Uses							
Outdoor Major Assembly Facilities: Stadium, Outdoor Commercial Recreation (amphitheaters, amusement, and theme parks, stadiums and coliseums, water slides, zoos); Racetrack							6: Outdoor stadiums and similar high intensity uses should be avoided unless it can be demonstrated an alternative location is unavailable. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Outdoor Large Assembly Facilities: Outdoor Commercial Recreation (health and athletic clubs with outdoor facilities, miniature golf courses), General Recreation Facility, Outdoor							
Outdoor Small Assembly Facilities: Outdoor Commercial Recreation (golf driving ranges, skateboard parks, swim and tennis clubs)							4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Indoor Large Assembly Facilities: Theaters and Auditoriums, Live/Motion Picture Theater and Performing Arts Center, Places of Worship or Other Religious Institution, Indoor Amusement/ Entertainment Facility, Nightclub, Dance Club or Hall, Event Center/Reception Hall, Community Centers/Civic Uses							
Indoor Recreation/Small Assembly Facilities: Indoor Fitness and Sports Facility, General Recreation Facility, Indoor, Clubs, Lodges, and Private Meeting Halls, Private Social Center, Social Club, Fraternal Hall/Lodge; Card Room							4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Non-Group Recreation: Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/ Clubhouses; Marina; Boat Dock/Launch, (Public or Private)							
Campground; Recreation Vehicle Park; Travel Trailer Park							
Public Parks, Parks and Public Plazas, Snack Bar Incidental to a Park							
Residential and Lodging Uses							
Single-Family Residential: Dwelling, Single-Family (Attached or Detached including Guest House/Accessory Dwelling Unit) Manufactured Home, Mobile Home, Agricultural Accessory Unit, Caretaker Dwelling/Housing							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.
Multi-Family Residential: Dwellings (Two-Family, Multifamily/Multiple Family), Live-Work Units, Duplex or Halfplex							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.
Long-Term Lodging (>30 nights): Extended-Stay Hotels and Motels, Fraternity/Sorority House, Farmworker Housing, Single Room Occupancy (SRO), Boarding House, Group Residential							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Short-Term Lodging (> 30 nights): Hotels and Motels, Bed and Breakfast Inns, Vacation Rentals, Resort							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above. 5: Airport hotels allowed in Safety Zone 5.
Congregate Care Facilities: Residential Care Home/Facility, Social Rehabilitation Center, Transitional Housing							6. Congregate Care Facilities should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Institutional and Quasi-Institutional Uses							
Child Day Care Center/Facility (More than 14 Children), Adult Day Care Facility (More than Six People)							6. Large day care facilities should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety Zone 6, it is recommended

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
							that all buildings be located outside the safety zones to the extent practicable.
Family Day Care Home, Large (Up to 14 Children)							
School, K-12 (Private or Public)							6: K-12 Schools should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Family Day Care Home, Small (Up to 8 Children), Adult Day Care Home (Six or Fewer People)							
Adult Schools, Private and Special/Studios; College, University; Trade School							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Libraries and Museums; Government and Local Agency Buildings and Use							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
							limits above.
Cemeteries, Mausoleums							2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
In-Patient Medical Services: Hospitals; Convalescent Hospital; Extended Care Medical Services; Psychiatric Facility; Residential Care Home; Congregate Care Facility							
Out-Patient Medical Services: General Medical Services							3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Public Safety Facilities: fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, interim incarceration facilities; Ambulance Service							3, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Temporary Supportive Housing: Emergency Shelter							3, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Commercial, Office, and Service Uses							
Major Retail: General Retail Sales (>350,000 sq. ft.)							2, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Large Retail: General Retail Sales (50,000 – 350,000 sq. ft.)							2, 4, 5 See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Local Retail: General Retail Sales (Up to 49,999 sq. ft.); Grocery Stores/Supermarkets							2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
General Retail: Art Gallery, Art Studio; Art, Antique, Collectable; Artisan Shops; Auto Parts Sales; Certified Farmers Market; Convenience Stores; Furniture, Furnishings, and Appliance Stores; Pawn Shop; Retail, General; Smoke Shops; Thrift/Consignment Store; Liquor Store/Off- Sale of Alcoholic Beverages; Neighborhood Convenience Store; Food Markets (Up to 6,000 sq. ft.) Neighborhood Market; Artisanal and Specialty Manufacture, Display and Sales; Check Cashing Business; Payday Loan, Check Cashing; Beauty or Barber Shop, Spa; Tanning; Tattoo Parlor						2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.	
Eating/Drinking Establishments: Restaurants, Restaurant, Carry- out/Drive-through/Sit-down; Brew Pub; Bars, Taverns, and Nightclubs; Internet café; Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge; Tasting room – brewery, winery, distillery (off-site)						2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.	
Limited Retail/Wholesale: Agricultural Supplies and Services; Auto Sales, New and Used; Boat Sales and Rental; Building Materials Stores and Yards; Garden Center/Plant Nursery; Home Improvement Supplies; Retail, Warehouse Club; Wholesale, not otherwise listed; Public Auction, Flea Market						2, 3: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.	
Personal & Miscellaneous Services: Animal and Pet Services (Grooming, Boarding); Catering Service; Detailing/Car Wash; General Personal/Personal Services; General Repair Services; Maintenance and Repair, Small Equipment; Repair Services; Self-service Laundromat; Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools); Vehicle Services, Minor repair.							

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Office Uses: Offices, Business and Professional (e.g., insurance companies, utility companies, accounting, attorneys, employment, public relations, advertising, architectural, computer programming, photography studios, accountants, bookkeepers, collection, computer programing, counseling, personnel, insurance, public relations, advertising, real estate, dating services, interior decorator, building trades contractors office, travel or ticket agency); Medical, dental, or optical offices or clinics; Business Services, Intensive; Business Support Services, Broadcasting and Recording Studios; Laboratory-Medical, Dental, or Optical; Call Centers; Banks and Financial Services/General Financial Services							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Vehicle Fueling and Repair: Auto Service Station; Vehicle Services, Major; Automobile Repair; Agricultural Equipment Repair, Maintenance and Manufacturing; Repair of Farm Equipment or Automobiles for Personal Use							
Industrial Uses							
Hazardous Materials: Production: Storage of Flammable, Explosive, or Highly Corrosive Materials; Fuel Storage and Distribution; Hazardous Waste Storage/Disposal Facility; Gas or Oil Well							3, 4: Allowed only if there is no alternative location available outside safety zones. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Hazardous Materials (continued)							6: Above ground use of hazardous materials should be avoided unless it can be demonstrated an alternative location is unavailable. If parcel is partially located in Safety Zone 6, hazardous materials storage should be situated outside the safety zones to the extent feasible.
Heavy Industrial: Assembly, Manufacturing, and Processing – Heavy; Manufacturing, Major; Aircraft and Rocket Testing; Animal Slaughter, Tannery, and Rendering; Kill Floor							3, 4: Land use must meet maximum lot coverage and intensity criteria; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Light Industrial, High Intensity: Assembly, Manufacturing, and Processing – Light; Manufacturing, Minor; Agricultural Products Processing; Canneries; Primary Processing of Agricultural Products; Food Processing Industry/Food Production and Wholesale; Concrete Batch Plant							3, 4: Land use must meet maximum lot coverage and intensity criteria; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Light Industrial, Low Intensity: Manufacturing, Small Scale; Assembly, Manufacturing, and Processing – Outdoor; Distilleries; Large Wineries/Breweries							5: Bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

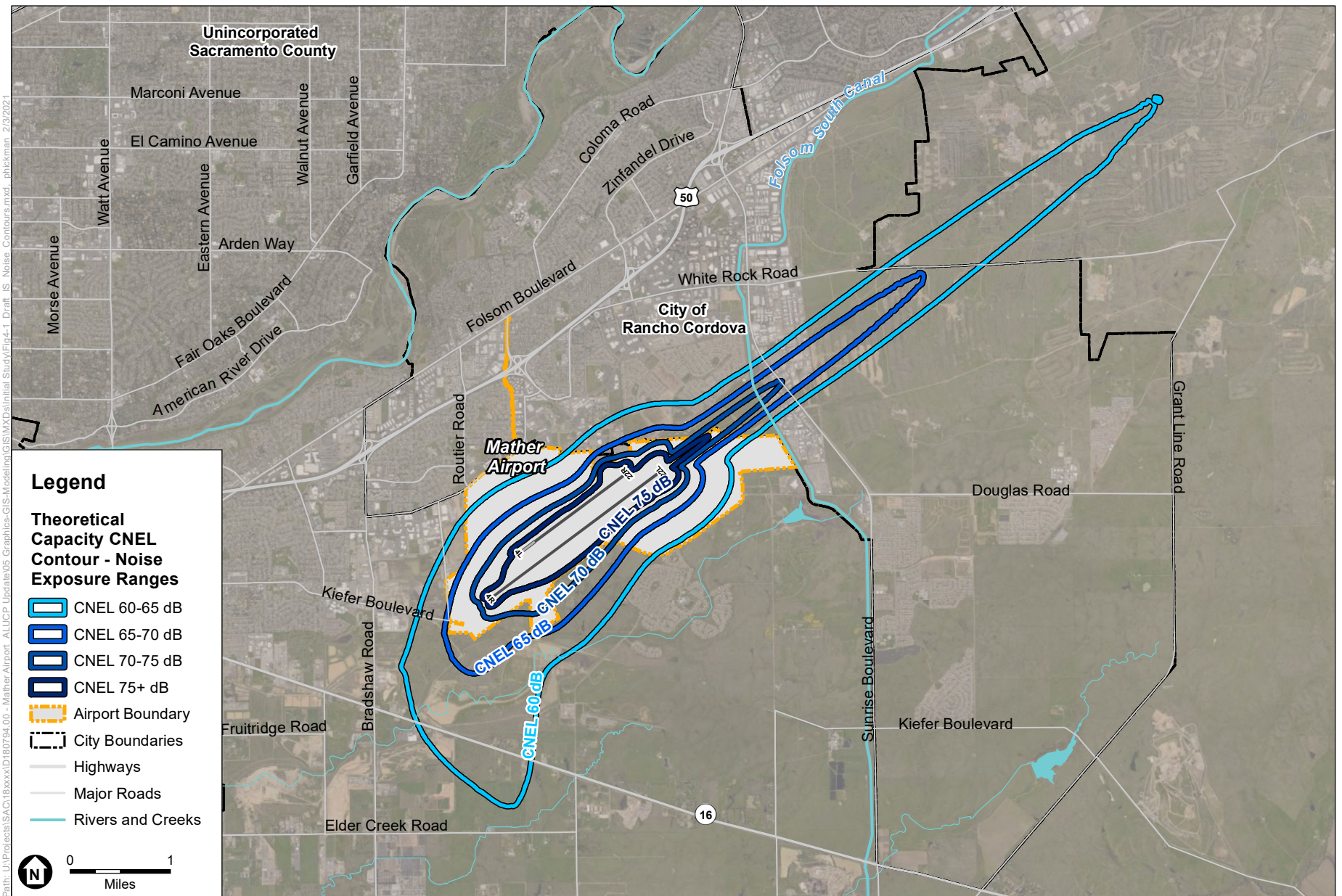
Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Research and Development, Laboratory							2, 5: Bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Indoor Storage: Warehousing; Storage, Mini/Personal Storage							2, 5: Land use must meet maximum lot coverage and intensity criteria.
Outdoor Storage: Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard; Truck and Large Vehicle Lease, Rent, Repair, Sales, or Service; Utility Trailer or Truck Rental or Storage, Accessory; Utility Truck and Trailer Rent, Sales, or Services; Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service; Auto and Vehicle Sales and Rental; Auto and Vehicle Sales, Wholesale; Automobile Lease or Rental, Limousine Service							5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Mining: Borrow Mining, Short-Term; Surface Mining							5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Transportation Uses							
Airport: Airport; Heliport							
Bus and Transit Stops: Bus Depot; Bus Shelter; Transit Facilities; Transit Stations and Terminals; Park and Ride Facility							5: Allowed only if alternative site outside zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Freight Services: Freight Depot; Freight Yard/Truck; Freight Yard/Truck Terminal; Truck, Freight, or Draving Terminal							

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Transportation Routes: Road, Rail Right-of-Way							
Parking and Storage: Parking Facility/Parking Lot or Garage; Auto and Vehicle Storage; Storage of Towed or Damaged Vehicles and Boats; Storage of Operable Boats, RVs, or Vehicles; Storage of Unregistered and/or Private Vehicles							
Utility Uses							
Communications Facilities: Telecommunication Facility; Wireless Communication Facilities							2 through 6: Allowed only if alternative site outside zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Renewables: Wind Turbine; Commercial Solar Facilities							3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Major Utilities: Major Utility (Power Generating Plant)							3, 4: Primary plants not allowed; peaker plants only. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Minor Utilities: Minor Utility (Electrical Substations)							2, 5: Allowed only if alternative site outside safety zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Water Facilities: Water Impoundment, Constructed Lake/Pond; Wastewater Disposal, Lagoon or Irrigation							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

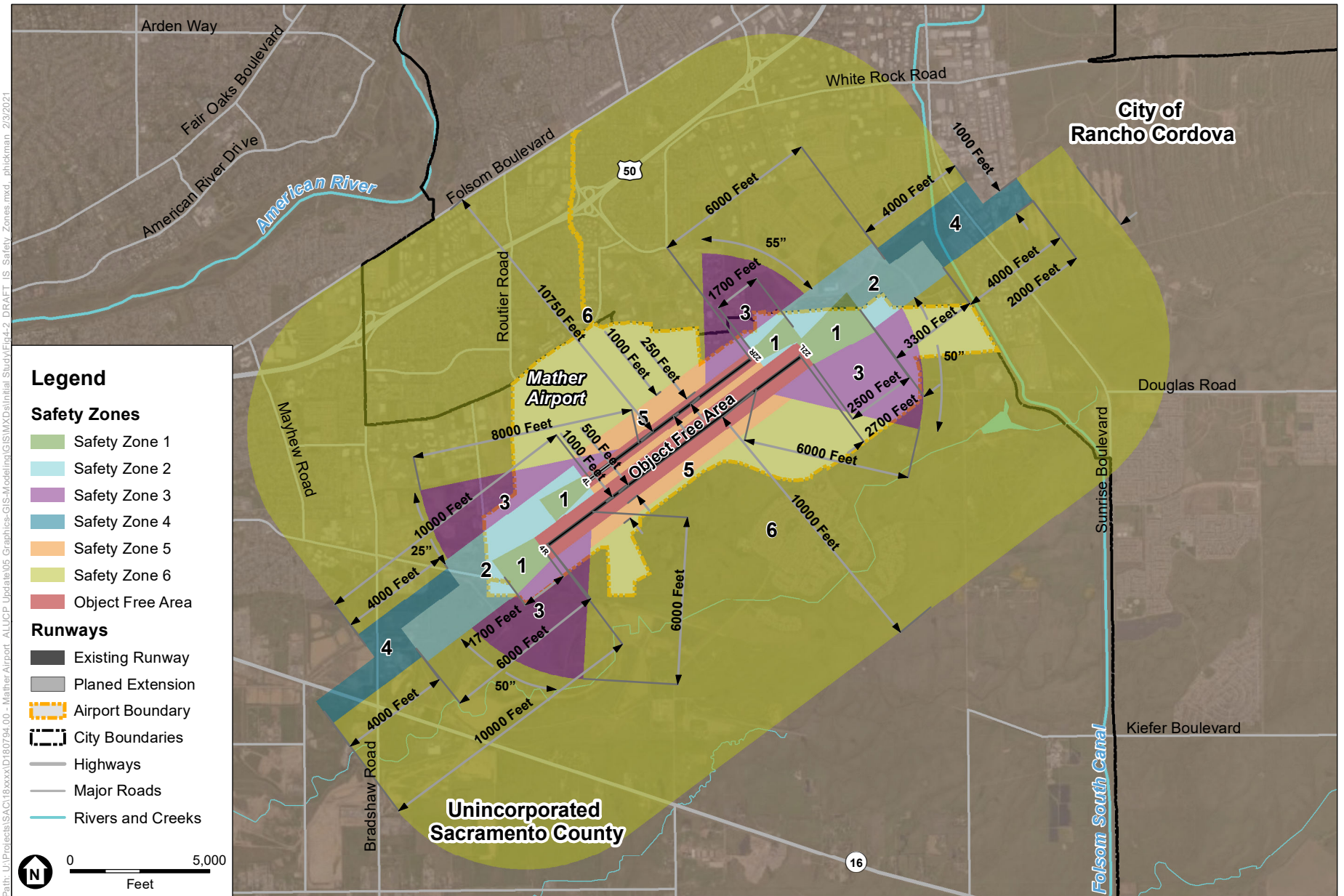
Land Use Category		Safety Zone						Criteria for Conditionally Compatible Land Uses
		1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project								
Land uses not specifically listed shall be evaluated using criteria for similar uses								
Maximum Residential Density (Units per Gross Acre)		0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>		0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>		n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>		0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)		Compatible			Conditionally Compatible		Incompatible	
Solid Waste Disposal Facilities: Solid Waste Facilities; Junkyard, Vehicle / Equipment Wrecking Yard, Scrap or Used Materials Yard; Junk Tire Handling; Auto and Vehicle Dismantling								
Greenwaste Facilities							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards	
Recycling Facilities: Collection Facility; Processing, Scrap, and Dismantling Facility								
Agricultural and Open Space Uses								
Wildlife Preserve; Resource-Related Recreation; Resource Protection and Restoration							2 through 6: Must meet requirements of Policy AP-7, <i>Wildlife Hazards</i> . See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.	
General Agricultural Uses; Crops: Raising/Harvesting; Beekeeping (Commercial and Non-Commercial); Aquaculture							2 through 6: Must meet requirements of Policy AP-7, <i>Wildlife Hazards</i> .	
Livestock Uses: Feed Lot; Hog Farm; Incidental Agricultural Accessory Structures, Uses, and Keeping of Animals; Stables and Corrals; Equestrian Facility (Commercial or Hobby)								
	Compatible	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).						
	Conditionally Compatible	Use is compatible if additional conditionals are met.						
	Incompatible	Use is not compatible under any circumstances.						



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-1
CNEL Contours
Mather Airport



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-2
Safety Zones
Mather Airport

An analysis was completed to identify the potential for displacement of future land use in the AIA due to the policies in the Draft ALUCP. The Mather Airport Draft ALUCP Development Displacement Analysis technical report is included in **Appendix A**. This chapter summarizes the results of that analysis. Calculations of displaced anticipated future dwelling units and displaced area available to non-residential land uses were performed separately.

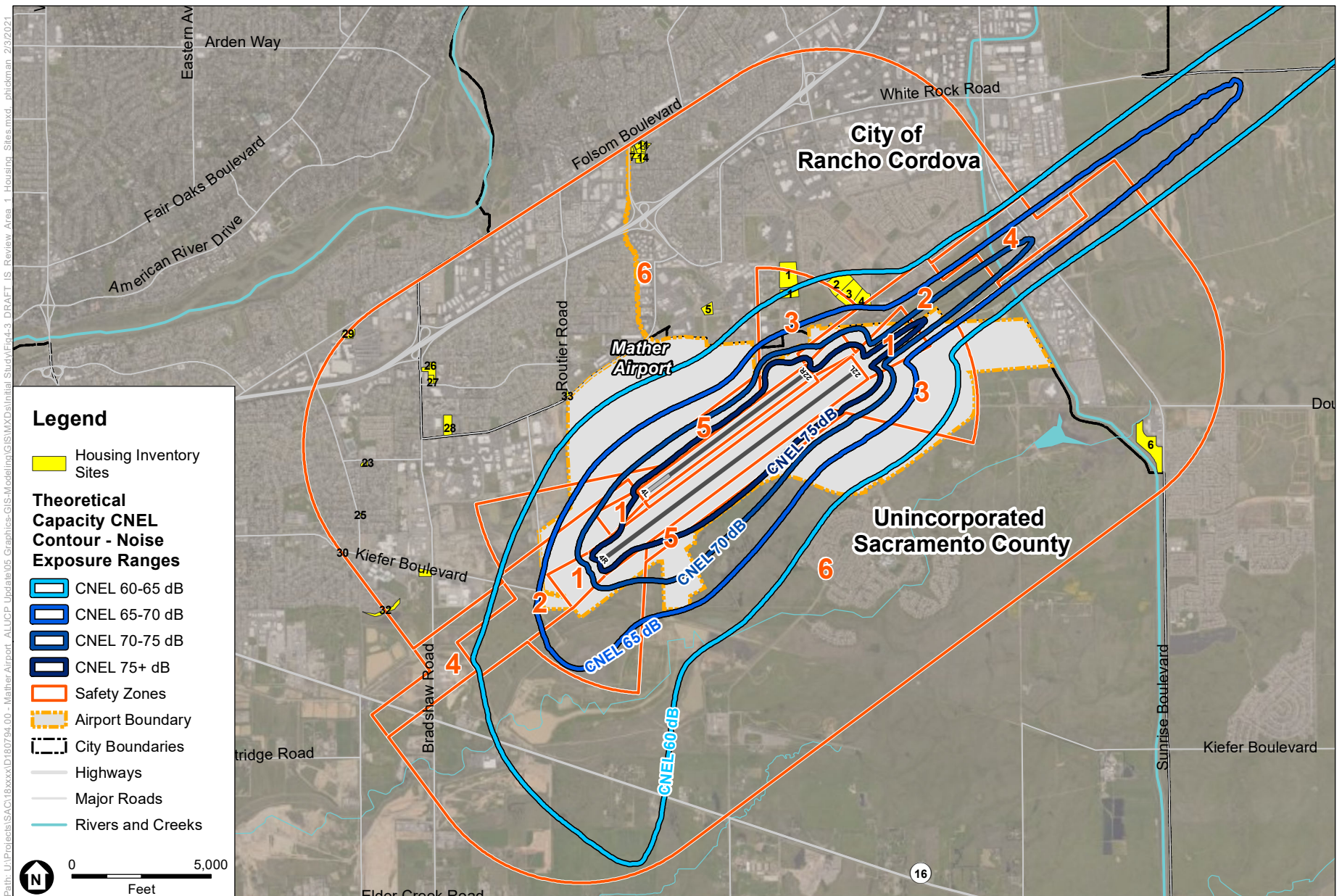
4.1.1 Residential Development Displacement

To determine displacement of residential development, the general plan housing elements for the City of Rancho Cordova, and the County of Sacramento were reviewed and housing inventory sites within AIA Review Area 1 were identified. The housing inventory sites identified in Review Area 1 are depicted on **Figure 4-3**. Of the 33 total housing inventory sites located within Review Area 1, 26 were located in the City of Rancho Cordova, and seven were located in areas of unincorporated Sacramento County. Three housing inventory sites in the City of Rancho Cordova, were determined to have area within the CNEL 60 dB contour, where residential development would be incompatible, sufficient to completely displace their inventory capacity. Another housing inventory site located immediately to the west of these sites was determined to have developable area outside the CNEL 60 dB contour. However, this parcel was also intersected by Safety Zone 3, where residential development would be limited to a density of 0.5 dwelling units per acre, which would reduce the inventory capacity from 241 to 112 dwelling units. **Table 4-3** presents a summary of residential development displacement, and housing inventory sites with residential development displacement are depicted on **Figure 4-4**.

**TABLE 4-3
RESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY**

Parcel ID#	APN	Dwelling Unit Capacity		Displacement
		Baseline	with ALUCP	
Development Potentially Displaced by ALUCP Noise Compatibility Policies				
2	07223600280000	123	0	123
3	07223600290000	133	0	133
4	07223600300000	112	0	112
Development Potentially Displaced by ALUCP Safety Compatibility Policies				
1	06700100630000	241	112	129
Total		609	112	497

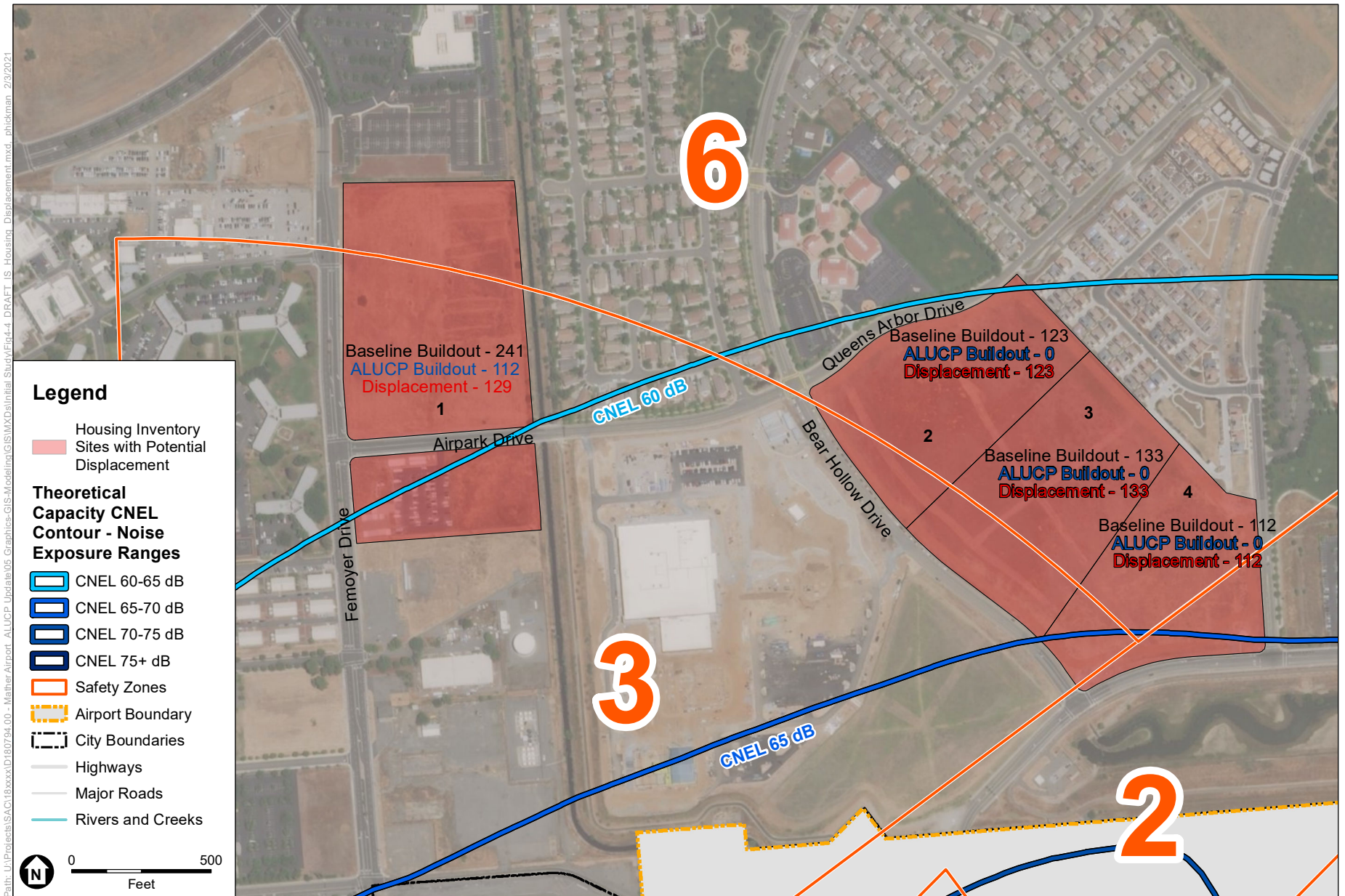
SOURCE: City of Rancho Cordova, 2013; Environmental Science Associates, 2020.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-3
Housing Inventory Sites
in Review Area 1



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-4
Housing Inventory Sites
with Displaced Residential Development Capacity

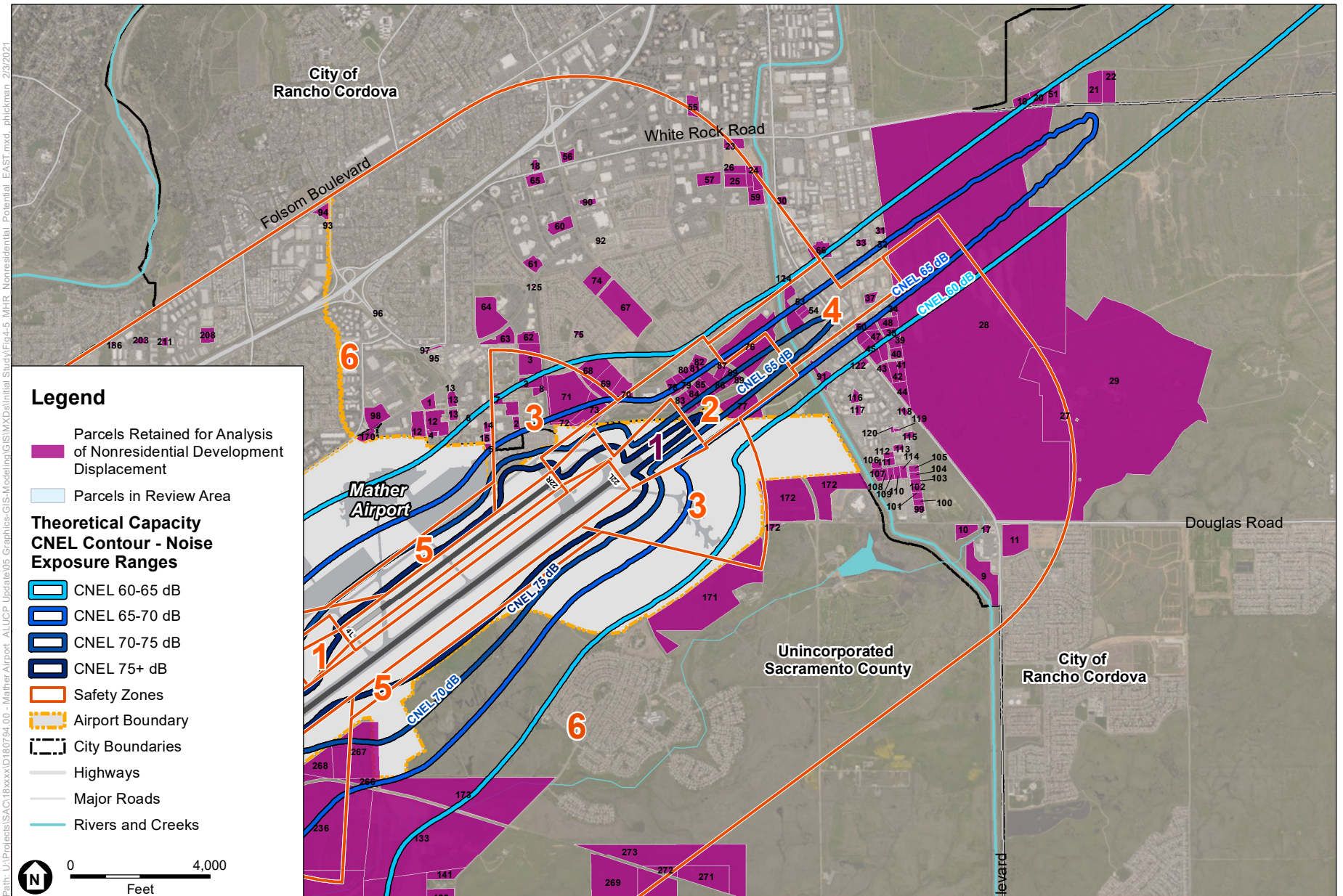
4.1.2 Non-residential Development Displacement

The policies and compatibility criteria associated with the updated noise contours and safety zones may restrict certain non-residential uses based on location relative to each noise contour or safety zone. These restrictions have the potential to cause displacement of non-residential uses. To determine the potential extent of displacement of non-residential development, parcels in Review Area 1 with potential for development were identified. These included vacant parcels and other parcels classified as economically ready for development in the Sacramento County parcel database. This yielded 216 parcels, to which an additional 76 parcels were added following an examination of aerial imagery identifying other potentially underutilized land. A total of 292 parcels were retained for analysis to determine potential for displaced non-residential development. **Figure 4-5** and **Figure 4-6** depict the parcels retained for analysis on non-residential development displacement on the east and west sides of Mather Airport respectively.

The development displacement analysis calculated displaced non-residential development in terms of land area rendered unavailable or compromised by limits on the intensity of development in people per acre. Land uses identified as incompatible with the Draft ALUCP noise and safety policies and criteria would be completely displaced, and land uses identified as conditionally compatible subject to applicable intensity limits in the safety zones would be partially displaced, as land developers would not be able to build to the level of intensity otherwise possible under current land use regulations.

To calculate non-residential development displacement, land uses which would be permitted under current regulations were identified and compared to the compatibility criteria of the Draft ALUCP. Land area inside of noise contour ranges and safety zones was calculated and the area rendered incompatible or conditionally compatible with intensity limitations was calculated while controlling for the compatibility criteria of the current CLUP.

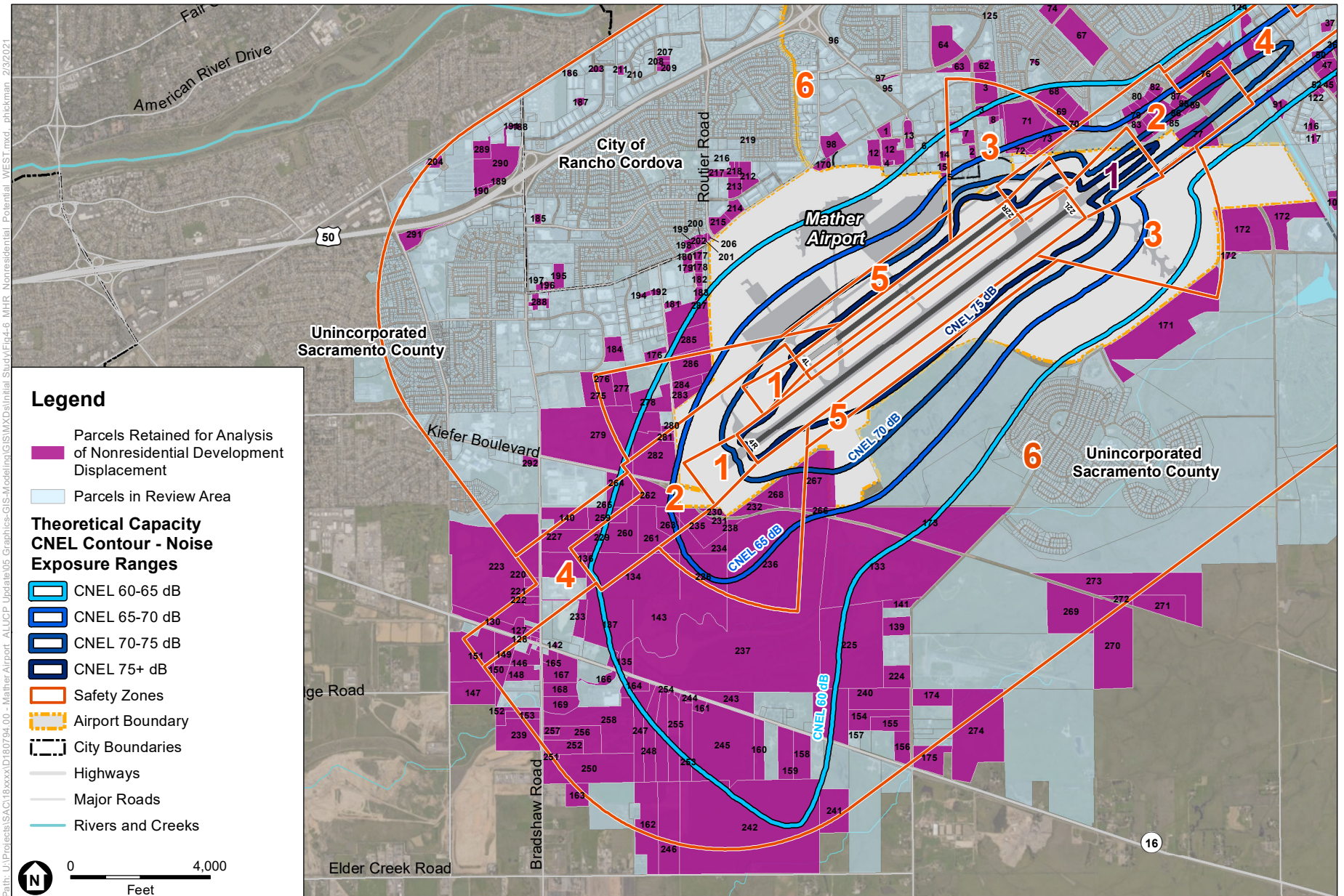
Results of the non-residential development displacement analysis are summarized in **Table 4-4**. There is no development displacement associated with Safety Zones 1 or 5, as there are no parcels with potential development having area in these safety zones. There are no parcels with any complete displacement of permitted uses in Safety Zone 6, as there are no safety compatibility criteria identifying any land uses in that safety zone as incompatible with the Draft ALUCP.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-5
Parcels Considered in the Non-residential
Development Displacement Analysis - East Side of Airport



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update Initial Study

Figure 4-6

Parcels Considered in the Non-residential Development Displacement Analysis - West Side of Airport

TABLE 4-4
NON-RESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY

Jurisdiction	Total Number of Vacant Parcels	Number of Vacant Parcels by Compatibility Factor		Parcels with Potential Displacement of Incompatible Uses	Area Potentially Displaced (Square Feet)	Parcels with Partial Displacement of Conditionally Compatible Uses	Area Potentially Impacted (Square Feet)
City of Rancho Cordova	148	CNEL 60-65 dB	42	24	2,192,248	0	0
		CNEL 65-70 dB	28	18	1,426,263	0	0
		CNEL 70-75	9	8	860,097	0	0
		Safety Zone 1	0	0	0	0	0
		Safety Zone 2	17	17	3,250,062	17	3,250,062
		Safety Zone 3	13	13	3,246,702	13	3,246,702
		Safety Zone 4	6	1	99,587	6	1,738,449
		Safety Zone 5	0	0	0	0	0
		Safety Zone 6	123	0	0	121	33,455,482
Unincorporated Sacramento County	144	CNEL 60-65 dB	54	47	50,744,283	0	0
		CNEL 65-70 dB	16	2	2,558,635	0	0
		CNEL 70-75	1	0	0	0	0
		Safety Zone 1	0	0	0	0	0
		Safety Zone 2	19	19	6,548,745	19	6,548,745
		Safety Zone 3	28	25	14,646,458	28	14,950,881
		Safety Zone 4	21	2	1,760,883	21	5,762,444
		Safety Zone 5	0	0	0	0	0
		Safety Zone 6	115	0	0	115	94,625,764
Total Area of Potential Displacement (Square Feet)							163,578,529

SOURCE: Environmental Science Associates, 2021.

Under the compatibility criteria of the Draft ALUCP, there is potential for displacement of one or more non-residential land uses on 81 parcels in the City of Rancho Cordova: 24 parcels in the CNEL 60-65 dB range, 18 in the CNEL 65-70 dB range, eight in the CNEL 70-75 dB range, 17 in Safety Zone 2, 13 in Safety Zone 3, and 1 in Safety Zone 4. Additionally, there is potential for partial displacement of one or more land uses due to conditional compatibility criteria limiting the development intensity on 157 parcels in Rancho Cordova: 17 parcels in Safety Zone 2, 13 parcels in Safety Zone 3, six parcels in Safety Zone 4, and 121 parcels in Safety Zone 6.

In unincorporated Sacramento County, there is potential for displacement of one or more non-residential land uses on 95 parcels: 46 parcels in the CNEL 60-65 dB range, 2 parcels in the CNEL 65-70 dB range, 19 parcels in Safety Zone 2, 25 parcels in Safety Zone 3, and 2 parcels in Safety Zone 4. Additionally, there is potential for partial displacement of one or more land uses due to conditional compatibility criteria limiting the development intensity on 183 parcels in unincorporated Sacramento County: 19 in Safety Zone 2, 28 in Safety Zone 3, 21 in Safety Zone 4, and 115 in Safety Zone 6.

Within the noise contours, incompatible non-residential land uses include congregate care facilities and long-term lodging. In Safety Zone 2, incompatible non-residential land uses subject to displacement include child and adult day care facilities, congregate care facilities, assembly facilities such as places of worship, indoor recreation uses, industrial uses, uses involving hazardous materials, hospitals, K-12 schools, public safety facilities and major utilities. In Safety Zone 3, incompatible non-residential land uses potentially displaced include child and adult day care facilities, assembly facilities, indoor recreation, hospitals and K-12 schools. In Safety Zone 4, incompatible non-residential land uses subject to displacement include child and adult day care facilities, congregate care facilities, assembly facilities, hospitals, and K-12 Schools.

In Safety Zone 2, conditionally compatible land uses subject to intensity limits include adult schools, cemeteries and mausoleums, communications facilities, establishments for eating and drinking, retail uses, government buildings and facilities, long-term and short-term lodging, minor utilities, offices, research and development laboratories, and facilities on wildlife preserves. In Safety Zone 3, conditionally compatible land uses subject to intensity limits include adult schools, cemeteries and mausoleums, communications facilities, establishments for eating and drinking, retail uses, government buildings and facilities, industrial uses, uses involving hazardous materials, major utilities, offices, public safety facilities, renewable energy facilities, short-term lodging, emergency shelters, and wildlife preserve facilities. In Safety Zone 4, conditionally compatible land uses subject to intensity limits include adult schools, cemeteries and mausoleums, communications facilities, government buildings and facilities, industrial uses, uses involving hazardous materials, indoor recreation, long-term and short-term lodging, major utilities, offices, public safety facilities, and wildlife preserve facilities. In Safety Zone 6, conditionally compatible land uses subject to intensity limits include child and adult day care facilities, communications facilities, congregate care facilities, uses involving hazardous materials, K-12 schools, and wildlife preserve facilities.

More detail on the process used to identify the parcels selected for analysis can be found in the *Mather Airport Draft ALUCP Development Displacement Analysis* technical report (see Appendix A).

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CHAPTER 5

Environmental Factors Potentially Affected

The ALUCP establishes land use policies and criteria for implementation by local agencies and does not propose or entail any new development, construction or changes to existing land uses or the environment. The ALUCP proposes limits on the type of future uses to be developed in proximity to Mather Airport, to prevent the creation of noise and safety compatibility conflicts with ongoing airport activities. No physical construction would result from the adoption of the proposed ALUCP or from subsequent implementation of the land use restrictions and policies. Similarly, no change in aircraft or airport operations would result from adoption of the ALUCP

5.1 Environmental Analysis Checklist

The following Environmental Analysis Checklist is based on the CEQA Guidelines, Appendix G, Environmental Checklist Form. A narrative description of the analysis undertaken in support of the impact determinations follows each checklist topic.

The following instructions are quoted from the checklist in the CEQA guidelines.

Environmental Analysis Checklist General Instructions

- A. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- B. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by information sources cited by the lead agency, the Sacramento Area Council of Governments. (See “No Impact” portion of Response Column Heading Definition section below.)
- C. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- D. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- E. The explanation of each issue should identify:
 - The basis/rationale for the stated significance determination; and

- The mitigation measure identified, if any, to reduce the impact to less than significant.

F. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

5.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

Discussion

- a) -d) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not adversely affect scenic vistas in the AIA nor create a new source of substantial light or glare which would adversely affect daytime or nighttime views. Furthermore, the Draft ALUCP would not result in a substantial degradation of the existing visual character or quality of public views within the AIA, nor would it conflict with applicable zoning and/or other regulations governing scenic quality within the AIA. Accordingly, the Draft ALUCP would not damage scenic resources within a state scenic highway.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

References

California Scenic Highway Mapping System,
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed January 26, 2021.

Agriculture and Forestry Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES —				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion

- a)-e) The Draft ALUCP is a policy document focused on future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) convert Prime Farmlands, Unique Farmlands, or Farmlands of Statewide Importance in the AIA for Mather Airport to non-agricultural uses (farmlands with these designations are not present within the AIA); b) conflict with existing zoning for agricultural use, or a Williamson Act contract, c) conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; d) result in the loss of forest land or conversion of forest land to non-forest use; or, e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are

uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

References

California Department of Conservation, California Important Farmland Finder,
<https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed January 26, 2021.

Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
III. AIR QUALITY —				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

- a)-d) The Draft ALUCP is a policy document focused on future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) conflict with or obstruct implementation of the applicable air quality plan; b) result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under federal or state ambient air quality standards; c) expose sensitive receptors to substantial pollutant concentrations; or, d) result in other emissions that would affect a substantial number of people.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion

- a)-f) The Draft ALUCP is a policy document focused on future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) have a substantial adverse effect on any State or federally listed species; b) have a substantial adverse effect on any riparian habitat or other sensitive natural community; c) have a substantial adverse effect on state or federally protected wetlands; d) interfere substantially with the movement of any fish or wildlife species, wildlife corridors, or wildlife nursery sites; e) conflict with any policies or ordinances protecting biological resources; or, f) conflict with the provisions of an adopted habitat conservation plan.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected

by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Discussion

- a)-c) The Draft ALUCP is a policy document focused on future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) cause a substantial adverse change in the significance of a historical resource; b) cause a substantial adverse change in the significance of an archaeological resource; or, c) disturb any human remains.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Energy

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. As such, the Draft ALUCP would not a) result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources; or, b) conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Geology and Soils

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion

- a)-f) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. In addition, the Draft ALUCP would not b) result in substantial soil erosion or the loss of topsoil; c) be located on a geologic unit or soil that is unstable; d) be located on expansive soil; e) have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems; or, f) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS —				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) generate greenhouse gas emissions; or, b) conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Discussion

- a)-d), f),g) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) create a significant hazard through the routine transport, use, or disposal of hazardous materials; b) create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; c) emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; d) be located on a site which is included on a list of hazardous materials sites; f) impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or, g) expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.
- e) The Draft ALUCP includes policies that would decrease safety hazards and reduce future exposure to excessive noise by identifying what land uses are compatible and

incompatible in the AIA for Mather Airport. Accordingly, the Draft ALUCP would not result in a safety hazard or excessive noise for people residing or working in the AIA.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

- a)-e) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; b) substantially decrease groundwater supplies or interfere substantially with groundwater recharge; c) alter existing drainage patterns in the AIA; d) risk release of pollutants in flood hazard, tsunami, or seiche zones; or, e) conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are

uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Land Use and Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

- a) The Draft ALUCP is a policy document focused on future land uses within the AIA for Mather Airport. It does not affect existing land uses, nor does it include physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not physically divide an established community.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while fostering it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

- b) The Draft ALUCP does not directly or indirectly conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. However, any conflict between the ALUCP and land use plans, policies, or regulations not adopted for the purpose of avoiding or mitigating an environmental effect, would be ameliorated by either an amendment to the applicable land use plans to make them consistent with the ALUCP or an overrule of the ALUCP by the local government. Section 65302.3 of the Government Code, requires local agencies to amend their general plans and specific plans to be consistent with the ALUCP within 180 days. Alternatively, if a local agency does not concur with any provision of the ALUCP, it may adopt findings supporting an overrule of the ALUC pursuant to Section 21676 of the Public Utilities Code.

The development displacement analysis prepared in support of this document identifies areas within the AIA where the policies of the Draft ALUCP may prohibit or conditionally limit the development of certain land uses that are permissible under current planning documents. These areas are located within the noise contours and safety zones in the Draft ALUCP. The following sections discuss potential conflicts in these areas between the policies in the Draft ALUCP and local land use plans, policies, or regulations.

Noise

The CNEL contours encompass lands within the City of Rancho Cordova and unincorporated Sacramento County. Table 4-1 in the Draft ALUCP (see Table 4-1 in this Initial Study) is tailored to include the land use categories used in the Sacramento County and Rancho Cordova zoning codes.

CNEL 60-65 dB Contour. Most land uses listed in Table 4-1 are considered compatible in areas exposed to CNEL 60-65 dB with the exception of single and multi-family residential dwellings, long-term lodging (in excess of 30 days), congregate care facilities, and family day care homes, which are considered incompatible. Farm worker housing and recreational vehicle parking associated with agricultural activities are considered conditionally compatible under the condition that enclosed structures are sound attenuated to achieve an indoor CNEL of 45 dB.

CNEL 65-70 dB Contour. As indicated in Table 4-1, Most residential and lodging land uses are considered incompatible in the CNEL 65-70 dB range, with the exception of farm worker housing and recreational vehicle parking associated with agricultural activities which are conditionally compatible. Family day care homes are also considered incompatible in the 65-70 dB contour. Additionally, K-12 schools, adult schools, and in-patient medical services are considered conditionally compatible on the condition enclosed structures accommodating activities requiring a quiet environment are sound attenuated to achieve an indoor CNEL of 45 dB.

CNEL 70-75 dB Contour. In addition to the land use categories considered incompatible in the CNEL 65-70 dB range, farm worker housing, K-12 and adult schools, large indoor assembly facilities such as places of worship, and camping facilities are identified as incompatible in the CNEL 70-75 dB range. Conditionally compatible uses, in addition to those identified in the CNEL 65-70 dB range include the following:

- Livestock Uses
- Non-Group Recreation
- Cemeteries, Mausoleums
- Indoor Small Assembly Facilities
- Group Recreation
- Out-Patient Medical Services
- Major, Large, and Local Retail
- Limited Retail/Wholesale, Indoor
- Office Uses
- Vehicle Fueling and Repair
- Heavy Industrial
- Light Industrial, Low Intensity
- Indoor Storage
- Waste Facilities
- Recycling Facilities
- Airport
- Automobile Parking
- Outdoor Commercial Recreation
- Public Parks; Public Plazas
- Indoor Recreation
- Short-Term Lodging (≤ 30 nights)
- Public Safety Facilities
- Eating/Drinking Establishments
- Limited Retail/Wholesale, Outdoor
- Personal & Miscellaneous Services
- Hazardous Materials
- Light Industrial, High Intensity
- Outdoor Storage
- Solid Waste Disposal Facilities
- Mining
- Bus and Transit Stops
- Communications Facilities
- Major Utilities

- Indoor Large Assembly Facilities (theaters, auditoriums, etc.)
- Research and Development, Laboratory

CNEL 75 dB and Higher Contour. Only a small, approximately 0.4 acre, area of off-airport property in unincorporated Sacramento County is within the CNEL 75 dB contour. In addition to the land use categories considered incompatible in the CNEL 70-75 dB range, uses identified as incompatible in the CNEL 75 dB contour include:

- Livestock Uses
- Non-Group Recreation
- Indoor Major Assembly Facilities
- Indoor Small Assembly Facilities
- Limited Retail/Wholesale, Outdoor
- Outdoor Commercial Recreation
- Public Parks; Public Plazas
- Indoor Large Assembly Facilities
- In-Patient Medical Services

Those conditionally compatible uses identified in the CNEL 70-75 dB range which are not incompatible in the CNEL 75 dB contour are conditionally compatible in the CNEL 75 dB range as well.

City of Rancho Cordova

The City of Rancho Cordova adopted its general plan in 2006, and the land use element of the general plan was last updated in 2015.

The City of Rancho Cordova is situated immediately to the north and east of Mather Airport with the city limits running mostly contiguously with the airport property boundary along the north and eastern edges. The only exceptions are along the northern edge of the Airport property where pockets of unincorporated Sacramento County lie between the Airport and City of Rancho Cordova. Mather Airport, as well as areas to the north and south of the Airport property are part of the Mather Field Special Planning Area. Land use districts within the MFSPA include the Main Base District, the Campus District, the Limited Commercial District, the Industrial District, the Mather Airport District, the Recreation District, the Commercial-Recreation District, and the Single-Family Housing District. These districts are comprised of subareas with specific land use regulations focused on accommodating various types of activities such as industrial use, recreation, offices, and commercial use. According to Rancho Cordova General Plan, the areas of Rancho Cordova around the Airport property are designated for office mixed use and light industry.

Portions of the City of Rancho Cordova within the CNEL 60-65 dB contour range include areas designated for industrial, commercial and office, recreation and open space, and residential uses at various density levels. Areas designated for residential use north of the Airport are either already developed with residential units or are currently undergoing development. Therefore, as the Draft ALUCP would not apply to existing land uses, these areas would not present a conflict with the Draft ALUCP. Farther east of the Airport in the Rio Del Oro Special Planning Area, areas designated for low, medium, and high density residential development are present along the periphery of the CNEL 60 dB contour. While the development of residential units within the CNEL 60 dB contour

would be incompatible with the Draft ALUCP, most of the land area with these designations is actually outside the 60 dB contour, and appropriately subdivided and site planned development of the areas could alleviate incompatibility and still achieve desired residential densities. Other land use designations in the CNEL 60-65 dB contour would not be considered incompatible with the noise compatibility criteria of the Draft ALUCP.

Portions of the City of Rancho Cordova within the CNEL 65dB and higher contour include areas designated for commercial and office, industrial, and recreation and open space uses. Land uses associated with these designations would not be incompatible with the noise compatibility criteria of the Draft ALUCP.

County of Sacramento

The County of Sacramento adopted its general plan in 2011, and the land use element was last updated in 2017.

Mather Airport is surrounded on the west and south by unincorporated Sacramento County. Portions of unincorporated Sacramento County also abut small segments of the Airport property boundary on the north. As in the City of Rancho Cordova, much of the unincorporated land area around Mather Airport is within the MFSPA.

Areas of Unincorporated Sacramento County in the CNEL 60-65 dB contour range are designated for agricultural, industrial, recreation and open space, public/quasi-public, and low density residential uses. The areas designated for low density residential use within the CNEL 60 dB contour are already developed, and would not have potential to introduce new incompatible land uses. The other land use types designated within the CNEL 60-65 dB contour would not be incompatible with the Draft ALUCP noise compatibility criteria.

Areas of unincorporated Sacramento County within the CNEL 65 dB and higher contours include areas designated for industrial, recreation and open space, and public/quasi-public uses. The area designated for public/quasi-public use is already developed and would not present any new incompatible development. Industrial uses and recreation and open space would not be incompatible with the Draft ALUCP noise compatibility criteria.

Safety

The safety zones presented in the Draft ALUCP encompass lands within the City of Rancho Cordova and unincorporated Sacramento County. Table 4-2 in the Draft ALUCP (see Table 4-2 in this Initial Study) is tailored to include the land use categories provided in the Sacramento County General Plan.

Safety Zone 1. No land uses identified in the Draft ALUCP are considered compatible in Safety Zone 1.

Safety Zone 2. Land uses considered by the Draft ALUCP to be incompatible in Safety Zone 2 include the following:

- Outdoor Major Assembly Facilities
- Outdoor Small Assembly Facilities
- Indoor Recreation/Small Assembly Facilities
- Child and Adult Day Care Facilities
- School, K-12
- In-Patient Medical Services
- Public Safety Facilities
- Hazardous Materials
- Light Industrial, High Intensity
- Major Utilities
- Outdoor Large Assembly Facilities
- Indoor Large Assembly Facilities
- Congregate Care Facilities
- Family Day Care Home, Large
- Family Day Care Home, Small
- Out-Patient Medical Services
- Temporary Supportive Housing
- Heavy Industrial
- Renewables

Incompatible uses could potentially be displaced by the ALUCP.

Land uses considered conditionally compatible in Safety Zone 2 include the following:

- Single-Family Residential
- Long-Term Lodging (>30 nights)
- Adult Schools
- Major Retail
- Local Retail
- Eating/Drinking Establishments
- Office Uses
- Communications Facilities
- Water Facilities
- Wildlife Preserve
- Government and Local Agency Buildings
- Multi-Family Residential
- Short-Term Lodging (> 30 nights)
- Libraries and Museums
- Cemeteries, Mausoleums
- Large Retail
- General Retail
- Limited Retail/Wholesale
- Minor Utilities
- Greenwaste Facilities
- General Agricultural Uses
- Research and Development, Laboratory

The above uses could still be developed in Safety Zone 2 to be compatible with the Draft ALUCP if limited to an intensity of 60 people per acre and 50 percent lot coverage, and appropriate measures to avoid attracting hazardous wildlife are taken where applicable.

Safety Zone 3. Land uses considered incompatible in Safety Zone 3 include:

- Outdoor Major Assembly Facilities
- Outdoor Small Assembly Facilities
- Indoor Recreation/Small Assembly Facilities
- Child and Adult Day Care Facilities
- School, K-12
- In-Patient Medical Services
- Large Retail
- Outdoor Large Assembly Facilities
- Indoor Large Assembly Facilities
- Congregate Care Facilities
- Family Day Care Home, Large
- Family Day Care Home, Small
- Major Retail

Land uses considered conditionally compatible in Safety Zone 3 include the following:

- Single-Family Residential
- Long-Term Lodging (>30 nights)
- Adult Schools
- Government and Local Agency Buildings
- Out-Patient Medical Services
- Multi-Family Residential
- Short-Term Lodging (> 30 nights)
- Libraries and Museums
- Cemeteries, Mausoleums
- Public Safety Facilities

- Temporary Supportive Housing
- General Retail
- Limited Retail/Wholesale
- Hazardous Materials
- Light Industrial, High Intensity
- Renewables
- Water Facilities
- Wildlife Preserve
- Local Retail
- Eating/Drinking Establishments
- Office Uses
- Heavy Industrial
- Communications Facilities
- Major Utilities
- Greenwaste Facilities
- General Agricultural Uses

Conditionally compatible non-residential land uses could still be developed to be compatible in Safety Zone 3 if limited to an intensity of 100 people per acre and 60 percent lot coverage, and appropriate measures to avoid attracting hazardous wildlife are taken where applicable. Residential land uses can be developed if limited to a density of 0.5 dwelling units per acre.

Safety Zone 4. Land uses considered by the Draft ALUCP to be incompatible in Safety Zone 4 include the following:

- Outdoor Major Assembly Facilities
- Indoor Large Assembly Facilities
- Child and Adult Day Care Facilities
- School, K-12
- In-Patient Medical Services
- Outdoor Large Assembly Facilities
- Congregate Care Facilities
- Family Day Care Home, Large
- Family Day Care Home, Small

Land uses considered conditionally compatible in Safety Zone 4 include the following:

- Outdoor Small Assembly Facilities
- Single-Family Residential
- Long-Term Lodging (>30 nights)
- Adult Schools
- Government and Local Agency Buildings
- Out-Patient Medical Services
- Major Retail
- Hazardous Materials
- Light Industrial, High Intensity
- Renewables
- Water Facilities
- Wildlife Preserve
- Multi-Family Residential
- Short-Term Lodging (> 30 nights)
- Libraries and Museums
- Cemeteries, Mausoleums
- Public Safety Facilities
- Office Uses
- Heavy Industrial
- Communications Facilities
- Major Utilities
- Greenwaste Facilities
- General Agricultural Uses
- Indoor Recreation/Small Assembly Facilities

Conditionally compatible non-residential land uses could still be developed to be compatible in Safety Zone 4 if limited to an intensity of 150 people per acre and 70 percent lot coverage, and appropriate measures to avoid attracting hazardous wildlife are taken where applicable. Residential land uses can be developed if limited to a density of 0.5 dwelling units per acre.

Safety Zone 5. The majority of land area within Safety Zone 5 occurs on Airport property, with only a portion extending onto 0.4 acres of an already developed parcel. The safety compatibility criteria of the Draft ALUCP are not expected to impact local plans.

Safety Zone 6. No uses are identified as incompatible in the Draft ALUCP.

Conditionally compatible land uses include outdoor major assembly facilities such as stadiums, amphitheaters, and racetracks which are to be avoided unless alternative sites cannot be identified. Congregate care facilities, child and adult day care facilities, and K-12 schools can be developed if limited to an intensity of 300 people per acre. Hazardous materials, communications facilities, and wildlife preserve uses can be developed if alternative sites elsewhere cannot be identified.

City of Rancho Cordova

A seven-acre section of Safety Zone 1 extends off of the airport into the City of Rancho Cordova. This area is designated as open space and is currently occupied by a retention pond and storm channel. No land use displacement would be anticipated to result from safety compatibility policies in Safety Zone 1.

Planned land use designations in the City of Rancho Cordova within Safety Zone 2 include recreation and open space, commercial and office, industrial, and low density residential uses. The areas designated for residential use are already developed with single family homes. Areas designated for office and industrial uses include significant portions of developable land. Office, research and development facilities and retail uses could be developed in this area subject to an intensity limit of 60 people per acre and a maximum lot coverage of 50 percent. Light industrial, low intensity uses such as small scale manufacturing and commercial breweries and wineries could be developed per current zoning regulations. Most outdoor recreation would be compatible in the areas designated for recreation and open space.

Planned land uses in the City of Rancho Cordova within Safety Zone 3 include commercial and office, recreation and open space, and low density residential. The areas designated for residential use in Safety Zone 3 are already developed with single family homes. Developable land in Safety Zone 3 designated for commercial and office use could accommodate office and retail uses if limited to an intensity of 100 people per acre and a maximum lot coverage of 60 percent. The recreation and open space area within Safety Zone 3 is occupied by an existing stream. No significant displacement would be expected to occur within Safety Zone 3.

Planned land use designations in the City of Rancho Cordova within Safety Zone 4 include industrial, recreation and open space, public/quasi-public, commercial and office, and low density residential. The areas designated for residential use in Safety Zone 3 are already developed with single family homes. Only a small portion of land designated for commercial and office use is within Safety Zone 4 and could accommodate retail uses according to current zoning, and office uses could be developed if limited to an intensity of 150 people per acre and a maximum lot coverage of 70 percent. Areas designated for industrial use including areas within the South Sunrise Special Planning Area could be developed with heavy industrial uses and light industrial, high intensity uses if limited to an intensity of 150 people per acre and a maximum lot coverage of 70 percent. Light industrial, low intensity uses could be developed up according to current zoning

regulations. The land designated for recreation and open space, as well as the land designated for public/quasi-public use are currently occupied by existing stream channels with no potential for incompatible development.

The land in the City of Rancho Cordova within Safety Zone 6 includes a variety of planned land use designations and special planning areas including the Mather Field Special Planning Area, Rio Del Oro Special Planning Area, Zinfandel Special Planning Area, the South Sunrise Special Planning Area, the Capital Village Special Planning Area, and the Folsom Boulevard Special Planning Area. No land uses are identified as incompatible in Safety Zone 6, and conditionally compatible uses such as congregate care facilities and K-12 schools can be developed if the intensity does not exceed 300 people per acre.

County of Sacramento

No portion of Safety Zone 1 extends into any unincorporated area of Sacramento County, and no incompatibilities associated with Safety Zone 1 compatibility criteria would result from adoption of the Draft ALUCP.

Portions of unincorporated Sacramento County inside of Safety Zone 2 are designated for industrial and public/quasi-public uses. The approximately one-acre area of land designated for public/quasi-public use is adjacent to the Airport and currently vacant. The development potential of this land is uncertain, but development of government and local agency facilities would be compatible with the safety compatibility criteria of the Draft ALUCP if limited to an intensity of 60 people per acre and a maximum lot coverage of 50 percent. The area designated for industrial uses could accommodate light industrial, low-intensity uses such as small scale manufacturing and commercial breweries and wineries or indoor storage and warehousing according to current zoning regulations. Heavy industrial and light industrial, high-intensity uses such as manufacturing and food processing uses could be developed to a maximum intensity of 60 people per acres and a maximum lot coverage of 50 percent.

In Safety Zone 3, areas of unincorporated Sacramento County are designated for industrial, open space and recreation, and public/quasi-public uses. Recreation and open space uses would be compatible in Safety Zone 3 without conflicting with local plans. The approximately two-acre area designated for public/quasi-public use could accommodate government and local agency facilities or public safety facilities at an intensity of up to 100 people per acre and a maximum lot coverage of 60 percent. Land designated for industrial use could accommodate heavy industrial or light industrial, high-intensity uses at intensities of 100 people per acre and lot coverages of up to 60 percent. Light industrial, low-intensity uses and indoor storage uses could be developed up to the allowances of current zoning regulations.

In Safety Zone 4, areas of unincorporated Sacramento County are designated for industrial use and a planned development. Land designated for industrial use could accommodate heavy industrial or light industrial, high-intensity uses at intensities of 150

people per acre and lot coverages of up to 70 percent. Light industrial, low-intensity uses and indoor storage uses could be developed up to the allowances of current zoning regulations. The planned development area has more development options. Compatible uses would include light industrial, low-intensity development, research and development, or indoor storage if industrial use is determined the best use. Other examples of compatible uses would include retail commercial and outdoor recreation. No conflict with local plans would be anticipated in Safety Zone 4.

In Safety Zone 6, includes a variety of planned land use designations and special planning areas including the Mather Field Special Planning Area, Aspen IV Special Planning Area, and Butterfield Station Special Planning Area. No land uses are identified as incompatible in Safety Zone 6, and conditionally compatible uses such as congregate care facilities and K-12 schools can be developed if the intensity does not exceed 300 people per acre.

Conclusion

Per Appendix A, 292 parcels with potential for development have been identified in Review Area 1 of the Draft ALUCP. A close inspection of local planned land uses indicates most planned development types can be accommodated under the compatibility criteria of the ALUCP with limitations on development intensity for certain land use types in specific situations. Instances of specific types of land uses being displaced from noise contour ranges or safety zones, could potentially be accommodated on alternative sites where compatibility with the Draft ALUCP could be achieved. Therefore, any displacement of specific land uses from Review Area 1 would not result in a significant impact.

Furthermore, under Section 65302.3 of the Government Code, relevant planning documents must either be made consistent with the adopted ALUCP or local agencies must take steps to adopt findings and override the ALUCP pursuant to section 21676 of the Public Utilities Code. Either alternative would render any conflicts between the ALUCP and local planning documents less than significant. Any conflicts with local planning documents can be avoided or substantially lessened by amending local plan documents so that they are consistent with the adopted ALUCP. Amending these plans is within the responsibility and jurisdiction of the affected local agencies, and not the ALUC.

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https://planning.saccounty.net/LandUseRegulationDocuments/Documents/Zoning-Code/Zoning_Code_Full.pdf. Accessed November 2, 2020.

Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) result in the loss of availability of a known mineral resource; or, b) result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. NOISE — Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) generate a substantial temporary or permanent increase in ambient noise levels in the AIA that exceed standards established in the local general plans or noise ordinances, or applicable standards of other agencies; or, b) generate any groundborne vibration or groundborne noise levels.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

- c) Airports are widely associated with aircraft noise. The ALUCP establishes the policies and compatibility criteria through which airport-related noise impacts would be evaluated. The intent of the policies in the ALUCP is to reduce noise exposure for sensitive land uses by establishing appropriate noise compatibility criteria for various land uses in areas around the Airport.

The Draft ALUCP does not propose any new development or physical alteration to existing land uses or the environment, and is not applicable to airport operations. The policies and compatibility criteria in the Draft ALUCP seek to limit the development of new noise sensitive uses in areas exposed to unacceptable noise levels around the Airport. Accordingly, the Draft ALUCP would not expose people residing or working in the AIA to excessive noise levels. On the contrary, the Draft ALUCP may produce beneficial

impacts by limiting the number of potential future residential dwellings and other noise sensitive land uses in the AIA.

Nothing in the ALUCP would result in indirect impacts such as the construction of housing, development of other land uses, or the expansion of infrastructure, that would result in significant noise impacts. The ALUCP would not result in the displacement of existing housing, commercial, industrial, or public use structures that would necessitate the construction of replacement housing, facilities, or infrastructure in other areas, and which could result in potentially significant impacts to noise.

Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

- a) The Draft ALUCP includes restrictions on the development of certain land uses in areas around the Airport that would be exposed to high levels of aircraft noise or present a heightened risk of impact to public health and safety in the event of an aircraft accident. While these restrictions would potentially affect future land use in areas around the Airport, they build upon existing airport land use compatibility policy already established in the current Mather Airport CLUP adopted in 1997. Accordingly, any change to development patterns would be unlikely to directly or indirectly induce substantial unplanned population growth in any areas around the Airport.
- b) The Draft ALUCP includes policies that would restrict the development of housing in certain areas around the Airport. Specifically, development of new residential uses within the CNEL 60 dB contour and Safety Zones 1 and 5 would be incompatible. There is further potential for limitations on residential development in Safety Zones 2-4 where maximum densities which are often much lower than allowed by current zoning would be conditions of compatibility with the Draft ALUCP. However, these policies do not apply to areas that are already developed with existing residential uses, and restrictions would be limited to vacant and partially developed parcels. Even these instances, policies in the Draft ALUCP would allow for the construction of single-family dwellings, including accessory dwelling units, on a legal lot of record as of the date of adoption of the ALUCP, as well as redevelopment or expansion of existing residential uses within certain parameters (see Policies GP-5, *Applicability of Policies to Existing Land Uses*).

A development displacement analysis was completed to determine the potential for displacement of potential future residential dwelling units in the AIA. The analysis is summarized in Chapter 4 of this document and a technical report providing further details is included as Appendix A. The displacement analysis results indicate displacement inside the CNEL 60 dB contour of 368 dwelling units associated with housing inventory sites identified by the City of Rancho Cordova. Another 112 anticipated dwelling units would be displaced from a housing inventory site intersected by Safety Zone 3 and subject to density limitations which would reduce the development yield. All displaced units would be multi-family dwelling units on four parcels. While this would reduce the overall expected residential development capacity of the City of Rancho Cordova, there

are other vacant sites within the jurisdiction which could accommodate residential development at higher densities and be compatible with the ALUCP. Therefore, the displacement of these potential future dwelling units from areas incompatible with Mather Airport activities, and potentially detrimental health, safety, and welfare of future residents, would be a prudent planning decision. Any displacement is the result of the ALUC meeting its obligations under the State Aeronautics Act, including its responsibility 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 within areas around public airports to the extent that these areas are not already devoted to incompatible uses (see Pub. Util. Code §21670).

References

City of Rancho Cordova, Rancho Cordova General Plan, Housing Element, Appendix A, Adopted December 16, 2013. Available:
<https://www.cityofranchocordova.org/government/planning/general-plan>. Accessed November 2, 2020.

Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XV. PUBLIC SERVICES —				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Discussion

a.i)-a.v) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for i) fire protection; ii) police protection; iii) schools; iv) parks; or, v) other public facilities.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVI. RECREATION —				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or, b) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Transportation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

- a)-d) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) conflict with a program plan, ordinance or policy addressing the circulation system; b) conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); c) substantially increase hazards due to a geometric design feature; or, d) result in inadequate emergency access.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Tribal Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES —				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Discussion

- a.i)-a.ii) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not cause a substantial adverse change in the significance of a tribal cultural resource that is, a) listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources; or, b) a resource determined by the lead agency to be a significant resource to a California Native American tribe.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS —				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

- a)-e) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would a) not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, or telecommunications facilities; b) not require use of water supplies; c) not make any demand on wastewater treatment providers; c) not generate any solid waste; or, e) not require compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Wildfire

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion

- a)-b) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not a) substantially impair an adopted emergency response plan or emergency evacuation plan; b) exacerbate wildfire risks; c) require the installation or maintenance of infrastructure that may exacerbate fire risk or result in impacts to the environment; or, d) expose people or structures to any risks resulting from runoff, postfire slope instability, or drainage changes.

Future land use development within the AIA may be influenced by the policies in the Draft ALUCP once it has been adopted by the ALUC. While unlikely, this may include limiting development in some areas while encouraging it in others. It is not possible to identify the effects of potential future development because the specific details are uncertain or unknown at this time. It is anticipated that future projects indirectly affected by the ALUCP policies will be subject to project-level environmental review under CEQA when each project arises.

Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

- a)-c) The Draft ALUCP is a policy document directed toward future land uses within the AIA for Mather Airport. It does not entail changes to existing land uses, nor does it feature physical activities that would directly affect the environment within the AIA. Accordingly, the Draft ALUCP would not diminish the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels. Furthermore, the Draft ALUCP would not threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal species, or eliminate important examples of the major periods of California history or prehistory.

The Draft ALUCP would not have impacts that are individually limited but cumulatively considerable. The document is regulatory in nature, designed to reduce potential safety and noise impacts to people and property in areas around Mather Airport that may otherwise be cumulatively significant.

Finally, the Draft ALUCP would not produce environmental effects that will result substantial adverse effects on human beings, either directly or indirectly.

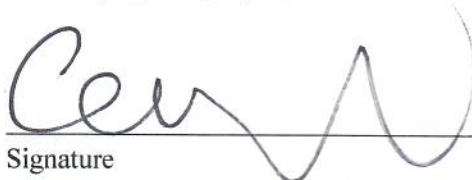
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CHAPTER 6

Determination (To be Completed by Lead Agency)

Based on this Initial Study:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.


Signature

GREGORY R CHEW

Printed Name

FEB 5, 2021

Date

SACRAMENTO AREA COUNCIL

For OF GOVERNMENTS
(SACOG)

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CHAPTER 7

List of Preparers

ESA provided consulting services for this Initial Study. Authors of the Initial Study were:

- Chris Jones, AICP, Principal Associate
- Patrick Hickman, AICP, Managing Planner

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Appendix A

Mather Airport Draft ALUCP Development Displacement Analysis



Draft

MATHER AIRPORT DRAFT ALUCP DEVELOPMENT DISPLACEMENT ANALYSIS

Prepared for
Sacramento Area Council of Governments

February 2021



Draft

MATHER AIRPORT DRAFT ALUCP DEVELOPMENT DISPLACEMENT ANALYSIS

Prepared for
Sacramento Area Council of Governments

February 2021

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CHAPTER 1

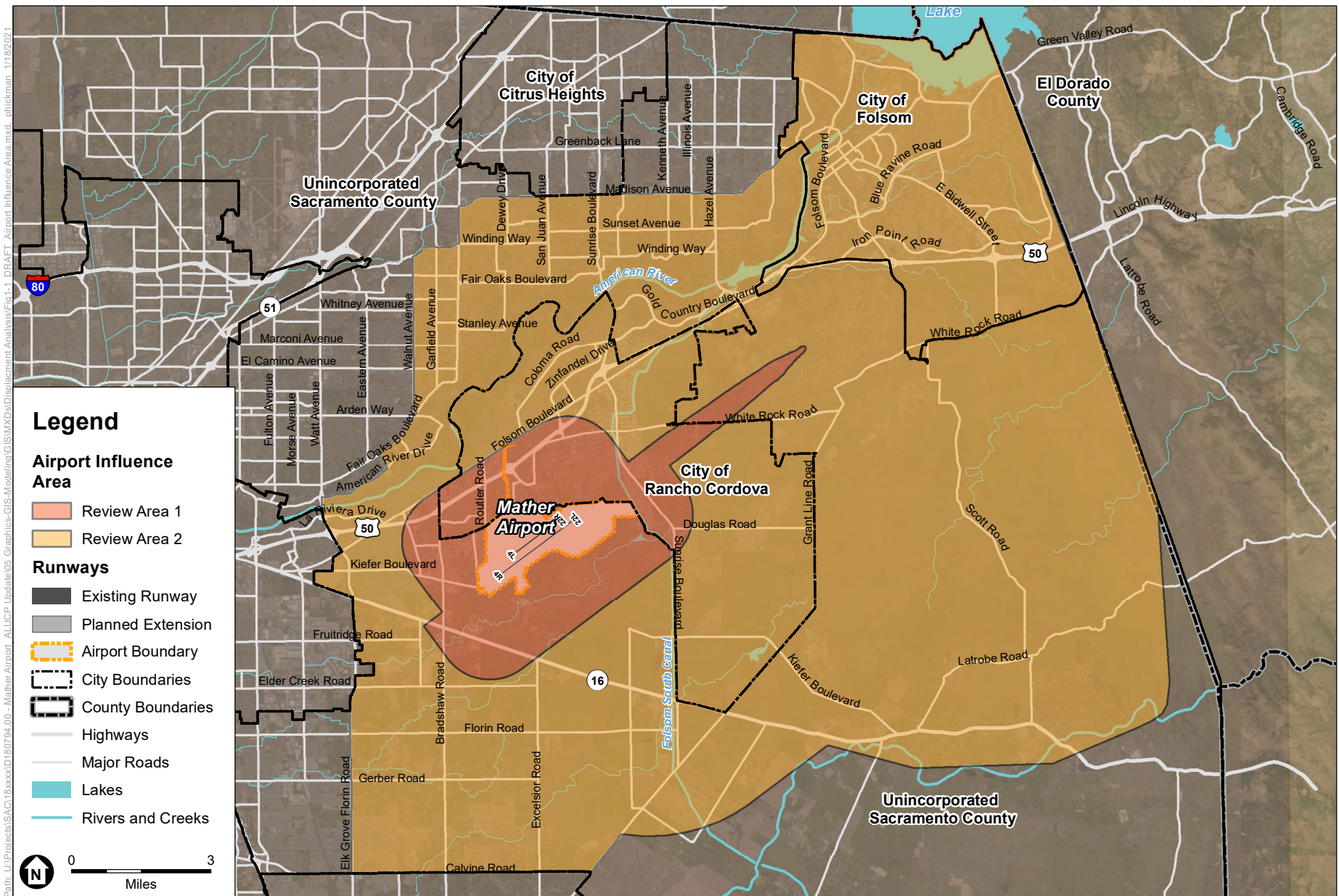
Introduction

1.1 Introduction

Under State law, when an Airport Land Use Commission (ALUC) adopts an Airport Land Use Compatibility Plan (ALUCP), local agencies must make their land use documents consistent with the ALUCP or take steps to override all or part of the ALUCP (Govt. Code §§ 65302(a)-(c)). Because the policies in an updated ALUCP may differ from those in existing land use documents, adoption of an ALUCP may have the effect of “displacing” future development by rendering a previously compatible land use incompatible. Therefore, it is necessary to determine if adoption of an ALUCP would potentially displace future land uses within an Airport Influence Area (AIA). When land use(s) in parts of an AIA are displaced, there is the potential for increased growth pressure in other areas. Consequently, displaced development may lead to potential environmental impacts such as localized increases in traffic volume, noise, and air pollution. The AIA for Mather Airport is depicted on **Figure 1-1**.

It must be noted that the policies and compatibility criteria in the ALUCP do not apply to land uses that are already existing at the time the ALUCP is adopted. Therefore, existing development will not be displaced by the ALUCP. This also applies to future land use development that although not started or completed has already been entitled or approved for development by the responsible local agency. Draft ALUCP Policies GP-5.1 through GP-5.5 address the applicability of the ALUCP policies to existing land uses.

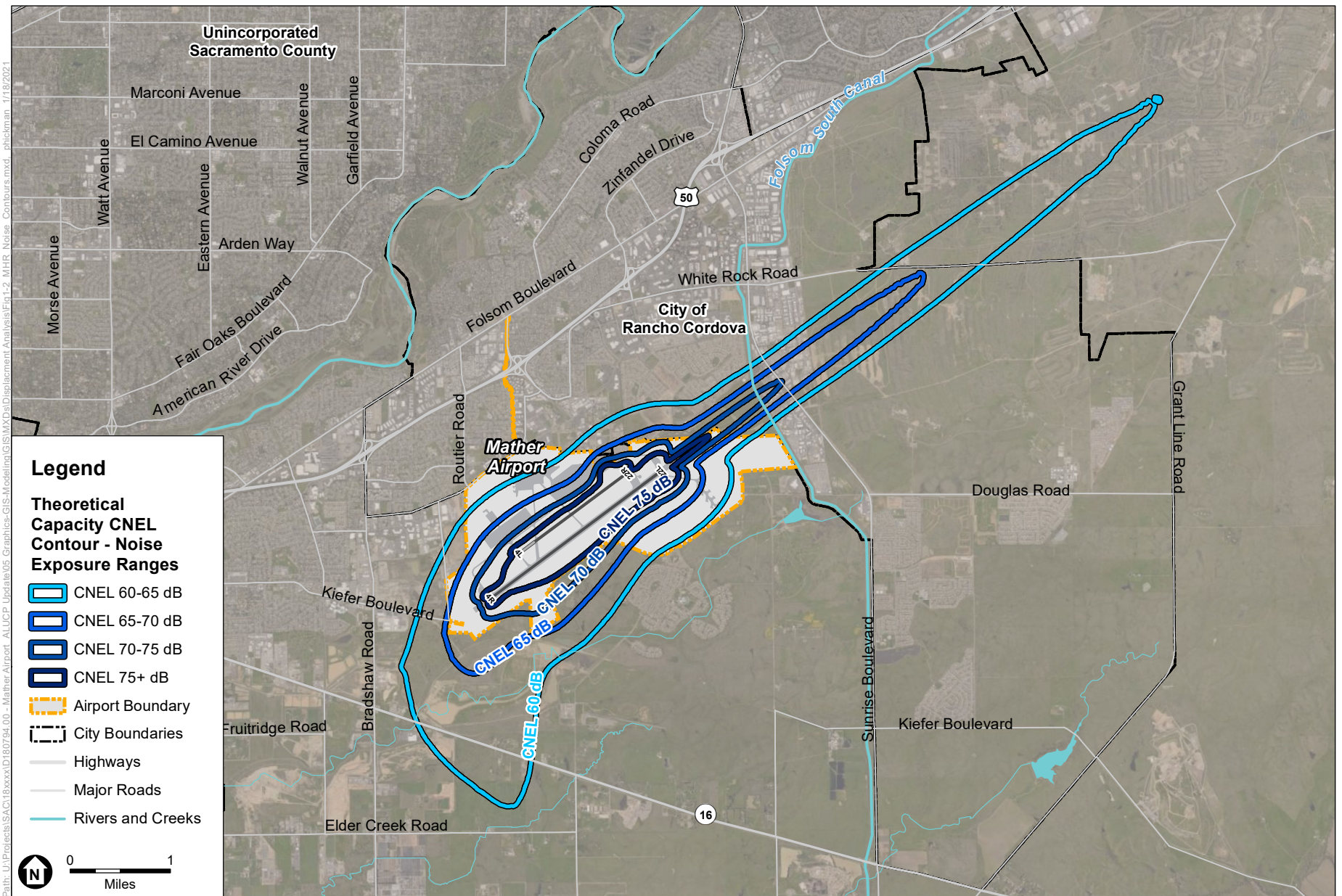
The Draft ALUCP for Mather Airport includes policies addressing noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. The noise and safety policies include compatibility criteria that identify specific land uses as “compatible,” “conditionally compatible,” or “incompatible.” The Noise and Safety Compatibility Criteria Tables from the Draft ALUCP are included as **Appendix A**. Accordingly, the development displacement analysis is focused on areas located within the noise contours and safety zones (Review Area 1) provided in the Draft ALUCP. The noise contours and safety zones for Mather Airport are depicted on **Figure 1-2** and **Figure 1-3** respectively.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

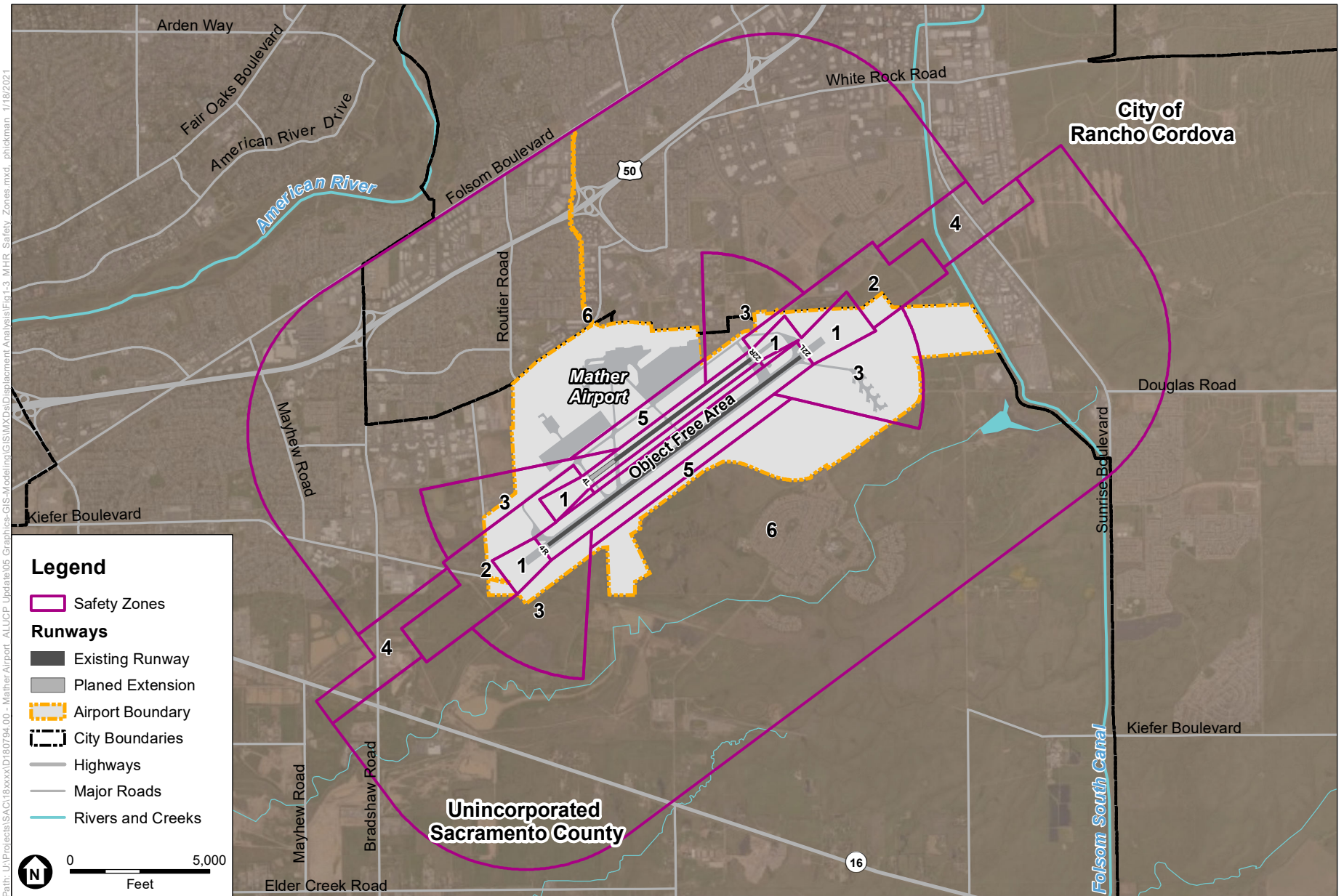
Figure 1-1
Airport Influence Area
Mather Airport



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

Figure 1-2
Mather Airport Noise Contours
Mather Airport



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

Figure 1-3
Mather Airport Safety Zones
Mather Airport

All future development within the AIA, regardless of any potential for displacement, would be subject, depending on where the parcel lies, to the planning and zoning authority of the City of Rancho Cordova and the County of Sacramento. Future development projects within the updated AIA will likely undergo environmental review at the project level, and environmental impacts arising from future development projects should be specifically considered in the appropriate environmental documents prepared for those projects as a condition of permit issuance.

The following sections introduce the development displacement analysis discussed in this technical report.

1.2 Vacant Parcel Analysis

The identification of vacant parcels where future land use development may occur is the first step in the displacement analysis. All parcels located within Review Area 1 for the Airport were considered for inclusion in the displacement analysis. A more detailed discussion of the screening process is provided in Chapter 2.

1.3 Development Displacement Analysis for Residential Land Uses

Housing opportunity sites identified in the latest adopted County of Sacramento and City of Rancho Cordova General Plan Housing Elements were selected and evaluated for potential displacement of anticipated dwelling unit capacity. To determine the potential for displacement of future residential land uses, anticipated dwelling unit yields for identified housing sites were evaluated against the potential buildouts possible under the policies and criteria of the Draft ALUCP. A more detailed description of the analysis is provided in Chapter 3 of this technical report.

1.4 Development Displacement Analysis for Non-Residential Land Uses

Following completion of the screening process described in Chapter 2, all vacant parcels in Review Area 1 were evaluated for potential displacement of future nonresidential development. Selected parcels were evaluated for potential displacement of future non-residential land uses by comparing policies provided in the Draft ALUCP with the applicable local land use regulations. A more detailed description of the analysis is provided in Chapter 4 of this technical report.

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CHAPTER 2

Vacant Parcel Analysis

2.1 Introduction

The displacement analysis, specifically the analysis of potentially displaced nonresidential development, is focused on vacant and underutilized parcels within Review Area 1 of the AIA that have potential for future development. This chapter discusses the process used to identify the parcels selected for further analysis.

2.2 Vacant Parcel Screening Analysis

The evaluation of vacant parcels for purposes of the displacement analysis was a multistep process. The first step was to identify the relevant parcels for analysis. The parcels evaluated are located within Review Area 1 of the AIA.

2.2.1 Parcels in Review Area 1

A geospatial parcel dataset acquired from the County of Sacramento was used in the identification of parcels with potential for new development. Geographic information systems (GIS) software was used to compare and process the parcel data against geospatial data for Review Area 1. The identification of vacant and developable parcels began by narrowing down the parcel dataset to parcels with area inside Review Area 1.

Review Area 1 is comprised of Safety Zones 1 through 6 and the CNEL 60 dB and higher contours. A selection of all parcels with area inside Review Area 1 initially encompassed 11,734 parcels. Because the ALUCP policies do not apply to Airport operations, parcels occurring within the Airport property boundary were removed from the database. This reduced the parcel selection to 11,705 parcels. From this sample, a selection of parcels with land use attribution information indicating a status of “Vacant” and/or “Economically ready for development” was made. These selected parcels were retained for further analysis and a visual evaluation of aerial imagery was conducted to confirm the potential for development on these parcels. The aerial analysis of the Review Area 1 resulted in 76 parcels with apparent potential for nonresidential development being added back to the sample. These parcels were mostly comprised of lands previously classified as agricultural, gravel pits, or floodplains. Additional parcels determined to be vacant or having potential for intensification of use has previously been classified as commercial, institutional, or industrial. The final sample of parcels analyzed for nonresidential development displacement potential was 292 parcels.

Table 2-1 presents information on the parcels retained for analysis of nonresidential development displacement. Information for each parcel includes a parcel identification number, The County of Sacramento Assessor's Parcel Number (APN), the area of the parcel in acres, the jurisdiction in which the parcel is located, and a description of the applicable zoning designation for the parcel. **Figure 2-1** depicts the original sample of parcels in Review Area 1 as well as the parcels retained for analysis of nonresidential development displacement.

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
1	06700100560000	3.12	City of Rancho Cordova	Mather Field Special Planning Area - Main Base Subarea
2	06700100610000	1.74	City of Rancho Cordova	Mather Field Special Planning Area - Office Subarea
3	06700100630000	18.11	City of Rancho Cordova	Mather Field Special Planning Area - Commercial/Office Park Subarea
4	06700100740000	1.03	City of Rancho Cordova	Mather Field Special Planning Area - Main Base Subarea
5	06700100770000	1.22	City of Rancho Cordova	Mather Field Special Planning Area - Main Base Subarea
6	06700100810000	0.16	City of Rancho Cordova	Mather Field Special Planning Area - Main Base Subarea
7	06700100930000	5.40	City of Rancho Cordova	Mather Field Special Planning Area - Office Subarea
8	06700101130000	1.48	City of Rancho Cordova	Mather Field Special Planning Area - North Airport Subarea
9	06700300400000	16.36	City of Rancho Cordova	Light Commercial (Sunridge Specific Plan)
10	06700300780000	4.78	City of Rancho Cordova	General Commercial
11	06704300010000	14.55	City of Rancho Cordova	General Commercial
12	06709900020000	15.42	City of Rancho Cordova	Mather Field Special Planning Area - Main Base Subarea
13	06709900050000	4.19	City of Rancho Cordova	Mather Field Special Planning Area - Open Space Subarea
14	06710000020000	1.98	City of Rancho Cordova	Mather Field Special Planning Area - Office Subarea
15	06710000030000	0.96	City of Rancho Cordova	Mather Field Special Planning Area - Office Subarea
16	06710000040000	0.77	City of Rancho Cordova	Mather Field Special Planning Area - Office Subarea
17	06710500080000	0.92	City of Rancho Cordova	General Commercial
18	07202100990000	1.22	City of Rancho Cordova	Office Professional Mixed-Use
19	07202311090000	3.66	County of Sacramento	White Rock Road Special Planning Area
20	07202311100000	5.22	County of Sacramento	White Rock Road Special Planning Area
21	07202311120000	8.95	County of Sacramento	White Rock Road Special Planning Area

**TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1**

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
22	07202311130000	8.05	County of Sacramento	White Rock Road Special Planning Area
23	07202600060000	3.97	City of Rancho Cordova	Office Professional Mixed-Use
24	07202600510000	5.71	City of Rancho Cordova	Office Professional Mixed-Use
25	07202600540000	5.23	City of Rancho Cordova	Office Professional Mixed-Use
26	07202600560000	3.20	City of Rancho Cordova	Office Professional Mixed-Use
27	07203700460000	0.93	City of Rancho Cordova	Single Family (Rio Del Oro Specific Plan)
28	07203700710000	1,113.62	City of Rancho Cordova	Business Park (Rio Del Oro Specific Plan) Community Park (Rio Del Oro Specific Plan) Elementary School (Rio Del Oro Specific Plan) High Density Residential (Rio Del Oro Specific Plan) High School/Middle School (Rio Del Oro Specific Plan) Local Town Center (Rio Del Oro Specific Plan) Medium Density Residential (Rio Del Oro Specific Plan) Industrial Park (Rio Del Oro Specific Plan) Neighborhood Park (Rio Del Oro Specific Plan) Public/Quasi Public (Rio Del Oro Specific Plan) Regional Town Center (Rio Del Oro Specific Plan) Single Family Residential (Rio Del Oro Specific Plan)
29	07203701020000	449.63	City of Rancho Cordova	Elementary School (Rio Del Oro Specific Plan) Medium Density Residential (Rio Del Oro Specific Plan) Neighborhood Park (Rio Del Oro Specific Plan) Single Family Residential (Rio Del Oro Specific Plan)
30	07204100950000	1.41	City of Rancho Cordova	Light Industrial
31	07205000050000	1.07	City of Rancho Cordova	Heavy Industrial
32	07205000070000	1.11	City of Rancho Cordova	Heavy Industrial
33	07205000340000	1.33	City of Rancho Cordova	Heavy Industrial
34	07205000440000	0.52	City of Rancho Cordova	Heavy Industrial

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
35	07205000450000	0.52	City of Rancho Cordova	Heavy Industrial
36	07205000490000	0.53	City of Rancho Cordova	Heavy Industrial
37	07205000650000	2.29	City of Rancho Cordova	Heavy Industrial
38	07205100020000	3.16	City of Rancho Cordova	Light Industrial
39	07205100030000	2.50	City of Rancho Cordova	Light Industrial
40	07205100040000	2.67	City of Rancho Cordova	Light Industrial
41	07205100050000	2.75	City of Rancho Cordova	Light Industrial
42	07205100060000	3.29	City of Rancho Cordova	Light Industrial
43	07205100070000	2.62	City of Rancho Cordova	Light Industrial
44	07205100080000	4.25	City of Rancho Cordova	Light Industrial
45	07205100100000	3.37	City of Rancho Cordova	Light Industrial
46	07205100110000	2.92	City of Rancho Cordova	Light Industrial
47	07205100120000	3.20	City of Rancho Cordova	Light Industrial
48	07205100150000	4.09	City of Rancho Cordova	Heavy Industrial
49	07205100160000	2.50	City of Rancho Cordova	Light Industrial
50	07205100170000	5.89	City of Rancho Cordova	Heavy Industrial
51	07205200040000	4.85	County of Sacramento	White Rock Road Special Planning Area
52	07205700370000	0.43	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
53	07205800120000	1.22	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
54	07205800130000	1.22	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
55	07206000620000	4.75	City of Rancho Cordova	Office Industrial Mixed-Use
56	07206100910000	2.76	City of Rancho Cordova	Commercial Mixed-Use
57	07206800430000	5.65	City of Rancho Cordova	Office Professional Mixed-Use
58	07206800650000	2.00	City of Rancho Cordova	Office Professional Mixed-Use
59	07206800680000	4.61	City of Rancho Cordova	Office Professional Mixed-Use
60	07206900910000	5.48	City of Rancho Cordova	Office Professional Mixed-Use
61	07206900950000	3.95	City of Rancho Cordova	Office Industrial Mixed-Use
62	07206901040000	4.76	City of Rancho Cordova	Office Professional Mixed-Use
63	07206901050000	5.85	City of Rancho Cordova	Office Professional Mixed-Use
64	07206901080000	17.61	City of Rancho Cordova	Office Professional Mixed-Use
65	07206901220000	3.90	City of Rancho Cordova	Office Professional Mixed-Use
66	07210100290000	6.42	City of Rancho Cordova	Heavy Industrial
67	07223600020000	25.03	City of Rancho Cordova	Retail Commercial (Zinfandel Special Planning Area)
68	07223600280000	10.30	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
69	07223600290000	11.09	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
70	07223600300000	9.40	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
71	07223600340000	30.72	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
72	07223600350000	4.61	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
73	07223600360000	10.90	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
74	07223600400000	8.65	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
75	07225901060000	0.70	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
76	07228600020000	40.67	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
77	07228600040000	17.04	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
78	07228600150000	3.09	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
79	07228600160000	2.82	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
80	07228600170000	2.67	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
81	07228600180000	2.25	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
82	07228600190000	2.63	City of Rancho Cordova	Business Professional Office (Zinfandel Special Planning Area)
83	07228600250000	4.71	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
84	07228600260000	4.17	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
85	07228600270000	4.22	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
86	07228600280000	5.60	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
87	07228600300000	2.96	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
88	07228600310000	3.39	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
89	07228600320000	0.85	City of Rancho Cordova	Light Industrial (Zinfandel Special Planning Area)
90	07230100120000	1.55	City of Rancho Cordova	Capital Village Special Planning Area
91	07231000030000	3.98	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
92	07232300410000	0.13	City of Rancho Cordova	Capital Village Special Planning Area
93	07700200350000	0.08	City of Rancho Cordova	Commercial Mixed-Use (Folsom Boulevard Specific Plan)
94	07700300290000	2.69	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
95	07700500110000	0.20	City of Rancho Cordova	High Density Residential
96	07701210080000	0.06	City of Rancho Cordova	Multiple Family Residential 30 dwelling units per acre
97	07702400500000	0.80	City of Rancho Cordova	Multiple Family Residential 30 dwelling units per acre
98	07704200010000	7.96	City of Rancho Cordova	Mather Field Special Planning Area - Commercial/Office Park Subarea
99	07205500020000	1.25	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
100	07205500030000	1.25	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
101	07205500040000	1.28	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
102	07205500050000	1.35	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
103	07205500060000	1.29	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
104	07205500070000	1.29	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
105	07205500080000	1.32	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
106	07205500140000	1.30	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
107	07205500150000	1.98	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
108	07205500160000	1.42	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
109	07205500170000	1.38	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
110	07205500180000	1.55	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
111	07205500190000	1.49	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
112	07205500200000	1.23	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
113	07205500220000	1.23	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
114	07205500250000	1.73	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)

**TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1**

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
115	07205600020000	1.27	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
116	07205600160000	1.62	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
117	07205600190000	1.10	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
118	07205600490000	0.93	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
119	07205600530000	0.47	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
120	07205600540000	0.46	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
121	07205700340000	0.60	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
122	07205700350000	0.72	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
123	07205700360000	0.68	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
124	07205800160000	10.40	City of Rancho Cordova	Heavy Industrial (Sunrise South Special Planning Area)
125	07206900230000	0.13	City of Rancho Cordova	Office Professional Mixed-Use
126	07206900240000	0.08	City of Rancho Cordova	Office Professional Mixed-Use
127	06300300050000	1.91	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
128	06300300070000	0.45	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
129	06300300120000	0.94	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
130	06300300170000	14.18	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
131	06300300180000	0.14	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
132	06300300190000	0.57	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
133	06300400050000	154.21	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
134	06300400160000	81.48	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
135	06300400180000	6.81	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
136	06300400300000	21.21	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
137	06300400340000	43.01	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
138	06300400370000	2.22	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
139	06300400390000	9.47	County of Sacramento	Agricultural 80 acres

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
140	06300400410000	18.04	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
141	06300400430000	5.49	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
142	06300400590000	0.53	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
143	06300400700000	62.15	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
144	06300700050000	0.79	County of Sacramento	General Commercial
145	06300700070000	0.31	County of Sacramento	General Commercial
146	06300700080000	7.37	County of Sacramento	General Commercial
147	06300700130000	19.78	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
148	06300700170000	9.08	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
149	06300700210000	10.60	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
150	06300700220000	6.53	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
151	06300700260000	41.88	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
152	06301000180000	6.04	County of Sacramento	Interim Agricultural Reserve
153	06301000200000	5.02	County of Sacramento	Interim Agricultural Reserve
154	06301500180000	13.52	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
155	06301500190000	10.76	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
156	06301500200000	9.54	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
157	06301700040000	33.31	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
158	06301700060000	14.86	County of Sacramento	Agricultural 160 acres (Surface Mining Overlay)
159	06301700070000	15.07	County of Sacramento	Agricultural 160 acres (Surface Mining Overlay)
160	06301700090000	11.90	County of Sacramento	Agricultural 160 acres
161	06301700220000	3.02	County of Sacramento	Agricultural 160 acres
162	06301800050000	34.36	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
163	06301800240000	10.16	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
164	06301900390000	7.41	County of Sacramento	Light Industrial
165	06302000020000	3.46	County of Sacramento	General Commercial
166	06302000060000	3.41	County of Sacramento	Light Industrial
167	06302000070000	14.98	County of Sacramento	Light Industrial

**TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1**

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
168	06302000080000	9.01	County of Sacramento	Light Industrial
169	06302000090000	10.60	County of Sacramento	Light Industrial
170	06700101100000	2.60	County of Sacramento	Mather Field Special Planning Area - North Airport Subarea
171	06700101120000	86.62	County of Sacramento	Mather Field Special Planning Area - Commercial Recreation Subarea
172	06700300540000	64.87	County of Sacramento	Mather Field Special Planning Area - Industrial District
173	06700500010000	88.30	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
174	06700600070000	13.10	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
175	06700600140000	16.06	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
176	06701600700000	3.99	County of Sacramento	Light Industrial
177	06701600850000	1.76	County of Sacramento	Light Industrial (Neighborhood Preservation Area)
178	06701600860000	1.81	County of Sacramento	Light Industrial (Neighborhood Preservation Area)
179	06701600910000	1.51	County of Sacramento	Light Industrial (Neighborhood Preservation Area)
180	06701600920000	1.81	County of Sacramento	Light Industrial (Neighborhood Preservation Area)
181	06701600940000	1.76	County of Sacramento	Light Industrial
182	06701600960000	1.81	County of Sacramento	Light Industrial
183	06701600970000	1.91	County of Sacramento	Light Industrial
184	06701800130000	8.93	County of Sacramento	Industrial-Office Park
185	06801600840000	1.32	City of Rancho Cordova	Office Professional Mixed-Use
186	06801601020000	0.42	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
187	06801601100000	1.24	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
188	06802100120000	0.61	County of Sacramento	General Commercial (now GC)
189	06802100360000	0.76	County of Sacramento	Light Commercial
190	06802100370000	1.95	County of Sacramento	Heavy Industrial
191	06802100410000	0.71	County of Sacramento	Heavy Industrial
192	06709800060000	1.09	County of Sacramento	Light Industrial
193	06709800070000	0.62	County of Sacramento	Light Industrial
194	06709800080000	0.53	County of Sacramento	Light Industrial
195	06800300440000	5.10	City of Rancho Cordova	Village Center Mixed-Use
196	06800300490000	0.41	City of Rancho Cordova	Village Center Mixed-Use
197	06800300500000	1.86	City of Rancho Cordova	Village Center Mixed-Use

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
198	06805000390000	1.29	City of Rancho Cordova	Office Industrial Mixed-Use
199	06805000400000	1.16	City of Rancho Cordova	Office Industrial Mixed-Use
200	06805000410000	0.69	City of Rancho Cordova	Office Industrial Mixed-Use
201	06805000420000	0.71	City of Rancho Cordova	Office Industrial Mixed-Use
202	06805000430000	1.06	City of Rancho Cordova	Office Industrial Mixed-Use
203	06805300210000	1.22	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
204	06805800080000	3.30	County of Sacramento	Butterfield Station Special Planning Area
205	07700500820000	1.30	City of Rancho Cordova	Office Industrial Mixed-Use
206	07702000220000	0.45	City of Rancho Cordova	Commercial Mixed-Use
207	07703300010000	1.29	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
208	07703300020000	1.29	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
209	07703300030000	1.25	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
210	07703300600000	0.15	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
211	07703300810000	1.12	City of Rancho Cordova	Office Industrial Mixed-Use (Folsom Boulevard Specific Plan)
212	07703600280000	6.91	City of Rancho Cordova	Office Industrial Mixed-Use
213	07703600290000	5.29	City of Rancho Cordova	Community Services
214	07703600330000	4.69	City of Rancho Cordova	Office Professional Mixed-Use
215	07703600350000	5.28	City of Rancho Cordova	Office Professional Mixed-Use
216	07703600360000	1.52	City of Rancho Cordova	Office Industrial Mixed-Use
217	07703600370000	1.89	City of Rancho Cordova	Office Industrial Mixed-Use
218	07703600380000	2.86	City of Rancho Cordova	Office Industrial Mixed-Use
219	07703701050000	0.11	City of Rancho Cordova	Residential 10 dwelling units per acre
220	06300300080000	2.57	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
221	06300300090000	2.60	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
222	06300300100000	2.58	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
223	06300300160000	153.35	County of Sacramento	Aspen IV Special Planning Area
224	06300400090000	11.58	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
225	06300400100000	99.43	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
226	06300400140000	40.80	County of Sacramento	Heavy Industrial (Surface Mining Overlay)

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
227	06300400220000	25.01	County of Sacramento	Agricultural 20 acres
228	06300400280000	0.47	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
229	06300400360000	0.98	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
230	06300400500000	2.77	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
231	06300400510000	1.35	County of Sacramento	Heavy Industrial
232	06300400520000	6.97	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
233	06300400610000	8.44	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
234	06300400630000	15.27	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
235	06300400650000	19.71	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
236	06300400660000	154.64	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
237	06300400670000	253.99	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
238	06300400710000	1.64	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
239	06301000190000	25.24	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
240	06301500220000	25.23	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
241	06301500250000	23.75	County of Sacramento	Agricultural 160 acres (Surface Mining Overlay)
242	06301600010000	246.20	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
243	06301700010000	14.61	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
244	06301700210000	0.84	County of Sacramento	Agricultural 160 acres (Surface Mining Overlay)
245	06301700230000	83.48	County of Sacramento	Agricultural 160 acres
246	06301800060000	37.83	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
247	06301900140000	20.79	County of Sacramento	Light Industrial (Surface Mining Overlay)
248	06301900150000	19.85	County of Sacramento	Light Industrial (Surface Mining Overlay)
249	06301900180000	0.53	County of Sacramento	Light Industrial (Surface Mining Overlay)
250	06301900210000	49.32	County of Sacramento	Light Industrial (Surface Mining Overlay)
251	06301900220000	1.17	County of Sacramento	Light Industrial (Surface Mining Overlay)

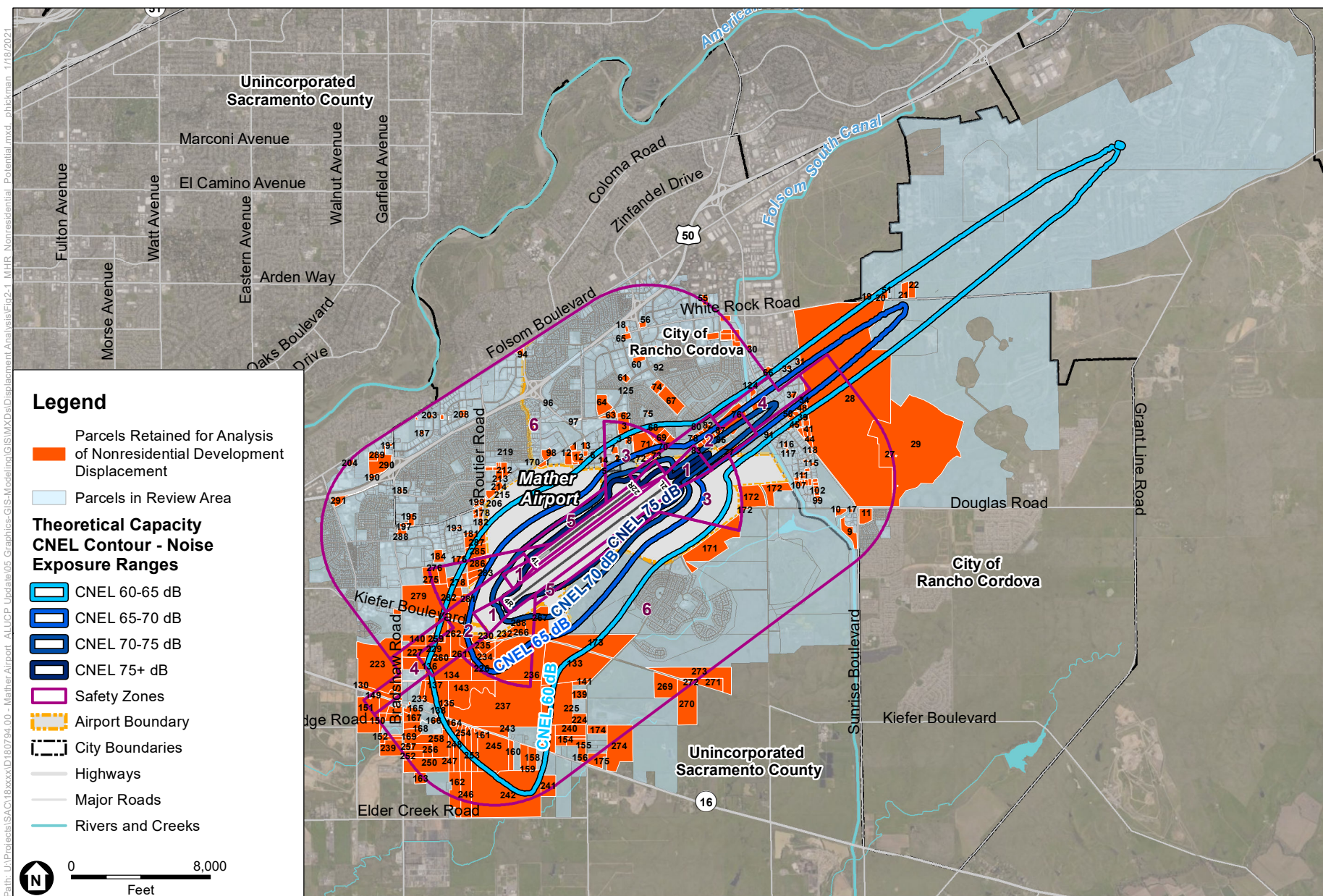
TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
252	06301900250000	10.70	County of Sacramento	Light Industrial (Surface Mining Overlay)
253	06301900270000	19.82	County of Sacramento	Agricultural 160 acres (Surface Mining Overlay)
254	06301900280000	19.83	County of Sacramento	Light Industrial
255	06301900290000	18.87	County of Sacramento	Light Industrial (Surface Mining Overlay)
256	06301900330000	17.30	County of Sacramento	Light Industrial (Surface Mining Overlay)
257	06301900340000	2.61	County of Sacramento	Light Industrial (Surface Mining Overlay)
258	06301900400000	47.88	County of Sacramento	Light Industrial (Surface Mining Overlay)
259	06302600060000	14.44	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
260	06302600090000	23.07	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
261	06302600110000	24.70	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
262	06302600130000	19.18	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
263	06302600140000	11.06	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
264	06302600160000	15.80	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
265	06302600180000	0.49	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
266	06700200060000	4.12	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
267	06700200140000	43.67	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
268	06700200180000	13.04	County of Sacramento	Interim Agricultural Reserve (Surface Mining Overlay)
269	06700500040000	39.54	County of Sacramento	Agricultural 80 acres
270	06700500190000	63.52	County of Sacramento	Light Industrial
271	06700500210000	19.42	County of Sacramento	Interim Agricultural Reserve
272	06700500220000	3.71	County of Sacramento	Interim Agricultural Reserve
273	06700500450000	67.76	County of Sacramento	Light Industrial
274	06700500580000	79.57	County of Sacramento	Agricultural 80 acres (Surface Mining Overlay)
275	06701500030000	10.12	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
276	06701500040000	9.86	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
277	06701500050000	9.94	County of Sacramento	Heavy Industrial (Surface Mining Overlay)

TABLE 2-1
VACANT PARCELS IN THE MATHER AIRPORT AIA – REVIEW AREA 1

Parcel ID #	APN	Acres	Jurisdiction	Applicable Zoning
278	06701500230000	16.12	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
279	06701500350000	111.98	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
280	06701500360000	1.83	County of Sacramento	Agricultural 20 acres
281	06701500370000	2.01	County of Sacramento	Agricultural 20 acres
282	06701500380000	35.33	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
283	06701500560000	7.19	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
284	06701500570000	7.18	County of Sacramento	Heavy Industrial (Surface Mining Overlay)
285	06701600090000	19.07	County of Sacramento	Light Industrial (Surface Mining Overlay)
286	06701600100000	19.33	County of Sacramento	Light Industrial (Surface Mining Overlay)
287	06701600310000	19.51	County of Sacramento	Light Industrial (Surface Mining Overlay)
288	06701700160000	4.12	County of Sacramento	Light Commercial (now LC)
289	06802100380000	6.13	County of Sacramento	Light Commercial
290	06802100430000	26.93	County of Sacramento	Light Commercial
291	06800110860000	8.00	County of Sacramento	Business Professional Office
292	07400200580000	2.57	County of Sacramento	Light Commercial

SOURCE: County of Sacramento, 2018; City of Rancho Cordova, 2020; ESA, 2020.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

Figure 2-1
Parcels Considered in the Nonresidential
Development Displacement Analysis

CHAPTER 3

Residential Development Displacement

3.1 Introduction

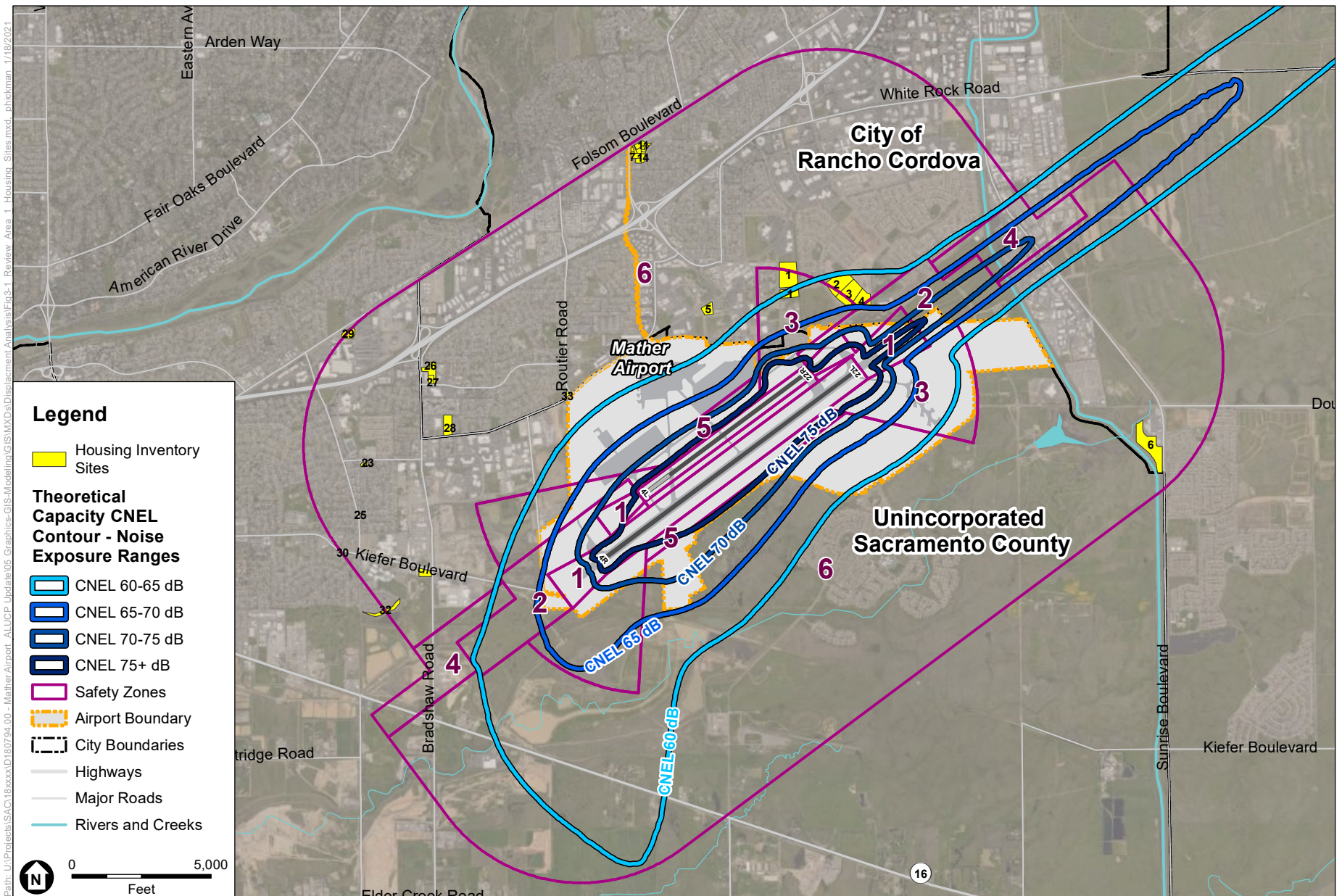
This chapter presents the results of the residential displacement analysis. Policies associated with the noise contours and safety zones provided in the Draft ALUCP have the potential to displace future residential development. The displacement analysis documented in this chapter was conducted to determine if any anticipated residential development identified in the City of Rancho Cordova and County of Sacramento general plan housing elements would be incompatible with the policies and criteria of the Draft ALUCP.

3.2 Analysis Approach

In order to address statewide housing supply shortages in California, regional planning agencies identify housing needs across the various regions and distribute the anticipated additional housing needs across the municipalities in Regional Housing Needs Allocation (RHNA) documents. The individual municipalities are then responsible to identify how their allocated portion of residential dwelling units may be accommodated. The municipalities address this in their general plan housing elements which generally include, as appendices, inventories of land with capacity for potential development or redevelopment into a specific number of anticipated new dwelling units. These land inventory sites are typically listed according to APN in detailed tables and mapped.

The general plan housing elements for the City of Rancho Cordova and County of Sacramento were reviewed to determine the presence of potential housing sites within Review Area 1, and a total of 33 housing inventory sites were identified within Review Area 1. The housing inventory sites located in Review Area 1 are depicted on **Figure 3-1** and details including parcel identification number, APN, site area in acres, and anticipated dwelling unit capacity are listed in **Table 3-1**.

Residential development displacement would occur when the anticipated dwelling unit capacity attributed to these sites would exceed the capacity possible under the Draft ALUCP noise and safety policies and compatibility criteria. Development of new residential dwelling units, other than those exempted under Policy GP-5.5, *Development by Right*, in the Draft ALUCP, is incompatible within the Draft ALUCP CNEL 60 dB and higher contours and in Safety Zones 1 and 5. Safety compatibility criteria, such as maximum residential densities, could impact residential dwelling unit capacities for sites within Safety Zones 2, 3, and 4. The safety compatibility criteria limits residential development to a density of 0.1 dwelling units per acre in Safety Zone 2 and a density of 0.5 dwelling units per acre in Safety Zones 3 and 4.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

Figure 3-1
Housing Inventory Sites
in Review Area 1

**TABLE 3-1
HOUSING INVENTORY SITES WITHIN REVIEW AREA 1**

Parcel ID #	APN	Jurisdiction	Acres	Anticipated Dwelling Unit Capacity
1	06700100630000	City of Rancho Cordova	18.11	241
2	07223600280000	City of Rancho Cordova	10.30	123
3	07223600290000	City of Rancho Cordova	11.09	133
4	07223600300000	City of Rancho Cordova	9.40	112
5	06700100560000	City of Rancho Cordova	3.12	45
6	06700300400000	City of Rancho Cordova	16.36	128
7	07700300050000	City of Rancho Cordova	1.47	25
8	07700300080000	City of Rancho Cordova	0.20	3
9	07700300090000	City of Rancho Cordova	0.47	6
10	07700300100000	City of Rancho Cordova	0.85	12
11	07700300110000	City of Rancho Cordova	1.55	25
12	07700300120000	City of Rancho Cordova	0.31	5
13	07700300130000	City of Rancho Cordova	0.79	11
14	07701810110000	City of Rancho Cordova	0.98	14
15	07701810120000	City of Rancho Cordova	0.25	3
16	07701810130000	City of Rancho Cordova	0.21	3
17	07701810170000	City of Rancho Cordova	0.13	2
18	07701810180000	City of Rancho Cordova	0.30	4
19	07701810200000	City of Rancho Cordova	0.28	4
20	07701810210000	City of Rancho Cordova	0.21	3
21	07701810220000	City of Rancho Cordova	0.15	1
22	07701810230000	City of Rancho Cordova	0.13	1
23	06002900560000	County of Sacramento	0.23	1
24	06002900660000	County of Sacramento	0.28	1
25	06004000010000	County of Sacramento	0.14	1
26	06801600830000	County of Sacramento	3.84	22
27	06801600840000	County of Sacramento	1.32	7
28	06800300440000	County of Sacramento	5.10	92
29	06805800080000	County of Sacramento	3.30	96
30	07401430510000	County of Sacramento	0.06	1
31	07400200580000	County of Sacramento	2.57	10
32	07403501100000	County of Sacramento	3.28	13
33	07702000220000	County of Sacramento	0.45	3

SOURCE: City of Rancho Cordova, 2013; County of Sacramento, 2013; Environmental Science Associates, 2021.

3.3 Screening and Analysis of Housing Inventory Sites

The housing inventory sites in Review Area 1 were further screened to identify those sites with area inside the CNEL 60 dB or higher contours and/or Safety Zones 1 through 5. For the purposes of this analysis, parcels with less than 10 percent of total area within the CNEL contour were excluded from further analysis. All parcels within or intersected by Safety Zones 1 through 5 were retained for further analysis. This screening process resulted in identification and retention of four housing inventory sites with potential for displacement of future residential development.

All four parcels are partially located in Safety Zones 3 and 6. Parcel 4 is also located in Safety Zone 2. Three of the parcels, Parcels 2, 3, and 4, have more than ten percent of their total area within the CNEL 60 dB contour resulting in the complete displacement of corresponding anticipated dwelling unit capacity based on the noise compatibility criteria in the Draft ALUCP. The fourth housing inventory site, Parcel 1, features two physically separate geographic lots divided by Airpark Drive, with the two lots located north and south of the thoroughfare. The northern lot associated with this parcel has less than 10 percent of its total area within the CNEL 60 dB contour, and according to Table A-20 of the City of Rancho Cordova Housing Element, the anticipated dwelling units were assumed to be constructed on only one half of the site at 80 percent of a 30 dwelling unit per acre density. Therefore, the dwelling unit capacity for the site would not be displaced by the Draft ALUCP noise policies or compatibility criteria.

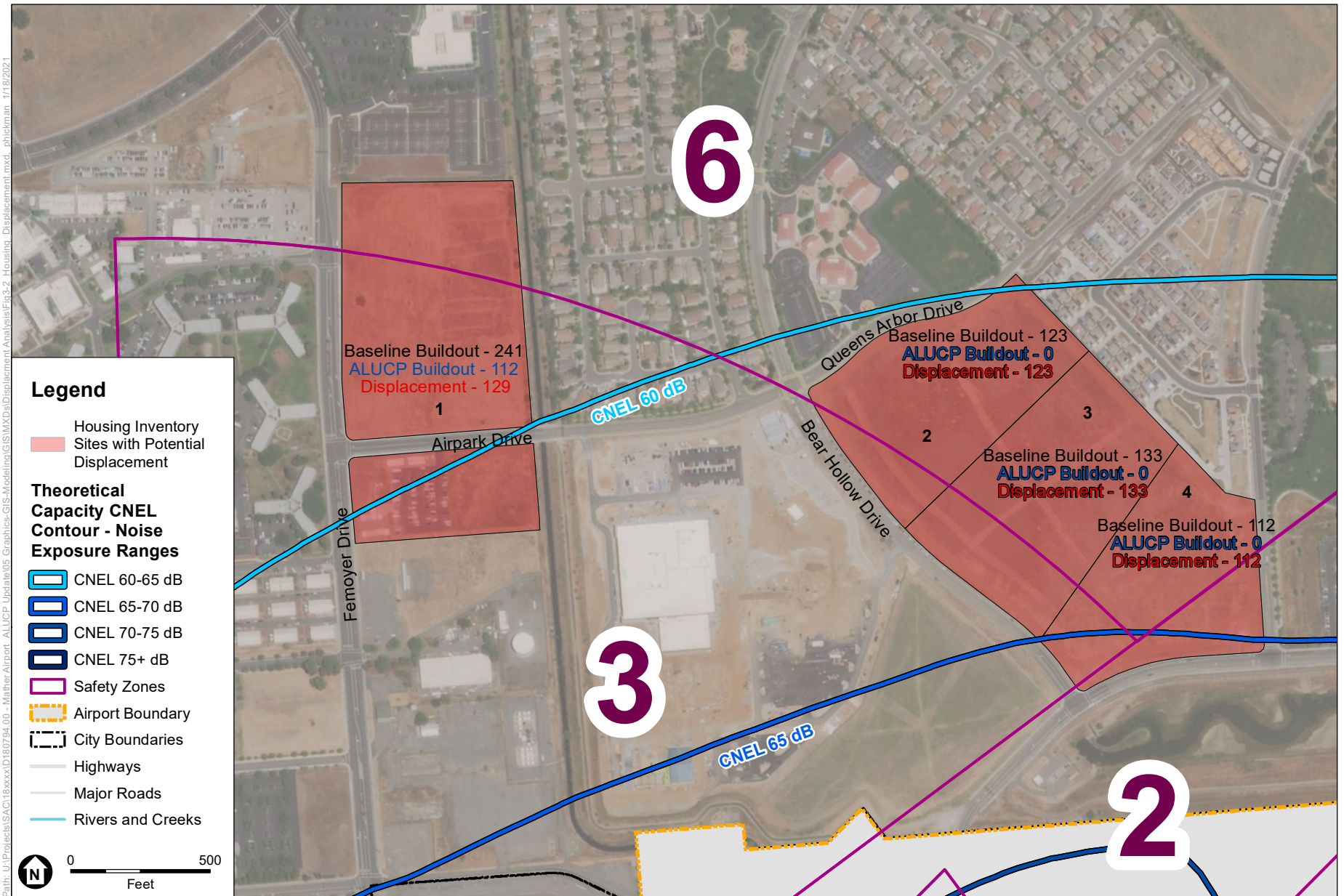
A portion of Parcel 1 is within Safety Zone 3, and according to the safety compatibility criteria for Safety Zone 3, a maximum residential density of 0.5 dwelling units per acre would apply. This density limit would result in a dwelling unit yield of only seven dwelling units on the approximate 14 acres of Parcel 1. The remaining 4.37 acres of Parcel 1 outside of Safety Zone 3 could still be developed at the rate of 80 percent of 30 dwelling units per acres to yield a capacity of 105 units. The total housing capacity for Parcel 1 under the safety compatibility criteria in the Draft ALUCP is 112 dwelling units.

The housing inventory sites subject to displacement of residential development are depicted on **Figure 3-2**. A summary of the potential residential displacement for all housing inventory sites within the CNEL 60 dB contour and Safety Zone 3 is presented in **Table 3-2**.

**TABLE 3-2
RESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY**

Parcel ID#	APN	Dwelling Unit Capacity		Displacement
		Baseline	with ALUCP	
Development Potentially Displaced by ALUCP Noise Compatibility Policies				
2	07223600280000	123	0	123
3	07223600290000	133	0	133
4	07223600300000	112	0	112
Development Potentially Displaced by ALUCP Safety Compatibility Policies				
1	06700100630000	241	112	129
Total		609	112	497

SOURCE: City of Rancho Cordova, 2013; ESA, 2020.



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Draft ALUCP Development Displacement Analysis

Figure 3-2
Housing Inventory Sites
with Displaced Residential Development Capacity

CHAPTER 4

Nonresidential Development Displacement

4.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses located within Review Area 1 of the AIA for Mather Airport. As discussed in Section 1.1, the Draft ALUCP airspace protection and overflight compatibility policies would not result in displacement of any future nonresidential development. Therefore, the analysis is focused on the policies and compatibility criteria associated with the updated noise contours and safety zones. These policies and compatibility criteria may render certain non-residential uses conditionally compatible or incompatible based on a parcel's location relative to the noise contours or safety zones. This could potentially result in displacement of some non-residential uses from certain areas of Review Area 1.

Because the parcels with potential for future development within Review Area 1 are situated in both the City of Rancho Cordova and unincorporated Sacramento County, the development displacement analysis focuses on the land use regulations (i.e., zoning ordinances and applicable specific plans) of both jurisdictions, along with the noise and safety policies and compatibility criteria provided in the Draft ALUCP. Because there is a CLUP currently in effect for Mather Airport, the compatibility of land uses under the CLUP policies are also considered in the analysis. If a land use is considered incompatible under the CLUP policies, it would not be developable under current conditions and therefore, would not be considered displaced for purposes of this analysis.

Parcels in the City of Rancho Cordova and unincorporated Sacramento County were evaluated for potential displacement of future land uses by identifying what uses are allowable under local land use regulations and determining their level of compatibility under the noise and safety policies and compatibility criteria in the Draft ALUCP.

The following sections discuss the potential for development displacement in the City of Rancho Cordova and unincorporated Sacramento County.

4.2 City of Rancho Cordova

The displacement analysis identified a total of 148 parcels, occupying approximately 2,100 acres in the City of Rancho Cordova, as having potential for displaced development due to the noise and/or safety policies and compatibility criteria in the Draft ALUCP. The potential for displacement of land uses from these parcels is discussed in further detail in the following sections.

4.2.1 Potential Displacement Attributable to Noise Policies and Compatibility Criteria

Land uses allowed under current land use regulations on the vacant parcels within the noise contours for the Airport may be determined to be incompatible under the Draft ALUCP noise policies and compatibility criteria. This could result in displacement of future development in the City of Rancho Cordova. The permitted nonresidential uses for each zoning district in each CNEL contour band were cross-checked against the noise compatibility criteria in the Draft ALUCP to identify those uses which would be incompatible. Compatible and conditionally compatible uses within the CNEL 60 dB contour were not considered susceptible to displacement by the Draft ALUCP, as any sound attenuation measures required as conditions on compatibility would likely be achieved through standard construction methods and would not prevent development of future development.

Table 4-1 presents the parcels in the City of Rancho Cordova located in or intersected by the CNEL 60 dB to 65 dB contour range with potential displacement due to the noise compatibility criteria in the Draft ALUCP. Table 4-1 identifies the zoning district, parcel ID number, APN, parcel area, area within the noise contour, and the allowable land uses under local zoning that are considered incompatible under the noise compatibility criteria in the Draft ALUCP.

**TABLE 4-1
CITY OF RANCHO CORDOVA PARCELS IN THE CNEL 60 dB-65 dB CONTOUR RANGE**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
BP (ZSPA)	68	07223600280000	10.30	10.24	Congregate Care Facilities
	69	07223600290000	11.09	11.09	• Congregate Care Facility
	70	07223600300000	9.40	7.49	• Residential Care Home
	71	07223600340000	30.72	26.80	• Social Rehabilitation Center
	72	07223600350000	4.61	2.37	Long-Term Lodging
	73	07223600360000	10.90	2.18	• Boarding House
	78	07228600150000	3.09	1.97	• Fraternity/Sorority House
	79	07228600160000	2.82	1.91	
	80	07228600170000	2.67	2.20	
	81	07228600180000	2.25	2.15	
	82	07228600190000	2.63	2.63	
SPA (MFSPA) Commercial/Office Park Subarea	3	06700100630000	18.11	3.52	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Long-Term Lodging • Boarding House

TABLE 4-1
CITY OF RANCHO CORDOVA PARCELS IN THE CNEL 60 dB-65 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
					• Fraternity/Sorority House • Single Room Occupancy Unit
SPA (MFSPA) Main Base Subarea	5	06700100770000	1.22	1.03	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Long-Term Lodging • Boarding House • Fraternity/Sorority House
SPA (MFSPA) North Airport Subarea	8	06700101130000	1.48	1.48	Congregate Care Facilities • Social Rehabilitation Center Long-Term Lodging • Fraternity/Sorority House
SPA (MFSPA) Office Subarea	2	06700100610000	1.74	1.74	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Long-Term Lodging • Boarding House • Fraternity/Sorority House
	7	06700100930000	5.40	4.46	
	14	06710000020000	1.98	1.98	
	15	06710000030000	0.96	0.96	
	16	06710000040000	0.77	0.77	

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels in the City of Rancho Cordova with land area occurring in the CNEL 65 dB to 70 dB contour range are presented in **Table 4-2**.

TABLE 4-2
CITY OF RANCHO CORDOVA PARCELS IN THE CNEL 65 dB -70 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
BP (ZSPA)	69	07223600290000	11.09	0.00	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Long-Term Lodging • Boarding House • Fraternity/Sorority House
	70	07223600300000	9.40	1.91	
	72	07223600350000	4.61	2.24	
	73	07223600360000	10.90	8.72	
	78	07228600150000	3.09	1.12	
	79	07228600160000	2.82	0.90	
	80	07228600170000	2.67	0.46	
	81	07228600180000	2.25	0.10	
SPA (MFSPA) Main Base Subarea	5	06700100770000	1.22	0.20	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Long-Term Lodging • Boarding House • Fraternity/Sorority House

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels in the City of Rancho Cordova with land area occurring in the CNEL 70 dB to 75 dB contour range are presented in **Table 4-3**.

TABLE 4-3
CITY OF RANCHO CORDOVA PARCELS IN THE CNEL 70 dB -75 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
LI (ZSPA)	76	07228600020000	40.67	5.12	Government and Local Agency Buildings and Use • Federal and State Buildings, Facilities, and Grounds • Local Agency Building. Grounds • Other Government and Public Buildings. Facilities, and Grounds • Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds • Public Utility & Public Service Facility • School District Nonclassroom Facilities
	77	07228600040000	17.04	6.27	
	83	07228600250000	4.71	1.51	
	84	07228600260000	4.17	1.27	
	85	07228600270000	4.22	1.16	
	86	07228600280000	5.60	1.69	
	88	07228600310000	3.39	1.87	
	89	07228600320000	0.85	0.85	
M-2 (SSSPA)	124	07205800160000	10.40	0.20	Adult Schools • Trade school

TABLE 4-3
CITY OF RANCHO CORDOVA PARCELS IN THE CNEL 70 dB -75 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
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SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

4.2.2 Potential Displacement Attributable to Safety Policies and Criteria

Future nonresidential land uses identified as incompatible under the Draft ALUCP safety policies and compatibility criteria could be susceptible to potential displacement. In addition, nonresidential land uses identified as conditionally compatible under the safety policies and compatibility criteria may also be subject to displacement. For example, limits on the number of people per acre (intensity) allowable on a site might influence the size and type of building that could be developed there. This could potentially make the conditionally compatible use a less viable development option. Therefore, allowable use types that would be considered conditionally compatible under the safety policies and compatibility criteria could result in partial displacement of that particular nonresidential land use. This possibility was considered in the development displacement analysis.

There are no parcels with development potential located in Safety Zones 1 or 5. Accordingly, the displacement analysis is limited to parcels in Safety Zones 2, 3, and 4. Parcels with development potential in the City of Rancho Cordova located in or intersected by Safety Zone 2 are presented in **Table 4-4**. Table 4-4 identifies the zoning district, parcel ID number, APN, parcel area, area within the noise contour, the allowable land uses under local zoning that are considered incompatible under the safety compatibility criteria in the Draft ALUCP, and the allowable land uses under local zoning that are considered conditionally compatible under the safety compatibility criteria in the Draft ALUCP.

**TABLE 4-4
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 2**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
BP (ZSPA)	70	07223600300000	9.40	2.56	Care Facility	Adult Schools
	72	07223600350000	4.61	0.25	• Adult Day Care Center	• College, University
	73	07223600360000	10.90	1.05	• Child Day Care Center	Communications Facilities
	78	07228600150000	3.09	3.09	Congregate Care Facilities	• Wireless Communication Facilities
	79	07228600160000	2.82	2.82	• Residential Care Home	Eating/Drinking Establishments
	80	07228600170000	2.67	2.67	• Congregate Care Facility	• Restaurant, Carryout/Drive-through/Sit-down
	81	07228600180000	2.25	2.25	• Social Rehabilitation Center	• Dancing in a Bar or Restaurant, Incidental
	82	07228600190000	2.63	2.63	Indoor Large Assembly Facilities	• Internet Cafe
					• Places of Worship or Other Religious Institution	General Retail
					• Funeral Establishment	• Art Gallery, Art Studio
					• Event Center/ Reception Hall	• On-Sale Alcoholic Beverages
					Indoor Recreation/ Small Assembly Facilities	Government and Local Agency Buildings and Use
					• Private Social Center, Social Club, Fraternal Hall/Lodge	• Government and Local Agency Buildings and Uses
					• General Recreation Facility, Indoor	Limited Retail/Wholesale
					In-Patient Medical Services	• Auto Wholesaler, Auto Broker
					• Hospital, Convalescent	Local Retail
					• Psychiatric Facility	• General Retail Sales (Up to 49,999 sq. ft.)
					Major Utilities	Long-Term Lodging
					• Major Utility	• Boarding House
					Renewables	• Fraternity/Sorority House
					• Commercial I Solar Facilities	Minor Utilities
					School, K-12 (Private or Public)	• Minor Utility
					• School, Private	Office Uses
					• School, K-12, Public	• Business Services
					• School, K-12, Private	• General Financial Institutions
						• Office Use, General
						• Laboratory-Medical, Dental, or Optical
						Research and Development, Laboratory

TABLE 4-4
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Laboratory
LI (ZSPA)	76	07228600020000	40.67	17.54	Hazardous Materials	General Retail
	77	07228600040000	17.04	13.87	Gas and Oil Wells	Butcher, Wholesale (Excluding Slaughterhouse)
	83	07228600250000	4.71	4.71	Photographic Chemical Processing and Wholesale Distribution	Military Surplus Equipment and Goods
	84	07228600260000	4.17	4.17		
	85	07228600270000	4.22	4.22	Heavy Industrial	Parts Sales When Incidental to a Permitted Use
	86	07228600280000	5.60	5.60	Air Separation Plant	
	87	07228600300000	2.96	2.96	Boat Building	Government and Local Agency Buildings and Use
	88	07228600310000	3.39	3.39	Lightweight Nonferrous Metal Casting Foundry	Federal and State Buildings, Facilities, and Grounds
	89	07228600320000	0.85	0.85	Rubber and Metal Stamps, Musical Instruments, Toys and Novelties	Local Agency Building, Grounds
					Rubber Fabrication or Products Made from Finished Rubber	Other Government and Public Buildings, Facilities, and Grounds
					Light Industrial, High Intensity	Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds
					Assembly of Plastic Items from Finished Plastics	Public Utility & Public Service Facility
					Assembly of Small Electrical and Electronic Equipment	School District Nonclassroom Facilities
					Book Binding	Limited Retail/Wholesale
					Bottling Plants	Auto and Truck Auction
					Cabinet shop	Auto and Truck Rental or Lease Agency
					Canneries	Building Materials Sales Yard
					Carpet and Rug Cleaning Plants	Hay, Seed, Grain, and Farm Equipment Store
					Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only	Lumber Yard - New and Used, Sales and Storage
					Commercial Grain Elevator	Lumber Yard
					Condominiums, Industrial	Wholesale Distributor's Service
					Egg Processing Facilities	
					Electric or Neon	

TABLE 4-4
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					- Sign Manufacture - Furniture Cleaning, Refinishing, Reupholstering Shop - Garment Manufacture - Ice Manufacture and Cold Storage - Laundries, Cleaning and Dyeing Plants - Manufacture of Sauerkraut, Vinegar, Yeast - Manufacturing and Distribution of Pools, Spa - Sales and Display - Manufacturing, Compounding or Processing of Such Products as Bakery Goods, Dairy Products, Meat Products, Fruits and Vegetables (Packing Only), Toiletries, Drugs, etc. - Manufacturing, Compounding, Assembly or Treatment of Articles of Merchandise from Bone, Canvas, Cloth, Feathers, Fur, Glass, Paper No Milling, Plastic, Textiles, Wood, etc. - Milk Products Plant, Dairy - Olive Processing Plant - Photographic processing plant, wholesale facility - Planing and Sawmills - Printing Plant - Tin Retreading, Recapping and Rebuilding	- Facility - Wholesaling and Warehousing - Limited Retail/Wholesale, Outdoor - Nursery, Wholesale - Office Uses - Addressing and Mailing Services - Advertising Business - Blueprinting/ Photostating Service - Building Trades Contractor's Office. Service Yard; Workshop - Delivery Service - Drafting Service - Janitorial - Janitorial service - Laboratory, Medical, Dental or Optical - Mail Order Business - Messenger Service - Offices, When Incidental to a Permitted Use - Printing Shops, Lithography, Publishing - Security Service - Stenographic service - Video Tape-Editing, Processing - Research and Development, Laboratory - Laboratory, Materials Testing - Laboratory, Research, Experimental

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in the City of Rancho Cordova located in or intersected by Safety Zone 3 are presented in **Table 4-5**.

TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
BP (ZSPA)	68	07223600280000	10.30	1.62	Care Facility	Adult Schools
	69	07223600290000	11.09	3.30	• Adult Day Care Center	• College, University
	70	07223600300000	9.40	1.43	• Child Day Care Center	Communications Facilities
	71	07223600340000	30.72	30.72	Congregate Care Facilities	• Wireless Communication Facilities
	72	07223600350000	4.61	4.36	• Residential Care Home	Eating/Drinking Establishments
	73	07223600360000	10.90	9.85	• Congregate Care Facility	• Restaurant, Carryout/Drive-through/Sit-down
					• Social Rehabilitation Center	• Dancing in a Bar or Restaurant, Incidental
					Indoor Large Assembly Facilities	• Internet Cafe
					• Places of Worship or Other Religious Institution	General Retail
					• Funeral Establishment	• Art Gallery, Art Studio
					• Event Center/ Reception Hall	• On-Sale Alcoholic Beverages
					Indoor Recreation/ Small Assembly Facilities	Government and Local Agency Buildings and Use
					• Private Social Center, Social Club, Fraternal Hall/Lodge	• Government and Local Agency Buildings and Uses
					• General Recreation Facility, Indoor	Limited Retail/Wholesale
					In-Patient Medical Services	• Auto Wholesaler, Auto Broker
					• Hospital, Convalescent	Local Retail
					• Psychiatric Facility	• General Retail Sales (Up to 49,999 sq. ft.)
					School, K-12 (Private or Public)	Long-Term Lodging
					• School, Private	• Boarding House
					• School, K-12, Public	• Fraternity/Sorority House
					• School, K-12, Private	Major Utilities
						• Major Utility
						Office Uses
						• Business Services
						• General Financial Institutions
						• Office Use, General
						• Laboratory-Medical, Dental, or Optical
						Renewables
						• Commercial I Solar Facilities

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
SPA (MFSPA) Commercial/ Office Park Subarea	3	06700100630000	18.11	13.73	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • Card Rooms • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Hospital	Adult Schools • College, University • Driving Instruction Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Bar/Tavern • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/Vape Lounges • Internet Cafe • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Liquor Store/Off Sale of Alcoholic Beverages • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages • Pawn Shop • Smoke Shop • Thrift/Consignment Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Heavy Industrial • Concrete Batch Plant Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					• Hospital, Convalescent • Psychiatric Facility - Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor - School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	• Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Auto Wholesaler, Auto Broker • Boat Sales and Rental • Public Auction, Flea Market • Vehicle Auction • Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Boarding House • Fraternity/Sorority House • Single Room Occupancy Unit Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility Office Uses • Business Services • Business Services, Intensive • General Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Commercial I Solar Facilities • Solar Energy Facility

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Wind Turbine Facility Short-Term Lodging • Bed and Breakfast Inns • Hotel, Motel Temporary Supportive Housing • Emergency Shelter
SPA (MFSPA) Main Base Subarea	5	06700100770000	1.22	0.30	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/ Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution Indoor Recreation/ Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • Card Rooms • General Recreation Facility, Indoor • Private Social Center, Social	Adult Schools • College, University • Driving Instruction Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Bar/Tavern • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/ Vape Lounges • Internet Cafe • Restaurant, Carryout/ Drive-through/Sit-down • Small Wineries/Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Liquor Store/Off Sale of Alcoholic Beverages • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages • Pawn Shop • Smoke Shop • Thrift/Consignment Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Light Industrial, High Intensity

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Club, Fraternal Hall/Lodge In-Patient Medical Services • Hospital • Hospital, Convalescent • Psychiatric Facility Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	• Assembly, Manufacturing, and Processing – Light Limited Retail/Wholesale • Auto Wholesaler, Auto Broker • Boat Sales and Rental • Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Boarding House • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility Office Uses • Business Services • Business Services, Intensive • General Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Commercial I Solar Facilities • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Bed and Breakfast Inns • Hotel, Motel
SPA (MFSPA) North Airport Subarea	8	06700101130000	1.48	1.48	Care Facility • Adult Day Care Center	Adult Schools • College, University • Driving Instruction

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					• Child Day Care Center - Congregate Care Facilities • Social Rehabilitation Center - Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution - Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge - In-Patient Medical Services • Psychiatric Facility - Outdoor Major Assembly Facilities • Stadium - Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor	Cemeteries, Mausoleums • Cemetery • Crematory Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/Vape Lounges • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/ Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well • Hazardous Waste Storage/Disposal Facility Heavy Industrial • Aircraft Engine Testing • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Boat Building • Concrete Batch Plant • Manufacture, Maintenance, Repair and Storage of Aircraft Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.)

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Circuit board and semiconductor manufacturing • Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General • Private or Public Office Use Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging

**TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Hotel, Motel Temporary Supportive Housing • Emergency Shelter
SPA (MFSPA) Office Subarea	2	06700100610000	1.74	1.74	Care Facility	Adult Schools
	7	06700100930000	5.40	5.40	• Adult Day Care Center	• College, University • Driving Instruction
	14	06710000020000	1.98	0.30	• Child Day Care Center	Communications Facilities
	16	06710000040000	0.77	0.29	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment • Places of Worship or Other Religious Institution Indoor Recreation/ Small Assembly Facilities • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Hospital, Convalescent • Psychiatric Facility Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public)	• Wireless Communication Facilities Eating/Drinking Establishments • Dancing in a Bar or Restaurant, Incidental • Internet Cafe • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/ Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light Limited Retail/Wholesale • Auto Wholesaler, Auto Broker • Wholesale, Not Otherwise Listed Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Boarding House • Fraternity/Sorority House Major Utilities • Major Utility

TABLE 4-5
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					• School, K-12, Private • School, K-12, Public • School, Private	Office Uses • Business Services • Business Services, Intensive • General Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Commercial I Solar Facilities • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Hotel, Motel

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in the City of Rancho Cordova located in or intersected by Safety Zone 4 are presented in **Table 4-6**.

TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
LI (ZSPA)	76	07228600020000	40.67	23.13	N/A	Government and Local Agency Buildings and Use • Federal and State Buildings, Facilities, and Grounds • Local Agency Building. Grounds • Other Government and Public Buildings. Facilities, and Grounds • Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds

**TABLE 4-6
 CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Public Utility & Public Service Facility • School District Nonclassroom Facilities Hazardous Materials • Gas and Oil Wells Heavy Industrial • Air Separation Plant • Boat Building • Lightweight Nonferrous Metal Casting Foundry • Rubber and Metal Stamps, Musical Instruments, Toys and Novelties • Rubber Fabrication or Products Made from Finished Rubber Light Industrial, High Intensity • Assembly of Plastic Items from Finished Plastics • Assembly of Small Electrical and Electronic Equipment • Book Binding • Bottling Plants • Cabinet shop • Canneries • Carpet and Rug Cleaning Plants • Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only • Commercial Grain Elevator* • Condominiums, Industrial • Egg Processing Facilities • Electric or Neon Sign Manufacture • Furniture Cleaning, Refinishing, Reupholstering Shop • Garment Manufacture • Ice Manufacture and Cold Storage

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Laundries, Cleaning and Dyeing Plants • Manufacture of Sauerkraut, Vinegar, Yeast • Manufacturing and Distribution of Pools, Spa* - Sales and Display • Manufacturing, Compounding or Processing of Such Products as Bakery Goods, Dairy Products, Meat Products, Fruits and Vegetables (Packing Only), Toiletries, Drugs, etc. • Manufacturing, Compounding, Assembly or Treatment of Articles of Merchandise from Bone, Canvas, Cloth, Feathers, Fur, Glass, Paper No Milling, Plastic, Textiles, Wood, etc. • Milk Products Plant, Dairy • Olive Processing Plant • Photographic Processing Plant, Wholesale Facility • Planing and Sawmills • Printing Plant • Tin Retreading, Recapping and Rebuilding Office Uses • Addressing and mailing services • Advertising Business • Blueprinting/ Photostating Service • Building Trades Contractor's Office. Service Yard; Workshop • Delivery Service • Drafting Service • Janitorial • Janitorial service

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Laboratory, Medical, Dental or Optical • Mail Order Business • Messenger Service • Offices, When Incidental to a Permitted Use • Printing Shops, Lithography, Publishing • Security Service • Stenographic service • Video Tape-Editing, Processing
M-2	37	07205000650000	2.29	2.29	Indoor Large Assembly Facilities • Dance halls Outdoor Large Assembly Facilities • Circus • Drive-in theater Outdoor Major Assembly Facilities • Race Tracks • Stadiums	Adult Schools Trade School Government and Local Agency Buildings and Use • Public Utility and Public Service Facility Hazardous Materials • Ammonia, Bleaching Powder or Chlorine Manufacture • Asphalt Manufacture or Refining • Bottled Gas Sale and Related Storage • Chemical Manufacture • Firewood, Fuel Sales and Storage • Lampblack Manufacture • Linoleum and Oilcloth Manufacture • Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture • Petroleum Products Manufacture • Petroleum Storage • Photographic Chemical Processing and Wholesale Distribution • Plastic manufacture • Storage and Distribution of Bottled Gas • Tar Distillation or Tar

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Products Manufacture Heavy Industrial • Air Separation Plant • Aircraft Engine Testing • Animal Slaughter • Blast Furnace or Coke Oven • Boat Building • Boiler Works • Concrete or Cement Products Manufacture • Dead Animal Reduction • Distillation of Bones • Drop Forge Industry Manufacturing, Including Forges with Power Hammers • Fat Rendering • Garbage or Offal Reduction • Iron or Steel Foundry or Fabrication Plant and Heavyweight Casting • Lightweight Nonferrous Metal Casting Foundry • Ore Reduction • Potash Works • Rocket Testing Facilities • Rolling Mills • Rubber and Metal Stamps, Musical Instruments, Toys and Novelties • Rubber Fabrication or Products Made from Finished Rubber • Smelting of Tin, Copper, Zinc, or Iron Ore • Soap Manufacture • Sodium Compound Manufacture • Tannery or the Curing or Storing of Raw Hides Indoor Recreation/Small Assembly Facilities • Labor Union Hall

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Light Industrial, High Intensity • Assembly of Plastic Items from Finished Plastics • Assembly of Small Electrical and Electronic Equipment • Book Binding • Bottling Plants • Brick, Adobe, Tile, Terra Cotta or Concrete Products • Canneries • Carpet and Rug Cleaning Plants • Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only • Commercial grain elevators • Egg Processing Facilities • Electric or Neon Sign Manufacture • Fish smoking, curing or canning • Garment Manufacture • Ice Manufacture and Cold Storage • Laundries, Cleaning and Dyeing Plants • Manufacture of Sauerkraut, Vinegar, Yeast • Manufacturing and distribution of pools, spas – sales and display permitted as an incidental use provided it does not exceed 25% of the total floor area • Manufacturing, Compounding or Processing of Such Products as Bakery Goods, Dairy Products, Meat Products, Fruits and Vegetables (Packing Only), Toiletries,

TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Drugs, etc. • Manufacturing, Compounding, Assembly or Treatment of Articles of Merchandise from Bone, Canvas, Cloth, Feathers, Fur, Glass, Paper No Milling, Plastic, Textiles, Wood, etc. • Milk Products Plant, Dairy • Mixing, batching, and compounding of paint, adhesives and resins • Olive processing plants • Paper and pulp manufacture • Planing and Sawmills • Tire retreading, recapping and rebuilding • Wool pulling or scouring Office Uses • Blueprinting/ Photostating Service • Delivery Service • Drafting Service • Janitorial • Laboratory, Medical, Dental, or Optical • Mail Order Business • Offices, when Incidental to a Permitted Use • Printing Shops, Lithography, Publishing • Security Service • Video Tape Editing, Processing
M-2 (SSSPA)	53	07205800120000	1.22	1.22	Indoor Large Assembly Facilities	Adult Schools
	54	07205800130000	1.22	1.22	• Dance halls	Trade school Government and Local Agency Buildings and Use
	124	07205800160000	10.40	9.49	Outdoor Large Assembly Facilities • Circus • Drive-in theater	• Public utility and public service facility

TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Outdoor Major Assembly Facilities • Race tracks • Stadiums	Hazardous Materials • Ammonia, bleaching powder or chlorine manufacture • Asphalt manufacture or refining • Bottled Gas Sale and Related Storage • Chemical manufacture • Firewood, Fuel Sales and Storage • Lampblack Manufacture • Linoleum and Oilcloth Manufacture • Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture • Petroleum Products Manufacture • Petroleum Storage • Photographic Chemical Processing and Wholesale Distribution • Plastic Manufacture • Storage and Distribution of Bottled Gas • Tar Distillation or Tar Products Manufacture Heavy Industrial • Air Separation Plant • Aircraft Engine Testing • Animal slaughter • Blast furnace or Coke Oven • Boat Building • Boiler works • Concrete or Cement Products Manufacture • Dead Animal Reduction • Distillation of Bones • Drop Forge Industry Manufacturing, Including Forges with Power Hammers • Fat Rendering

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Garbage or Offal Reduction • Iron or Steel Foundry or Fabrication Plant and Heavyweight Casting • Lightweight Nonferrous Metal Casting Foundry • Ore Reduction • Potash Works • Rocket Testing Facilities • Rolling Mills • Rubber and Metal Stamps, Musical Instruments, Toys and Novelties • Rubber Fabrication or Products Made from Finished Rubber • Smelting of Tin, Copper, Zinc, or Iron Ore • Soap Manufacture • Sodium Compound Manufacture • Tannery or the Curing or Storing of Raw Hides Indoor Recreation/Small Assembly Facilities • Labor Union Hall Light Industrial, High Intensity • Assembly of Plastic Items from Finished Plastics • Assembly of Small Electrical and Electronic Equipment • Book Binding • Bottling Plants • Brick, adobe, tile, terra cotta or concrete products • Canneries • Carpet and Rug Cleaning Plants • Ceramic Products Using Only Previously Pulverized Clay and

**TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Fired in Kilns Using Electricity or Gas Only • Commercial grain elevators • Egg Processing Facilities • Electric or Neon Sign Manufacture • Fish smoking, curing or canning • Garment Manufacture • Ice Manufacture and Cold Storage • Laundries, Cleaning and Dyeing Plants • Manufacture of Sauerkraut, Vinegar, Yeast • Manufacturing and Distribution of Pools, Spas – Sales and Display Permitted as an Incidental Use Provided It Does Not Exceed 25% of the Total Floor Area • Manufacturing, Compounding or Processing of Such Products as Bakery Goods, Dairy Products, Meat Products, Fruits and Vegetables (Packing Only), Toiletries, Drugs, etc. • Manufacturing, Compounding, Assembly or Treatment of Articles of Merchandise from Bone, Canvas, Cloth, Feathers, Fur, Glass, Paper No Milling, Plastic, Textiles, Wood, etc. • Milk Products Plant, Dairy • Mixing, Batching, and Compounding of Paint, Adhesives and Resins • Olive Processing Plants • Paper and Pulp Manufacture

TABLE 4-6
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						- Planing and Sawmills - Tire Retreading, Recapping and Rebuilding - Wool Pulling or Scouring Office Uses - Blueprinting/ Photostating Service - Delivery Service - Drafting Service - Janitorial - Laboratory, Medical, Dental, or Optical - Mail Order Business - Offices, When Incidental to a Permitted Use - Printing Shops, Lithography, Publishing - Security Service - Video tape editing, processing
MP (RDOSP)	28	07203700710000	1,113.62	2.55	N/A	Indoor Recreation/Small Assembly Facilities - Park and Recreation Facilities (Indoor) Office Uses - Office/Industrial Flex Space

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in the City of Rancho Cordova with land area occurring in Safety Zone 6 are presented in **Table 4-7**. The Draft ALUCP does not classify any land uses as incompatible in Safety Zone 6.

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
BP (ZSPA)	68	07223600280000	10.30	8.68	Care Facility
	69	07223600290000	11.09	7.78	• Adult Day Care Center • Child Day Care Center
	70	07223600300000	9.40	5.43	Communications Facilities
	74	07223600400000	8.65	8.65	• Wireless Communication Facilities
	75	07225901060000	0.70	0.70	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
CMU	56	07206100910000	2.76	2.76	Care Facility
	206	07702000220000	0.45	0.45	• Adult Day Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility School, K-12 (Private or Public) • Schools, Private and Special/ Studios • Schools, Public
CMU (FBSP)	93	07700200350000	0.08	0.08	Care Facility • Adult Day Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility School, K-12 (Private or Public) • Schools, Private and Special/ Studios Schools, Public
CS	213	07703600290000	5.29	5.29	Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility School, K-12 (Private or Public) • Schools, Private and Special/ Studios • Schools, Public
ES (RDOSP)	28	07203700710000	1,113.16	9.01	School, K-12 (Private or Public)
	29	07203701020000	449.63	2.43	• Schools, Private and Special/ Studios • Schools, Public
GC	10	06700300780000	4.78	4.78	Care Facility

**TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
	11 17	06704300010000 06710500080000	14.55 0.92	14.55 0.92	• Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
HD (RDSOP)	28	07203700710000	1,113.16	20.96	Care Facility • Nursery school and/or day care facilities School, K-12 (Private or Public) • Public or Private Elementary, Middle, or Continuation High School
HDR	95	07700500110000	0.20	0.20	Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility Congregate Care Facilities • Transitional Housing School, K-12 (Private or Public) • Schools, Public
HS/MS (RDOSP)	28	7203700710000	1,113.16	8.96	School, K-12 (Private or Public) • Schools, Private and Special/Studios • Schools, Public
LC (SDSP)	9	06700300400000	16.36	16.36	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public
M-1	30	07204100950000	1.41	0.00	Hazardous Materials

**TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6**

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
	38	07205100020000	3.16	3.16	• Ammonia, Bleaching Powder or Chlorine Manufacture • Bottled Gas Sale and Related Storage • Chemical Manufacture • Firewood, Fuel Sales and Storage • Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture • Petroleum Products Manufacture • Petroleum Storage • Plastic Manufacture • Storage and Distribution of Bottled Gas • Tar Distillation or Tar Products Manufacture
	39	07205100030000	2.50	2.50	
	40	07205100040000	2.67	2.67	
	41	07205100050000	2.75	2.75	
	42	07205100060000	3.29	3.29	
	43	07205100070000	2.62	2.62	
	44	07205100080000	4.25	4.25	
	45	07205100100000	3.37	3.37	
	46	07205100110000	2.92	2.92	
	47	07205100120000	3.20	3.20	
	49	07205100160000	2.50	2.50	
M-2	34	07205000440000	0.52	0.52	Hazardous Materials • Ammonia, Bleaching Powder or Chlorine Manufacture • Bottled Gas Sale and Related Storage • Chemical Manufacture • Firewood, Fuel Sales and Storage • Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture • Petroleum Products Manufacture • Petroleum Storage • Plastic manufacture • Storage and Distribution of Bottled Gas • Tar Distillation or Tar Products Manufacture
	35	07205000450000	0.52	0.52	
	36	07205000490000	0.53	0.53	
	48	07205100150000	4.09	4.09	
	50	07205100170000	5.89	5.89	
	66	07210100290000	6.42	1.34	
M-2 (SSSPA)	99	07205500020000	1.25	1.25	Hazardous Materials • Ammonia, Bleaching Powder or Chlorine Manufacture • Bottled Gas Sale and Related Storage • Chemical Manufacture • Firewood, Fuel Sales and Storage • Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture • Petroleum Products Manufacture • Petroleum Storage • Plastic Manufacture • Storage and Distribution of Bottled Gas
	100	07205500030000	1.25	1.25	
	101	07205500040000	1.28	1.28	
	102	07205500050000	1.35	1.35	
	103	07205500060000	1.29	1.29	
	104	07205500070000	1.29	1.29	
	105	07205500080000	1.32	1.32	
	106	07205500140000	1.30	1.30	
	107	07205500150000	1.98	1.98	
	108	07205500160000	1.42	1.42	
	109	07205500170000	1.38	1.38	
	110	07205500180000	1.55	1.55	

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
	111	07205500190000	1.49	1.49	• Tar Distillation or Tar Products Manufacture
	112	07205500200000	1.23	1.23	
	113	07205500220000	1.23	1.23	
	114	07205500250000	1.73	1.73	
	115	07205600020000	1.27	1.27	
	116	07205600160000	1.62	1.62	
	117	07205600190000	1.10	1.10	
	118	07205600490000	0.93	0.93	
	119	07205600530000	0.47	0.47	
	120	07205600540000	0.46	0.46	
	121	07205700340000	0.60	0.60	
	122	07205700350000	0.72	0.72	
	123	07205700360000	0.68	0.68	
	52	07205700370000	0.43	0.43	
	124	07205800160000	10.40	0.91	
	91	07231000030000	3.98	3.98	
MD (RDOSP)	28	07203700710000	1,113.62	58.32	Care Facility
	29	7203701020000	449.63	0.56	• Nursery School and/or Day Care Facilities School, K-12 (Private or Public) • Public or Private Elementary, Middle, or Continuation High School
OIMU	198	06805000390000	1.29	1.29	Care Facility
	199	06805000400000	1.16	1.16	• Adult Day Care Facility
	200	06805000410000	0.69	0.69	• Child Day Care Facility
	201	06805000420000	0.71	0.71	Communications Facilities
	202	06805000430000	1.06	1.06	• Telecommunication Facility
	55	07206000620000	4.75	1.26	School, K-12 (Private or Public)
	61	07206900950000	3.95	3.95	• Schools, Private and Special/Studios
	205	07700500820000	1.30	1.30	• Schools, Public
	212	07703600280000	6.91	6.91	
	216	07703600360000	1.52	1.52	
	217	07703600370000	1.89	1.89	
	218	07703600380000	2.86	2.86	
OIMU (FBSP)	186	06801601020000	0.42	0.42	Care Facility
	187	06801601100000	1.24	1.24	• Child Day Care Facility
	203	06805300210000	1.22	1.22	Communications Facilities

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
	94	07700300290000	2.69	2.69	• Telecommunications Facility School, K-12 (Private or Public) • School – Public
	207	07703300010000	1.29	1.29	
	208	07703300020000	1.29	1.29	
	209	07703300030000	1.25	1.25	
	210	07703300600000	0.15	0.15	
	211	07703300810000	1.12	1.12	
OPMU	185	06801600840000	1.32	1.32	Care Facility • Adult Day Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility School, K-12 (Private or Public) • Schools, Private and Special/Studios • Schools, Public
	18	07202100990000	1.22	1.22	
	23	07202600060000	3.97	1.50	
	24	07202600510000	5.71	3.55	
	25	07202600540000	5.23	5.23	
	26	07202600560000	3.20	3.20	
	57	07206800430000	5.65	5.65	
	58	07206800650000	2.00	2.00	
	59	07206800680000	4.61	4.61	
	125	07206900230000	0.13	0.13	
	126	07206900240000	0.08	0.08	
	60	07206900910000	5.48	5.48	
	62	07206901040000	4.76	4.76	
	63	07206901050000	5.85	5.85	
	64	07206901080000	17.61	17.61	
	65	07206901220000	3.90	3.90	
	214	07703600330000	4.69	4.69	
	215	07703600350000	5.28	5.28	
RC (ZSPA)	67	07223600020000	25.03	25.03	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
RD 10	219	07703701050000	0.11	0.11	Care Facility • Adult Day Care Home • Child Day Care Facility Communications Facilities • Telecommunication Facility Congregate Care Facilities • Transitional Housing School, K-12 (Private or Public) • Schools, Private and Special/ Studios • Schools, Public
RD 30	96	07701210080000	0.06	0.06	Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility Congregate Care Facilities • Transitional Housing School, K-12 (Private or Public) • Schools, Public
	97	07702400500000	0.80	0.80	Care Facility • Child Day Care Facility Communications Facilities • Telecommunication Facility Congregate Care Facilities • Transitional Housing School, K-12 (Private or Public) • Schools, Public
RTC (RDOSP)	28	7203700710000	1,113.62	76.21	School, K-12 (Private or Public) • Public or private elementary, middle, or continuation high school
SF (RDOSP)	27	07203700460000	0.93	0.84	Care Facility • Nursery school and/or day care facilities
	28	7203700710000	1,113.62	224.58	School, K-12 (Private or Public) • Public or Private Elementary, Middle, or Continuation High School
	29	07203701020000	449.63	46.18	School, K-12 (Private or Public) • Public or Private Elementary, Middle, or Continuation High School
SPA (CVSPA)	90	07230100120000	1.55	1.55	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
	92	07232300410000	0.13	0.13	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
SPA (MFSPA) Commercial/ Office Park Subarea	3	06700100630000	18.11	4.37	Care Facility
	98	07704200010000	7.96	7.96	• Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SPA (MFSPA) Main Base Subarea	1	06700100560000	3.12	3.12	Care Facility
	4	06700100740000	1.03	1.03	• Adult Day Care Center • Child Day Care Center
	5	06700100770000	1.22	0.93	Communications Facilities
	6	06700100810000	0.16	0.16	• Wireless Communication Facilities
	12	06709900020000	15.42	15.42	Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SPA (MFSPA) Office Subarea	14	06710000020000	1.98	1.67	Care Facility
	15	06710000030000	0.96	0.96	• Adult Day Care Center • Child Day Care Center
	16	06710000040000	0.77	0.48	Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SPA (MFSPA) Open Space Subarea	13	06709900050000	4.19	4.19	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Wireless Communication Facilities

TABLE 4-7
CITY OF RANCHO CORDOVA PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Safety Zone (Acres)	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Wildlife Preserve • Wildlife Preserve
VCMU	195	06800300440000	5.10	5.10	Care Facility
	196	06800300490000	0.41	0.41	• Adult Day Care Facility • Child Day Care Facility
	197	06800300500000	1.86	1.86	Communications Facilities • Telecommunication Facility School, K-12 (Private or Public) • Schools, Private and Special/Studios • Schools, Public

SOURCE: City of Rancho Cordova, 2020; County of Sacramento, 2015; Environmental Science Associates, 2021.

4.2.3 Calculation of Potentially Displaced Nonresidential Development

Following identification of the potentially incompatible nonresidential uses allowed by existing land use regulations, calculation of the total area of potentially displaced development was completed. Calculations for potential displacement due to the noise policies and compatibility criteria were performed first. Parcels with 10 percent or more of their total area within the CNEL contours were identified and retained for further analysis. This included identification of allowable uses under local land use regulations that are considered incompatible under the compatibility criteria associated with the applicable CNEL contour band. Displacement potential was checked against the policies in the current Mather Airport Comprehensive Land Use Plan (CLUP). As the CLUP is already in effect, any uses identified as incompatible under the criteria in that plan would be considered already prohibited and would thus not be considered displaced due to the compatibility criteria in the Draft ALUCP.

Displacement of allowable nonresidential development determined to be incompatible under the safety policies and compatibility criteria in the Draft ALUCP was also calculated. First, nonresidential uses on parcels within the safety zones that were identified as incompatible under the Draft ALUCP noise policies and compatibility criteria were identified. If a parcel was intersected by both safety zones and CNEL contour ranges, any potential displacement due to the noise compatibility criteria took precedent to avoid double counting displacement.

Similar to the analysis for noise, any area of a parcel intersected by both the CLUP safety zone boundaries and the Draft ALUCP safety zones, was evaluated for compatibility under the CLUP. Any uses identified as incompatible in the CLUP were not considered displaced for purposes of

this analysis, and area within the CLUP safety zone or zones was subtracted from the parcel area located in the applicable Draft ALUCP safety zones.

Potential displacement for currently allowable land uses in safety zones where the use would be considered conditionally compatible under the Draft ALUCP was calculated last. As with the displacement calculated for incompatible development, displacement associated with conditionally compatible uses was calculated controlling for uses already displaced by noise policies and criteria and the policies of the CLUP. In cases where a type of nonresidential use would be considered conditionally compatible in the CLUP as well as the Draft ALUCP, the land area in the CLUP safety zone was not considered displaced, as the intensity limitations on conditional uses of the CLUP were more restrictive. Displacement calculated for conditionally compatible uses should be interpreted as land area where a particular use would not be developed to the intensity it might otherwise exhibit.

Acreages for displaced land use types are presented by CNEL contour ranges and safety zone are shown in **Table 4-8**.

TABLE 4-8
CITY OF RANCHO CORDOVA NONRESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY

	Noise Incompatibility Displacement (Acres)				Safety Displacement of Incompatible Uses (Acres)								Partial Displacement Due to Conditional Intensity Limitations (Acres)									
Use Category	Noise 70-75	Noise 65-70	Noise 60-65	Noise 60+ Total Displacement	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Safety Zone Total (Complete)	Total Area Completely Displaced	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Total Area Subject to Partial Displacement	Maximum Potential Displacement from Safety Zones	Maximum Potential Displacement (acres)	
Congregate Care Facilities	0.00	104.72	71.34	176.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.06	0.00	0.00	0.00	0.00	0.00	156.09	156.09	156.09	332.15	
School, K-12 (Private or Public)	0.00	0.00	0.00	0.00	0.00	14.40	74.53	4.83	0.00	0.00	93.76	93.76	0.00	0.00	0.00	0.00	0.00	759.81	759.81	851.02	851.02	
Indoor Large Assembly Facilities	0.00	0.00	0.00	0.00	0.00	14.40	74.53	4.83	0.00	0.00	93.76	93.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.76	93.76	
Care Facility	0.00	0.00	0.00	0.00	0.00	14.40	74.53	2.29	0.00	0.00	91.21	91.21	0.00	0.00	0.00	0.00	0.00	676.35	676.35	767.56	767.56	
In-Patient Medical Services	0.00	0.00	0.00	0.00	0.00	14.40	74.53	2.29	0.00	0.00	91.21	91.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.21	91.21	
Indoor Recreation/ Small Assembly Facilities	0.00	0.00	0.00	0.00	0.00	14.40	74.53	0.00	0.00	0.00	88.92	88.92	0.00	0.00	0.00	4.83	0.00	0.00	4.83	93.76	93.76	
Heavy Industrial	0.00	0.00	0.00	0.00	0.00	74.61	0.00	0.00	0.00	0.00	74.61	74.61	0.00	0.00	15.21	37.36	0.00	0.00	52.57	127.19	127.19	
Light Industrial, High Intensity	0.00	0.00	0.00	0.00	0.00	57.30	0.00	0.00	0.00	0.00	57.30	57.30	0.00	0.00	23.24	37.36	0.00	0.00	60.60	117.90	117.90	
Long-Term Lodging	0.00	16.82	30.98	47.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.81	0.00	12.19	0.00	0.00	0.00	0.00	12.19	12.19	60.00	
Outdoor Small Assembly Facilities	0.00	0.00	0.00	0.00	0.00	14.40	23.24	2.29	0.00	0.00	39.93	39.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.93	39.93	
Government and Local Agency Buildings and Use	19.75	0.00	0.00	19.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.75	0.00	20.27	74.53	4.83	0.00	0.00	99.63	99.63	119.38	
Hazardous Materials	0.00	0.00	0.00	0.00	0.00	14.40	0.00	0.00	0.00	0.00	14.40	14.40	0.00	0.00	1.48	2.29	0.00	662.72	666.48	680.88	680.88	
Major Utilities	0.00	0.00	0.00	0.00	0.00	14.40	0.00	0.00	0.00	0.00	14.40	14.40	0.00	0.00	74.53	2.29	0.00	0.00	76.81	91.21	91.21	
Renewables	0.00	0.00	0.00	0.00	0.00	14.40	0.00	0.00	0.00	0.00	14.40	14.40	0.00	0.00	74.53	0.00	0.00	0.00	74.53	88.92	88.92	
Outdoor Major Assembly Facilities	0.00	0.00	0.00	0.00	0.00	0.00	1.48	2.29	0.00	0.00	3.76	3.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.76	3.76	
Outdoor Large Assembly Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29	0.00	0.00	2.29	2.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29	2.29	
Communications Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.31	74.53	14.23	0.00	339.94	446.01	446.01	446.01	
Office Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.61	74.53	2.55	0.00	0.00	151.69	151.69	151.69	
Adult Schools	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	74.53	2.29	0.00	0.00	91.21	91.21	91.21	
Eating/Drinking Establishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	74.53	0.00	0.00	0.00	88.92	88.92	88.92	
General Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	74.53	0.00	0.00	0.00	88.92	88.92	88.92	
Limited Retail/Wholesale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	74.53	0.00	0.00	0.00	88.92	88.92	88.92	
Research and Development, Laboratory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.61	0.00	0.00	0.00	0.00	74.61	74.61	74.61	

TABLE 4-8
CITY OF RANCHO CORDOVA NONRESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY

	Noise Incompatibility Displacement (Acres)				Safety Displacement of Incompatible Uses (Acres)								Partial Displacement Due to Conditional Intensity Limitations (Acres)									
Use Category	Noise 70-75	Noise 65-70	Noise 60-65	Noise 60+ Total Displacement	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Safety Zone Total (Complete)	Total Area Completely Displaced	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Total Area Subject to Partial Displacement	Maximum Potential Displacement from Safety Zones	Maximum Potential Displacement (acres)	
Limited Retail/ Wholesale, Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.30	15.51	0.00	0.00	0.00	72.81	72.81	72.81	
Public Safety Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.24	2.29	0.00	0.00	25.53	25.53	25.53	
Short-Term Lodging	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.24	2.29	0.00	0.00	25.53	25.53	25.53	
Cemeteries, Mausoleums	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48	14.23	0.00	0.00	15.70	15.70	15.70	
Major Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.51	0.00	0.00	0.00	15.51	15.51	15.51	
Temporary Supportive Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.21	0.00	0.00	0.00	15.21	15.21	15.21	
Local Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	0.00	0.00	0.00	0.00	14.40	14.40	14.40	
Minor Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	0.00	0.00	0.00	0.00	14.40	14.40	14.40	
Wildlife Preserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.19	4.19	4.19	4.19	

SOURCE: ESA, 2021.

4.3 Unincorporated Sacramento County

There are 144 parcels with more than 3,300 acres of land in unincorporated Sacramento County identified as having potential for displacement of one or more land uses due to the noise and safety policies and compatibility criteria in the Draft ALUCP. The potential for displacement of land uses from these parcels is discussed in further detail in the following sections.

4.3.1 Potential Displacement Attributable to Noise Policies and Criteria

As described in Section 4.2, existing zoning per the Sacramento County Municipal Code was referenced and cross-checked with the draft noise and safety policies and compatibility criteria in the Draft ALUCP.

Parcels in unincorporated Sacramento County located in or intersected by the CNEL 60 dB to 65 dB contour band are presented in **Table 4-9** according to the applicable zoning designation. Categories of permitted land uses which would be made incompatible by the noise compatibility policies and criteria are also listed. Table 4-9 identifies the zoning district, parcel ID number, APN, parcel area, area within the noise contour, and the allowable land uses under local zoning that are considered incompatible under the noise compatibility criteria in the Draft ALUCP.

TABLE 4-9
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN THE CNEL 60 dB TO 65 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
AG-160	160	06301700090000	11.90	11.90	Congregate Care Facilities - Residential Care Home Family Day Care Home - Family Day Care Home Long-Term Lodging - Farm Worker Housing
	161	06301700220000	3.02	3.02	
	245	06301700230000	83.48	79.83	
AG-160 (SM)	158	06301700060000	14.86	14.86	Congregate Care Facilities - Residential Care Home Family Day Care Home - Family Day Care Home Long-Term Lodging - Farm Worker Housing
	159	06301700070000	15.07	15.07	
	244	06301700210000	0.84	0.84	
	253	06301900270000	19.82	14.38	
AG-20	227	06300400220000	25.01	0.41	Congregate Care Facilities - Residential Care Home Family Day Care Home - Family Day Care Home Long-Term Lodging - Farm Worker Housing
	280	06701500360000	1.83	1.83	
	281	06701500370000	2.01	2.01	

TABLE 4-9
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN THE CNEL 60 dB TO 65 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
AG-80 (SM)	133	06300400050000	154.21	72.15	Congregate Care Facilities
	225	06300400100000	99.43	31.44	• Residential Care Home
	242	06301600010000	246.20	58.80	Family Day Care Home
	243	06301700010000	14.61	14.61	• Family Day Care Home
	157	06301700040000	33.31	17.40	Long-Term Lodging • Farm Worker Housing
IR (SM)	134	06300400160000	81.48	73.49	Congregate Care Facilities
	135	06300400180000	6.81	6.74	• Residential Care Home
	228	06300400280000	0.47	0.05	Family Day Care Home
	137	06300400340000	43.01	25.64	• Family Day Care Home
	229	06300400360000	0.98	0.84	Long-Term Lodging
	138	06300400370000	2.22	0.73	• Farm Worker Housing
	143	06300400700000	62.15	62.15	
	259	06302600060000	14.44	5.95	
	260	06302600090000	23.07	23.05	
	261	06302600110000	24.70	24.70	
	262	06302600130000	19.18	16.11	
	263	06302600140000	11.06	9.06	
	264	06302600160000	15.80	9.87	
	266	06700200060000	4.12	0.56	
	173	06700500010000	88.30	37.60	
M-1	254	06301900280000	19.83	8.68	Congregate Care Facilities
	164	06301900390000	7.41	5.36	• Social Rehabilitation Center Long-Term Lodging • Fraternity/Sorority House
M-1 (SM)	247	06301900140000	20.79	6.12	Congregate Care Facilities
	248	06301900150000	19.85	6.32	• Social Rehabilitation Center
	249	06301900180000	0.53	0.53	Long-Term Lodging
	255	06301900290000	18.87	11.35	• Fraternity/Sorority House
	258	06301900400000	47.88	0.01	
	285	06701600090000	19.07	15.77	
	286	06701600100000	19.33	19.33	
	287	06701600310000	19.51	7.59	
M-2 (SM)	226	06300400140000	40.80	25.65	Congregate Care Facilities
	234	06300400630000	15.27	0.65	• Social Rehabilitation Center
	236	06300400660000	154.64	97.26	Long-Term Lodging
	237	06300400670000	253.99	253.99	• Fraternity/Sorority House

TABLE 4-9
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN THE CNEL 60 dB TO 65 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
	278	06701500230000	16.12	9.92	
	279	06701500350000	111.98	13.30	
	282	06701500380000	35.33	34.67	
	283	06701500560000	7.19	6.55	
	284	06701500570000	7.18	7.18	

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels in unincorporated Sacramento County located in or intersected by the CNEL 65-70 dB contour range are presented in **Table 4-10**.

TABLE 4-10
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN THE CNEL 65 dB TO 70 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
IR (SM)	173	06700500010000	2.77	2.77	Congregate Care Facilities • Residential Care Home Family Day Care Home • Family Day Care Home Long-Term Lodging • Farm Worker Housing
	230	06300400500000	6.97	6.97	
	232	06300400520000	19.18	3.08	
	262	06302600130000	11.06	2.00	
	263	06302600140000	4.12	3.56	
	266	06700200060000	43.67	32.27	
	267	06700200140000	13.04	13.04	
	268	06700200180000	88.30	0.81	
M-2	231	06300400510000	1.35	1.35	Congregate Care Facilities • Social Rehabilitation Center Long-Term Lodging • Fraternity/Sorority House
M-2 (SM)	226	06300400140000	40.80	15.15	Congregate Care Facilities • Social Rehabilitation Center Long-Term Lodging • Fraternity/Sorority House
	234	06300400630000	15.27	14.62	
	235	06300400650000	19.71	19.71	
	236	06300400660000	154.64	57.38	
	238	06300400710000	1.64	1.64	
	282	06701500380000	35.33	0.60	
	283	06701500560000	7.19	0.64	

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels in unincorporated Sacramento County located in or intersected by the CNEL 70 dB to 75 dB contour range are presented in **Table 4-11**.

TABLE 4-11
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN THE CNEL 70 dB TO 75 dB CONTOUR RANGE

Zoning	Parcel ID #	APN	Parcel Area (Acres)	Area in Range (Acres)	Allowable Land Use Categories and Land Uses Considered Incompatible
IR (SM)	267	06700200140000	43.67	11.41	Camping Facilities • Campground Congregate Care Facilities • Residential Care Home Family Day Care Home • Family Day Care Home Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Indoor Large Assembly Facilities • Places of Worship or Other Religious Institution Long-Term Lodging • Farm Worker Housing School, K-12 (Private or Public) • School, K-12, Public

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

4.3.2 Potential Displacement Attributable to Safety Policies and Criteria

As discussed in Section 4.2.2, future nonresidential land uses identified as incompatible under the Draft ALUCP safety policies and compatibility criteria could be susceptible to potential displacement. In addition, nonresidential land uses identified as conditionally compatible under the safety policies and compatibility criteria may also be subject to displacement. As in the City of Rancho Cordova, no parcels with development potential in unincorporated Sacramento County are located in Safety Zones 1 or 5. Accordingly, the analysis is limited to identifying potentially incompatible use types on developable parcels located in Safety Zones 2, 3, 4, and 6.

Parcels with development potential in unincorporated Sacramento County located in or intersected by Safety Zone 2 are presented in **Table 4-12**. Table 4-12 identifies the zoning district, parcel ID number, APN, parcel area, area within the safety zone, the allowable land uses under local zoning that are considered incompatible under the safety compatibility criteria in the Draft ALUCP, and the allowable land uses under local zoning that are considered conditionally compatible under the safety compatibility criteria in the Draft ALUCP.

TABLE 4-12
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
AG-20	227	06300400220000	25.01	8.35	Care Facility	Cemeteries, Mausoleums
	280	06701500360000	1.83	0.39	• Adult Day Care Center • Child Day Care Center	• Cemetery
	281	06701500370000	2.01	1.84	Congregate Care Facilities • Residential Care Home Family Day Care Home • Family Day Care Home Hazardous Materials • Gas or Oil Well Heavy Industrial • Kill Floor Indoor Large Assembly Facilities • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Hospital Light Industrial, High Intensity • Food Processing Industry • Primary processing of agricultural products Major Utilities • Major Utility Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor Renewables • Solar Energy Facility • Wind Turbine Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Small Wineries/Specialty and Craft Breweries Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Limited Retail/Wholesale • Agricultural Supplies and Services Limited Retail/Wholesale, Outdoor • Nursery Long-Term Lodging • Farm Worker Housing Minor Utilities • Minor Utility Short-Term Lodging • Bed and Breakfast Inn • Farm Stay Wildlife Preserve • Wildlife Preserve
IR (SM)	134	06300400160000	81.48	25.22	Congregate Care Facilities	Cemeteries, Mausoleums
	228	06300400280000	0.47	0.47	• Residential Care Home	• Cemetery
	136	06300400300000	21.21	2.23	Family Day Care Home	Communications Facilities
	229	06300400360000	0.98	0.98	• Family Day Care Home Hazardous Materials	• Wireless Communication Facilities
	230	06300400500000	2.77	0.62	• Gas or Oil Well	Government and Local Agency Buildings and Use
	259	06302600060000	14.44	4.72	Heavy Industrial	

TABLE 4-12
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
	260	06302600090000	23.07	23.05	Concrete Batch Plant	Government and Local Agency Buildings and Uses
	261	06302600110000	24.70	19.49	Indoor Large Assembly Facilities	Limited Retail/Wholesale, Outdoor
	262	06302600130000	19.18	16.95	Places of Worship or Other Religious Institution	Nursery
	263	06302600140000	11.06	10.38	Light Industrial, High Intensity	Long-Term Lodging
	264	06302600160000	15.80	0.19	- Food Processing Industry - Primary processing of agricultural products - Major Utilities - Major Utility - Outdoor Small Assembly Facilities - General Recreation Facility, Outdoor - Renewables - Solar Energy Facility - Wind Turbine Facility - School, K-12 (Private or Public) - School, K-12, Public	- Farm Worker Housing - Minor Utilities - Minor Utility - Short-Term Lodging - Farm Stay - Wildlife Preserve - Wildlife Preserve
M-2	231	06300400510000	1.35	0.00	- Care Facility - Adult Day Care Center - Child Day Care Center - Congregate Care Facilities - Social Rehabilitation Center - Hazardous Materials - Gas or Oil Well - Hazardous Waste Storage/Disposal Facility - Heavy Industrial - Aircraft and Rocket Testing - Animal Slaughter, Tannery, and Rendering - Assembly, Manufacturing, and Processing – Heavy - Concrete Batch Plant - Indoor Large Assembly Facilities - Event Center/Reception Hall - Funeral Establishment (Does not include a crematory) - Live/Motion Picture Theater and Performing Arts Center - Nightclub, Dance Club or Hall - Places of Worship or Other Religious Institution	- Adult Schools - College, University - Driving Instruction - Cemeteries, Mausoleums - Cemetery - Crematory - Communications Facilities - Wireless Communication Facilities - Eating/Drinking Establishments - Bar/Tavern - Dancing in a Bar or Restaurant, Incidental - Hookah/Smoking/Vape Lounges - Restaurant, Carryout/Drive-through/Sit-down - Small Wineries/Specialty and Craft Breweries - General Retail - Art Gallery, Art Studio - Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) - On-Sale Alcoholic Beverages

TABLE 4-12
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Psychiatric Facility Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Food Production and Wholesales Major Utilities • Major Utility Outdoor Major Assembly Facilities • Stadium Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public School, Private	Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Minor Utilities • Minor Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Research and Development, Laboratory • Laboratory Short-Term Lodging • Hotel, Motel
M-2 (SM)	234	06300400630000	15.27	0.75	Care Facility	Adult Schools
	235	06300400650000	19.71	5.52	• Adult Day Care Center • Child Day Care Center	• College, University • Driving Instruction
	279	06701500350000	111.98	1.98	Congregate Care Facilities	Cemeteries, Mausoleums
	282	06701500380000	35.33	27.20	• Social Rehabilitation Center Hazardous Materials	• Cemetery • Crematory

TABLE 4-12
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					- Gas or Oil Well - Hazardous Waste Storage/Disposal Facility Heavy Industrial - Aircraft and Rocket Testing - Animal Slaughter, Tannery, and Rendering - Assembly, Manufacturing, and Processing – Heavy - Concrete Batch Plant Indoor Large Assembly Facilities - Event Center/Reception Hall - Funeral Establishment (Does not include a crematory) - Live/Motion Picture Theater and Performing Arts Center - Nightclub, Dance Club or Hall - Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities - Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center - General Recreation Facility, Indoor - Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services - Psychiatric Facility Light Industrial, High Intensity - Assembly, Manufacturing, and Processing – Light - Canneries - Food Production and Wholesales Major Utilities - Major Utility Outdoor Major Assembly Facilities - Stadium Outdoor Small Assembly Facilities - General Recreation Facility, Outdoor	Communications Facilities - Wireless Communication Facilities Eating/Drinking Establishments - Bar/Tavern - Dancing in a Bar or Restaurant, Incidental - Hookah/Smoking/Vape Lounges - Restaurant, Carryout/Drive-through/Sit-down - Small Wineries/Specialty and Craft Breweries General Retail - Art Gallery, Art Studio - Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) - On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use - Government and Local Agency Buildings and Uses Large Retail - General Retail Sales (50,000 – 350,000 sq. ft.) Limited Retail/Wholesale - Agricultural Supplies and Services - Auto Sales, New and Used - Boat Sales and Rental - Vehicle Auction - Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor - Nursery Local Retail - General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging - Fraternity/Sorority House Major Retail

TABLE 4-12
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 2

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public School, Private	• General Retail Sales (>350,000 sq. ft.) Minor Utilities • Minor Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Research and Development, Laboratory • Laboratory Short-Term Lodging • Hotel, Motel

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in unincorporated Sacramento County located in or intersected by Safety Zone 3 are presented in **Table 4-13**.

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
AG-20	280	06701500360000	1.83	1.44	Care Facility	Cemeteries, Mausoleums
	281	06701500370000	2.01	0.18	• Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Residential Care Home Family Day Care Home • Family Day Care Home Indoor Large Assembly Facilities • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Hospital	• Cemetery Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Small Wineries/Specialty and Craft Breweries Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	Heavy Industrial • Kill Floor Light Industrial, High Intensity • Food Processing Industry • Primary processing of agricultural products Limited Retail/Wholesale • Agricultural Supplies and Services Limited Retail/Wholesale, Outdoor • Nursery Long-Term Lodging • Farm Worker Housing Major Utilities • Major Utility Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Bed and Breakfast Inn • Farm Stay Wildlife Preserve • Wildlife Preserve
IR (SM)	134	06300400160000	81.48	1.87	Congregate Care Facilities	Cemeteries, Mausoleums
	230	06300400500000	2.77	2.15	• Residential Care Home	• Cemetery
	232	06300400520000	6.97	6.97	Family Day Care Home	Communications Facilities
	261	06302600110000	24.70	4.44	• Family Day Care Home	• Wireless Communication Facilities
	263	06302600140000	11.06	0.68	Indoor Large Assembly Facilities	Government and Local Agency Buildings and Use
	266	06700200060000	4.12	0.30	• Places of Worship or Other Religious Institution	• Government and Local Agency Buildings and Uses
	267	06700200140000	43.67	12.54	Outdoor Small Assembly Facilities	Hazardous Materials
	268	06700200180000	13.04	13.04	• General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Public	• Gas or Oil Well Heavy Industrial • Concrete Batch Plant Light Industrial, High Intensity • Food Processing Industry • Primary Processing of Agricultural Products Limited Retail/Wholesale, Outdoor

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Nursery Long-Term Lodging • Farm Worker Housing Major Utilities • Major Utility Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Farm Stay Wildlife Preserve • Wildlife Preserve
M-1 (SM)	286	06701600100000	19.33	16.38	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Psychiatric Facility Outdoor Major Assembly Facilities • Stadium	Adult Schools • College, University • Driving Instruction Cemeteries, Mausoleums • Cemetery • Crematory Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/Vape Lounges • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	• Hazardous Waste Storage/Disposal Facility Heavy Industrial • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Concrete Batch Plant Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, Not Otherwise Listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility Office Uses • Business Services • General Financial Institutions

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						• Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Hotel, Motel Temporary Supportive Housing • Emergency Shelter
M-2	231	06300400510000	1.35	1.35	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Psychiatric Facility Outdoor Major Assembly Facilities • Stadium	Adult Schools • College, University • Driving Instruction Cemeteries, Mausoleums • Cemetery • Crematory Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Bar/Tavern • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/Vape Lounges • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	Hazardous Materials • Gas or Oil Well • Hazardous Waste Storage/Disposal Facility Heavy Industrial • Aircraft and Rocket Testing • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Concrete Batch Plant Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, Not Otherwise Listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Hotel, Motel
M-2 (SM)	226	06300400140000	40.80	25.34	Care Facility	Adult Schools
	234	06300400630000	15.27	14.52	• Adult Day Care Center	• College, University
	235	06300400650000	19.71	14.19	• Child Day Care Center	• Driving Instruction
	236	06300400660000	154.64	115.94	Congregate Care Facilities	Cemeteries, Mausoleums
	237	06300400670000	253.99	8.18	• Social Rehabilitation Center	• Cemetery
	238	06300400710000	1.64	1.64	Indoor Large Assembly Facilities	• Crematory
	275	06701500030000	10.12	0.41	• Event Center/Reception Hall	Communications Facilities
	276	06701500040000	9.86	9.24	• Funeral Establishment (Does not include a crematory)	• Wireless Communication Facilities
	277	06701500050000	9.94	9.94	• Live/Motion Picture Theater and Performing Arts Center	Eating/Drinking Establishments
	278	06701500230000	16.12	16.12	• Nightclub, Dance Club or Hall	• Bar/Tavern
	279	06701500350000	111.98	30.30	• Places of Worship or Other Religious Institution	• Dancing in a Bar or Restaurant, Incidental
	282	06701500380000	35.33	8.13	Indoor Recreation/Small Assembly Facilities	• Hookah/Smoking/Vape Lounges
	283	06701500560000	7.19	7.19	• Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center	• Restaurant, Carryout/Drive-through/Sit-down
	284	06701500570000	7.18	7.18	• General Recreation Facility, Indoor	• Small Wineries/Specialty and Craft Breweries
					• Private Social Center, Social Club, Fraternal Hall/Lodge	General Retail
					In-Patient Medical Services	• Art Gallery, Art Studio
					• Psychiatric Facility	• Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.)
					Outdoor Major Assembly Facilities	• On-Sale Alcoholic Beverages
					• Stadium	Government and Local Agency Buildings and Use

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	• Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well • Hazardous Waste Storage/Disposal Facility Heavy Industrial • Aircraft and Rocket Testing • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Concrete Batch Plant Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.) Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, Not Otherwise Listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.)

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Major Utilities • Major Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Hotel, Motel
SPA (MFSPA) Commercial Recreation Subarea	171	06700101120000	86.62	10.89	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Congregate Care Facility • Residential Care Home Family Day Care Home • Family Day Care Home Indoor Large Assembly Facilities • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Active Sports Complex Buildings • Indoor Recreation Facilities In-Patient Medical Services • Hospital Outdoor Major Assembly Facilities • Stadium Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor	Cemeteries, Mausoleums • Cemetery Communications Facilities • Wireless Communication Facilities Government and Local Agency Buildings and Use • County Office Buildings • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well Major Utilities • Major Utility Renewables • Commercial I Solar Facilities • Small Wind Turbine Short-Term Lodging • Bed and Breakfast Inns Wildlife Preserve • Wildlife Preserve
SPA (MFSPA) Industrial District	172	06700300540000	64.87	2.69	Care Facility • Adult Day Care Center • Child Day Care Center Congregate Care Facilities	Adult Schools • College, University • Driving Instruction Cemeteries, Mausoleums

**TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3**

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
					• Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall • Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge In-Patient Medical Services • Psychiatric Facility Outdoor Major Assembly Facilities • Stadium Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	• Cemetery • Crematory Communications Facilities • Wireless Communication Facilities Eating/Drinking Establishments • Dancing in a Bar or Restaurant, Incidental • Hookah/Smoking/Vape Lounges • Restaurant, Carryout/Drive-through/Sit-down • Small Wineries/Specialty and Craft Breweries General Retail • Art Gallery, Art Studio • Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) • On-Sale Alcoholic Beverages Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well • Hazardous Waste Storage/Disposal Facility Heavy Industrial • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Concrete Batch Plant • Manufacture, Maintenance, Repair and Storage of Aircraft Large Retail • General Retail Sales (50,000 – 350,000 sq. ft.)

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Circuit Board and Semiconductor Manufacturing • Food Production and Wholesales Limited Retail/Wholesale • Agricultural Supplies and Services • Auto Sales, New and Used • Boat Sales and Rental • Vehicle Auction • Wholesale, not otherwise listed Limited Retail/Wholesale, Outdoor • Nursery Local Retail • General Retail Sales (Up to 49,999 sq. ft.) Long-Term Lodging • Fraternity/Sorority House Major Retail • General Retail Sales (>350,000 sq. ft.) Major Utilities • Major Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General Public Safety Facilities • Ambulance Service Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Hotel, Motel

TABLE 4-13
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 3

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Land Use Categories and Land Uses Considered Incompatible	Allowable Land Use Categories and Land Uses Considered Conditionally Compatible
						Temporary Supportive Housing Emergency Shelter

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in unincorporated Sacramento County located in or intersected by Safety Zone 4 are presented in **Table 4-14**.

TABLE 4-14
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Incompatible Use Categories and Uses	Allowable Conditionally Compatible Use Categories and Uses
AG-20	227	06300400220000	25.01	16.01	Care Facility - Adult Day Care Center - Child Day Care Center Congregate Care Facilities - Residential Care Home Family Day Care Home - Family Day Care Home Indoor Large Assembly Facilities - Places of Worship or Other Religious Institution In-Patient Medical Services - Hospital Outdoor Small Assembly Facilities - General Recreation Facility, Outdoor School, K-12 (Private or Public) - School, K-12, Private - School, K-12, Public - School, Private	Cemeteries, Mausoleums - Cemetery Communications Facilities - Wireless Communication Facilities Government and Local Agency Buildings and Use - Government and Local Agency Buildings and Uses Hazardous Materials - Gas or Oil Well Heavy Industrial - Kill Floor Indoor Recreation/Small Assembly Facilities - Private Social Center, Social Club, Fraternal Hall/Lodge Light Industrial, High Intensity - Food Processing Industry - Primary processing of agricultural products Long-Term Lodging - Farm Worker Housing Major Utilities - Major Utility Renewables - Solar Energy Facility

TABLE 4-14
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Incompatible Use Categories and Uses	Allowable Conditionally Compatible Use Categories and Uses
						• Wind Turbine Facility Short-Term Lodging • Bed and Breakfast Inn • Farm Stay Wildlife Preserve • Wildlife Preserve
IR (SM)	127	06300300050000	1.91	0.67	Congregate Care Facilities	Cemeteries, Mausoleums
	128	06300300070000	0.45	0.05	• Residential Care Home	• Cemetery
	220	06300300080000	2.57	0.83	Family Day Care Home	Communications Facilities
	221	06300300090000	2.60	2.07	• Family Day Care Home	• Wireless Communication Facilities
	222	06300300100000	2.58	2.58	Indoor Large Assembly Facilities	Government and Local Agency Buildings and Use
	129	06300300120000	0.94	0.61		
	130	06300300170000	14.18	8.16	• Places of Worship or Other Religious Institution	• Government and Local Agency Buildings and Uses
	134	06300400160000	81.48	1.91		
	136	06300400300000	21.21	18.98	Outdoor Small Assembly Facilities	Hazardous Materials
	140	06300400410000	18.04	9.41	• General Recreation Facility, Outdoor	• Gas or Oil Well
	149	06300700210000	10.60	6.28	School, K-12 (Private or Public)	Heavy Industrial
	151	06300700260000	41.88	13.94		• Concrete Batch Plant
	259	06302600060000	14.44	9.72	• School, K-12, Public	Light Industrial, High Intensity
	260	06302600090000	23.07	0.01		• Food Processing Industry
	262	06302600130000	19.18	2.23		• Primary Processing of Agricultural Products
	264	06302600160000	15.80	12.86		Long-Term Lodging
	265	06302600180000	0.49	0.49		• Farm Worker Housing
M-2 (SM)	233	06300400610000	8.44	1.06	Care Facility	Major Utilities
	279	06701500350000	111.98	0.01	• Adult Day Care Center • Child Day Care Center Congregate Care Facilities • Social Rehabilitation Center Indoor Large Assembly Facilities • Event Center/Reception Hall	• Major Utility Renewables • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Farm Stay Wildlife Preserve • Wildlife Preserve
						Adult Schools • College, University • Driving Instruction Cemeteries, Mausoleums • Cemetery • Crematory Communications Facilities • Wireless Communication Facilities

TABLE 4-14
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Incompatible Use Categories and Uses	Allowable Conditionally Compatible Use Categories and Uses
					• Funeral Establishment (Does not include a crematory) • Live/Motion Picture Theater and Performing Arts Center • Nightclub, Dance Club or Hall • Places of Worship or Other Religious Institution - In-Patient Medical Services • Psychiatric Facility - Outdoor Major Assembly Facilities • Stadium - Outdoor Small Assembly Facilities • General Recreation Facility, Outdoor - School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private	Government and Local Agency Buildings and Use • Government and Local Agency Buildings and Uses Hazardous Materials • Gas or Oil Well • Hazardous Waste Storage/Disposal Facility Heavy Industrial • Aircraft and Rocket Testing • Animal Slaughter, Tannery, and Rendering • Assembly, Manufacturing, and Processing – Heavy • Concrete Batch Plant Indoor Recreation/Small Assembly Facilities • Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center • General Recreation Facility, Indoor • Private Social Center, Social Club, Fraternal Hall/Lodge Light Industrial, High Intensity • Assembly, Manufacturing, and Processing – Light • Canneries • Food Production and Wholesales Long-Term Lodging • Fraternity/Sorority House Major Utilities • Major Utility Office Uses • Business Services • General Financial Institutions • Laboratory-Medical, Dental, or Optical • Office Use, General

TABLE 4-14
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Incompatible Use Categories and Uses	Allowable Conditionally Compatible Use Categories and Uses
						Public Safety Facilities - Ambulance Service Renewables - Solar Energy Facility - Wind Turbine Facility Short-Term Lodging - Hotel, Motel
SPA (Aspen IV)	223	06300300160000	153.35	24.42	Care Facility - Adult Day Care Center - Child Day Care Center Congregate Care Facilities - Congregate Care Facility - Residential Care Home - Social Rehabilitation Center Family Day Care Home - Family Day Care Home Indoor Large Assembly Facilities - Event Center/Reception Hall - Funeral Establishment (Does not include a crematory) - Places of Worship or Other Religious Institution In-Patient Medical Services - Hospital - Hospital, Convalescent - Psychiatric Facility Outdoor Major Assembly Facilities - Stadium Outdoor Small Assembly Facilities - General Recreation Facility, Outdoor School, K-12 (Private or Public) - School, K-12, Private - School, K-12, Public - School, Private	Adult Schools - College, University Cemeteries, Mausoleums - Cemetery Communications Facilities - Wireless Communication Facilities Government and Local Agency Buildings and Use - Government and Local Agency Buildings and Uses Hazardous Materials - Gas or Oil Well Heavy Industrial - Concrete Batch Plant Indoor Recreation/Small Assembly Facilities - General Recreation Facility, Indoor - Private Social Center, Social Club, Fraternal Hall/Lodge Light Industrial, High Intensity - Food Processing Industry - Primary Processing of Agricultural Products Long-Term Lodging - Boarding House - Farm Worker Housing - Fraternity/Sorority House Major Utilities - Major Utility Office Uses - Business Services - General Financial Institutions

TABLE 4-14
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 4

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Incompatible Use Categories and Uses	Allowable Conditionally Compatible Use Categories and Uses
						• Laboratory-Medical, Dental, or Optical • Office Use, General Renewables • Commercial I Solar Facilities • Small Wind Turbine • Solar Energy Facility • Wind Turbine Facility Short-Term Lodging • Bed and Breakfast Inn • Farm Stay Wildlife Preserve • Wildlife Preserve

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

Parcels with development potential in unincorporated Sacramento County located in or intersected by Safety Zone 6 are presented in **Table 4-15**. The Draft ALUCP does not classify any land uses in Safety Zone 6 as incompatible.

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
AG-160	160	06301700090000	11.90	11.90	Care Facility
	161	06301700220000	3.02	3.02	• Adult Day Care Center • Child Day Care Center
	245	06301700230000	83.48	83.48	Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve • Wildlife Preserve
AG-160 (SM)	158	06301700060000	23.75	16.39	Care Facility
	159	06301700070000	14.86	14.86	• Adult Day Care Center • Child Day Care Center
	241	06301500250000	15.07	15.07	Communications Facilities
	244	06301700210000	0.84	0.84	• Wireless Communication Facilities
	253	06301900270000	19.82	19.82	Congregate Care Facilities

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
					• Residential Care Home School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve Wildlife Preserve
AG-20	227	06300400220000	25.01	0.65	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve Wildlife Preserve
AG-80	139 269	06300400390000 06700500040000	9.47 39.54	9.47 38.91	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve Wildlife Preserve
AG-80 (SM)	133 141 154 155 156 157 174 175 224 225	06300400050000 06300400430000 06301500180000 06301500190000 06301500200000 06301700040000 06700600070000 06700600140000 06300400090000 06300400100000	154.21 11.58 99.43 5.49 13.52 10.76 9.54 25.23 246.20 14.61	154.21 11.58 99.43 5.49 13.52 10.76 9.54 25.23 167.77 14.61	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve Wildlife Preserve

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
	240	06301500220000	33.31	33.31	Wildlife Preserve
	242	06301600010000	37.83	24.62	
	243	06301700010000	79.57	23.59	
	246	06301800060000	13.10	13.10	
	274	06700500580000	16.06	3.26	
BP	291	06800110860000	8.00	8.00	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
GC	144	06300700050000	0.79	0.79	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public School, Private
	145	06300700070000	0.31	0.31	
	146	06300700080000	7.37	7.37	
	165	06302000020000	3.46	3.46	
IR	152	06301000180000	6.04	1.77	Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home School, K-12 (Private or Public) • School, K-12, Public Wildlife Preserve • Wildlife Preserve
	153	06301000200000	5.02	2.91	
	271	06700500210000	19.42	0.09	
	272	06700500220000	3.71	3.05	
IR (SM)	127	06300300050000	1.91	1.24	Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Residential Care Home
	128	06300300070000	0.45	0.40	
	129	06300300120000	0.94	0.33	
	130	06300300170000	14.18	0.02	

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
	131	06300300180000	0.14	0.14	School, K-12 (Private or Public)
	132	06300300190000	0.57	0.57	• School, K-12, Public
	134	06300400160000	81.48	52.49	Wildlife Preserve
	135	06300400180000	6.81	6.81	• Wildlife Preserve
	137	06300400340000	43.01	43.01	
	138	06300400370000	2.22	2.22	
	140	06300400410000	18.04	8.62	
	142	06300400590000	0.53	0.53	
	143	06300400700000	62.15	62.15	
	147	06300700130000	19.78	0.00	
	148	06300700170000	9.08	9.08	
	149	06300700210000	10.60	4.33	
	150	06300700220000	6.53	4.65	
	151	06300700260000	41.88	2.29	
	173	06700500010000	88.30	88.30	
	239	06301000190000	25.24	3.65	
	162	06301800050000	34.36	21.18	
	163	06301800240000	10.16	2.40	
	261	06302600110000	24.70	0.77	
	264	06302600160000	15.80	2.75	
	266	06700200060000	4.12	3.82	
	267	06700200140000	43.67	31.13	
LC	189	06802100360000	0.76	0.76	Care Facility
	289	06802100380000	6.13	6.13	• Adult Day Care Center
	290	06802100430000	26.93	26.93	• Child Day Care Center
	292	07400200580000	2.57	2.57	Communications Facilities
M-1					• Wireless Communication Facilities
					Congregate Care Facilities
					• Congregate Care Facility
					• Residential Care Home
					• Social Rehabilitation Center
					School, K-12 (Private or Public)
					• School, K-12, Private
					School, K-12, Public
	164	06301900390000	19.83	19.83	Care Facility
	166	06302000060000	7.41	7.41	• Adult Day Care Center
	167	06302000070000	3.41	3.41	• Child Day Care Center
	168	06302000080000	14.98	14.98	Communications Facilities
	169	06302000090000	9.01	9.01	• Wireless Communication Facilities
					Congregate Care Facilities

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
	176	06701600700000	10.60	10.60	• Social Rehabilitation Center
	181	06701600940000	63.52	8.18	Hazardous Materials
	182	06701600960000	67.76	37.02	• Hazardous Waste Storage/Disposal Facility
	183	06701600970000	3.99	3.99	School, K-12 (Private or Public)
	192	06709800060000	1.76	1.76	• School, K-12, Private
	193	06709800070000	1.81	1.81	• School, K-12, Public
	194	06709800080000	1.91	1.91	• School, Private
	254	06301900280000	1.09	1.09	
	270	06700500190000	0.62	0.62	
	273	06700500450000	0.53	0.53	
M-1 (NPA)	177	06701600850000	1.76	1.76	Care Facility
	178	06701600860000	1.81	1.81	• Adult Day Care Center
	179	06701600910000	1.51	1.51	• Child Day Care Center
	180	06701600920000	1.81	1.81	• Communications Facilities
					• Wireless Communication Facilities
					Congregate Care Facilities
					• Social Rehabilitation Center
					Hazardous Materials
					• Hazardous Waste Storage/Disposal Facility
					School, K-12 (Private or Public)
					• School, K-12, Private
					• School, K-12, Public
					School, Private
M-1 (SM)	247	06301900140000	19.85	19.85	Care Facility
	248	06301900150000	0.53	0.53	• Adult Day Care Center
	249	06301900180000	49.32	40.14	• Child Day Care Center
	250	06301900210000	1.17	0.61	Communications Facilities
	251	06301900220000	10.70	10.22	• Wireless Communication Facilities
	252	06301900250000	18.87	18.87	Congregate Care Facilities
	255	06301900290000	17.30	17.30	• Social Rehabilitation Center
	256	06301900330000	2.61	2.61	Hazardous Materials
	257	06301900340000	47.88	47.88	• Hazardous Waste Storage/Disposal Facility
	258	06301900400000	19.07	19.07	School, K-12 (Private or Public)
	285	06701600090000	19.33	2.95	• School, K-12, Private
	286	06701600100000	19.51	19.51	• School, K-12, Public
	287	06701600310000	1.95	1.95	School, Private

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
M-2	190	06802100370000	1.95	1.95	Care Facility
	191	06802100410000	0.71	0.71	• Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Social Rehabilitation Center Hazardous Materials • Hazardous Waste Storage/Disposal Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public School, Private
M-2 (SM)	226	06300400140000	40.80	15.47	Care Facility
	233	06300400610000	8.44	7.38	• Adult Day Care Center • Child Day Care Center
	236	06300400660000	154.64	38.70	Communications Facilities
	237	06300400670000	253.99	245.81	• Wireless Communication Facilities
	275	06701500030000	10.12	9.71	Congregate Care Facilities
	276	06701500040000	9.86	0.63	• Social Rehabilitation Center
	277	06701500050000	9.94	0.00	Hazardous Materials
	279	06701500350000	111.98	79.70	• Hazardous Waste Storage/Disposal Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public School, Private
MP	184	06701800130000	8.93	8.93	Care Facility
					• Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SC	288	06701700160000	4.12	4.12	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
					School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public
SPA (Aspen IV)	223	06300300160000	153.35	24.87	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private Wildlife Preserve • Wildlife Preserve
SPA (Butterfield Station)	204	06805800080000	3.30	2.37	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SPA (MFSPA) Commercial Recreation Subarea	171	06700101120000	86.62	75.73	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home Wildlife Preserve • Wildlife Preserve
SPA (MFSPA) Industrial District	172	06700300540000	64.87	62.18	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities

TABLE 4-15
UNINCORPORATED SACRAMENTO COUNTY PARCELS IN SAFETY ZONE 6

Zoning	Parcel ID #	APN	Parcel Area	Area in Safety Zone	Allowable Conditionally Compatible Use Categories and Uses
					• Wireless Communication Facilities Congregate Care Facilities • Social Rehabilitation Center Hazardous Materials • Hazardous Waste Storage/Disposal Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
SPA (MFSPA) North Airport Subarea	170	06700101100000	2.60	2.60	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Social Rehabilitation Center Hazardous Materials • Hazardous Waste Storage/Disposal Facility School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private
TC	188	06802100120000	0.61	0.61	Care Facility • Adult Day Care Center • Child Day Care Center Communications Facilities • Wireless Communication Facilities Congregate Care Facilities • Congregate Care Facility • Residential Care Home • Social Rehabilitation Center School, K-12 (Private or Public) • School, K-12, Private • School, K-12, Public • School, Private

SOURCE: County of Sacramento, 2015; Environmental Science Associates, 2021.

4.3.3 Calculation of Potentially Displaced Nonresidential Development

The process for quantifying development displacement potential for nonresidential uses in unincorporated areas of Sacramento County was the same as the process described in Section

4.2.3 for the City of Rancho Cordova. Allowable land uses under local land use regulations identified as incompatible or conditionally compatible under the Draft ALUCP noise and safety policies and compatibility criteria were identified for each vacant parcel located in or intersected by the CNEL contours and safety zones. Acreages for displaced land use types are presented by CNEL contour band and safety zone are presented in **Table 4-16**.

4.4 Summary of Nonresidential Development Displacement

The results of the development displacement analysis indicate that the uses with the most susceptibility to displacement were uses that attract low mobility occupants such as care facilities or schools, and higher intensity uses such as assembly facilities. These types of uses are typically allowed across a range of zoning districts. However, the nature of these uses can make them sensitive to aviation noise or more susceptible to safety risks associated with aircraft accidents. Land uses in the “Congregate Care Facilities” category (e.g., nursing and convalescent homes) would be most impacted by the Draft ALUCP with this use identified as incompatible on approximately 176 acres in the City of Rancho Cordova and over 2,000 in unincorporated Sacramento County. In areas where land uses in the “Congregate Care Facilities” category would be considered conditionally compatible, intensity limits included in the safety compatibility criteria would be applicable to approximately 156 acres in the City of Rancho Cordova and 741 acres in unincorporated Sacramento County. Please note that the intensity limit of 300 people

There is potential for displacement of uses such as “School, K-12 (Private or Public),” with this use being identified as incompatible over approximately 94 acres of area in Rancho Cordova and approximately 400 acres in unincorporated Sacramento County. In areas where “School, K-12 (Private or Public)” is considered conditionally compatible, intensity limits would be applicable to approximately 768 acres in Rancho Cordova and over 2,000 acres in unincorporated Sacramento County. Other displaced nonresidential uses are those with residential components, such as “Long-Term Lodging” and “Family Day Care Homes,” which would be incompatible in areas newly impacted by the Draft ALUCP CNEL 60 dB contour.

Although there is potential for displacement of these uses in areas within Review Area 1, there is sufficient vacant land in other areas that should be readily able to accommodate development of these uses where they would not be considered incompatible or conditionally compatible with the noise and safety compatibility criteria in the Draft ALUCP. Therefore, displacement of these land uses would not be considered overly burdensome to the surrounding communities.

TABLE 4-16
UNINCORPORATED SACRAMENTO COUNTY NONRESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY

Use Category	Noise Incompatibility Displacement (Acres)				Safety Displacement of Incompatible Uses (Acres)								Partial Displacement Due to Conditional Intensity Limitations (Acres)								Maximum Potential Displacement from Safety Zones	Maximum Potential Displacement (acres)
	Noise 70-75	Noise 65-70	Noise 60-65	Noise Total Displacement	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Safety Zone Total (Complete)	Total Area Completely Displaced	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Total Area Subject to Partial Displacement			
Congregate Care Facilities	0.00	1.35	1,973.87	1,975.22	0.00	8.42	22.27	38.25	0.00	0.00	68.94	2,044.16	0.00	0.00	0.00	0.00	0.00	741.63	741.63	810.57	2,785.79	
Long-Term Lodging	0.00	35.13	727.82	762.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	762.95	0.00	43.56	0.00	112.47	0.00	0.00	156.03	156.03	918.98	
Family Day Care Home	0.00	0.00	542.53	542.53	0.00	19.39	45.40	13.83	0.00	0.00	78.62	621.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.62	621.15	
Indoor Large Assembly Facilities	0.00	0.00	0.00	0.00	0.00	45.78	325.80	38.25	0.00	0.00	409.83	409.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	409.83	409.83	
School, K-12 (Private or Public)	0.00	0.00	0.00	0.00	0.00	45.78	314.91	38.25	0.00	0.00	398.94	398.94	0.00	0.00	0.00	0.00	0.00	2,073.99	2,073.99	2,472.93	2,472.93	
Outdoor Small Assembly Facilities	0.00	0.00	0.00	0.00	0.00	34.81	325.80	38.25	0.00	0.00	398.85	398.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	398.85	398.85	
In-Patient Medical Services	0.00	0.00	0.00	0.00	0.00	34.81	291.29	38.25	0.00	0.00	364.34	364.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	364.34	364.34	
Care Facility	0.00	0.00	0.00	0.00	0.00	34.81	280.40	38.25	0.00	0.00	353.46	353.46	0.00	0.00	0.00	0.00	0.00	1,810.97	1,810.97	2,164.43	2,164.43	
Outdoor Major Assembly Facilities	0.00	0.00	0.00	0.00	0.00	26.40	289.67	24.42	0.00	0.00	340.48	340.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.48	340.48	
Indoor Recreation/Small Assembly Facilities	0.00	0.00	0.00	0.00	0.00	34.81	291.29	0.00	0.00	0.00	326.09	326.09	0.00	0.00	0.00	39.32	0.00	0.00	39.32	365.41	365.41	
Outdoor Large Assembly Facilities	0.00	0.00	0.00	0.00	0.00	26.40	276.09	0.00	0.00	0.00	302.49	302.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	302.49	302.49	
Heavy Industrial	0.00	0.00	0.00	0.00	0.00	150.34	0.00	0.00	0.00	0.00	150.34	150.34	0.00	0.00	332.34	132.29	0.00	0.00	464.63	614.96	614.96	
Light Industrial, High Intensity	0.00	0.00	0.00	0.00	0.00	150.34	0.00	0.00	0.00	0.00	150.34	150.34	0.00	0.00	332.34	132.29	0.00	0.00	464.63	614.96	614.96	
Hazardous Materials	0.00	0.00	0.00	0.00	0.00	45.78	0.00	0.00	0.00	0.00	45.78	45.78	0.00	0.00	325.80	112.47	0.00	814.22	1,252.48	1,298.27	1,298.27	
Major Utilities	0.00	0.00	0.00	0.00	0.00	45.78	0.00	0.00	0.00	0.00	45.78	45.78	0.00	0.00	325.80	112.47	0.00	0.00	438.27	484.05	484.05	
Renewables	0.00	0.00	0.00	0.00	0.00	45.78	0.00	0.00	0.00	0.00	45.78	45.78	0.00	0.00	325.80	0.00	0.00	0.00	325.80	371.58	371.58	
Public Safety Facilities	0.00	0.00	0.00	0.00	0.00	26.40	0.00	0.00	0.00	0.00	26.40	26.40	0.00	0.00	278.78	1.07	0.00	0.00	279.85	306.25	306.25	
Communications Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.34	343.23	132.29	0.00	2,149.72	2,775.57	2,775.57	2,775.57	
Wildlife Preserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114.89	54.49	111.40	0.00	1,285.72	1,566.50	1,566.50	1,566.50	
Cemeteries, Mausoleums	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.34	343.23	132.29	0.00	0.00	625.85	625.85	625.85	
Government and Local Agency Buildings and Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.34	325.80	112.47	0.00	0.00	588.61	588.61	588.61	
Short-Term Lodging	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.78	325.80	112.47	0.00	0.00	484.05	484.05	484.05	
Limited Retail/Wholesale, Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.34	332.34	0.00	0.00	0.00	482.68	482.68	482.68	
Adult Schools	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	278.78	25.49	0.00	0.00	330.67	330.67	330.67	
Eating/Drinking Establishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.81	291.29	0.00	0.00	0.00	326.09	326.09	326.09	
Limited Retail/Wholesale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.81	280.40	0.00	0.00	0.00	315.20	315.20	315.20	
Office Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.45	278.78	0.00	0.00	0.00	314.23	314.23	314.23	

TABLE 4-16
UNINCORPORATED SACRAMENTO COUNTY NONRESIDENTIAL DEVELOPMENT DISPLACEMENT SUMMARY

Use Category	Noise Incompatibility Displacement (Acres)				Safety Displacement of Incompatible Uses (Acres)								Partial Displacement Due to Conditional Intensity Limitations (Acres)								Maximum Potential Displacement from Safety Zones	Maximum Potential Displacement (acres)
	Noise 70-75	Noise 65-70	Noise 60-65	Noise Total Displacement	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Safety Zone Total (Complete)	Total Area Completely Displaced	Safety Zone 1	Safety Zone 2	Safety Zone 3	Safety Zone 4	Safety Zone 5	Safety Zone 6	Total Area Subject to Partial Displacement			
General Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	278.78	0.00	0.00	0.00	305.18	305.18	305.18	
Major Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	278.78	0.00	0.00	0.00	305.18	305.18	305.18	
Minor Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.78	0.00	0.00	0.00	0.00	45.78	45.78	45.78	
Research and Development, Laboratory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.45	0.00	0.00	0.00	0.00	35.45	35.45	35.45	
Large Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	0.00	0.00	0.00	0.00	26.40	26.40	26.40	
Local Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	0.00	0.00	0.00	0.00	26.40	26.40	26.40	
Temporary Supportive Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.07	0.00	0.00	0.00	19.07	19.07	19.07	

SOURCE: ESA, 2021.

Appendix A

Draft Noise and Safety Compatibility Criteria Tables

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**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Agricultural and Animal-Related Uses					
Agricultural Uses: General Agricultural Uses; Crops: Raising/Harvesting; Beekeeping (Commercial and Non-Commercial); Aquaculture					
Livestock Uses: Feed Lot; Hog Farm; Incidental Agricultural Accessory Structures, Uses, and Keeping of Animals; Stables and Corrals; Equestrian Facility (Commercial or Hobby)			50		Any associated enclosed building structure intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as sheds, barns, etc.
Roadside Crop Sales: Farm Stand; Field Retail Stand; Urban Agricultural Stand; Community Stand; Market Garden; Community Garden (Private or Public)					
Open Space and Outdoor Assembly Uses					
Wildlife Preserve; Resource-Related Recreation; Resource Protection and Restoration					
Outdoor Commercial Recreation: Amphitheaters, Amusement and Theme Parks, Golf Driving Ranges, Health and Athletic Clubs With Outdoor Facilities, Miniature Golf Courses, Skateboard Parks, Stadiums and Coliseums, Swim and Tennis Clubs, Water Slides, Zoos; General Recreation Facility, Outdoor; Snack Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as outdoor bars, stands, kiosks, etc.
Non-Group Recreation: Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/Clubhouses; Marina, Boat Dock/Launch; Boat Dock, Private			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Non-Group Recreation (continued): Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/Clubhouses; Marina, Boat Dock/Launch; Boat Dock, Private			50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as duck blinds, etc.
Public Parks; Public Plazas			50		Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Any associated enclosed building structure intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures such as outdoor bars, stands, kiosks, etc.
Camping Facilities: Campgrounds; Recreation Vehicle Park, Travel Trailer Park					
Cemeteries, Mausoleums			50	50	Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Assembly Uses					
Indoor Major Assembly Facilities: Stadium; Arenas					

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Indoor Large Assembly Facilities: Performing Arts Center; Theaters and Auditoriums; Event Center/Reception Hall;		50	50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Large Assembly Facilities: Places of Worship/Religious Institutions;		45			Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Small Assembly Facilities: Private Social Center, Social Club, Fraternal Hall/Lodge; Clubs, Lodges, and Private Meeting Halls		50	50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Recreation: Indoor Fitness and Sports Facility; Indoor Recreation Facility			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Group Recreation: Dance halls, instructional studios,			50	50	Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.
Group Recreation (continued): Dance halls, instructional studios,			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
					of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Residential and Lodging Uses					
Single-Family Residential: Single-Family Dwellings (Attached or Detached; Live-Work Units; Caretaker Housing/Dwelling; Manufactured Home; Mobile Home; Accessory Dwelling Unit; Guest House; Bed and Breakfast Inn					
Multi-Family Residential: Dwelling, Two-Family; Dwelling, Duplex or Halfplex; Dwelling, Agricultural Accessory Unit; Group Residential (Convents and Rectories)					
Long-Term Lodging (>30 nights): Hotel and Motels, Extended Stay; Group Residential (Excluding Convents and Rectories); Boarding House; Fraternity/Sorority House; Single Room Occupancy (SRO) Hotels					
Farmworker Housing; RV Parking in Conjunction with Agricultural Activity	45	45			Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Short-Term Lodging (≤30 nights): Hotels and Motels; Resorts; Vacation Rentals			45	45	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Congregate Care Facilities: Residential Care Home (Small and Large); Social Rehabilitation Center; Transitional Housing					

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Educational and Institutional Uses					
Family Day Care Homes (≤14 children)					
School, K-12 (Private or Public); Child Day Care Center/Facility (>14 Children); Adult Day Care Center/Facility; Libraries and Museums; Government and Local Agency Buildings and Use		45			CNEL is acceptable for outdoor activities, although some noise interference may occur. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice.
Adult Education Uses: College, University; Schools, Private and Special/Studio (Excluding K-12); Trade School		45			CNEL is acceptable for outdoor activities, although some noise interference may occur. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice.
In-Patient Medical Services: Hospitals; Hospitals, Convalescent; Psychiatric Facility; Medical Services, Extended Care		45	45		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Out-Patient Medical Services: Medical Services, General			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Public Safety Facility: Police and Sheriff Stations, Fire Stations, Interim Incarceration Facilities; Ambulance Services; Emergency Shelter			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
					methods will normally suffice. This criterion does not apply to unenclosed structures.
Commercial, Office, and Service Uses					
Major, Large, and Local Retail			50	50	Outdoor dining or gathering places incompatible above CNEL 70 dB. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number.
Eating/Drinking Establishments: Restaurants, Restaurant, Carry-out/Drive-through/Sit-down; Brew Pub; Bars, Taverns, and Nightclubs; Internet Café; Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge; Tasting room – Brewery, Winery, Distillery (Off-Site)			50	50	Outdoor dining or gathering places incompatible above CNEL 70 dB. Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number.
Limited Retail/Wholesale, Indoor: Agricultural Supplies and Services; Auto Sales, New and Used; Boat Sales and Rental; Home Improvement Supplies; Retail, Warehouse Club; Wholesale, not otherwise listed			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures such as sheds, greenhouses, etc.
Limited Retail/Wholesale, Outdoor: Building Materials Stores and Yards; Garden Center/Plant Nursery			50		Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures such as sheds, greenhouses, etc.
Office Uses: Offices, Business and Professional; Medical, Dental, or Optical Offices or Clinics; Laboratory-Medical, Dental, or Optical; Business Services, Intensive; Broadcasting and Recording Studios; Call Centers; Banks and Financial Services/General Financial Services			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Personal & Miscellaneous Services: Animal and Pet Services (Grooming, Boarding; Beauty or Barber Shop, Spa; Catering Service; Detailing/Car Wash; General Personal Services; General Repair Services; Maintenance and Repair, Small Equipment; Personal Services; Repair Services; Self-service Laundromat; Tanning; Tattoo Parlor; Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools); Vehicle Services, Minor			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Vehicle Fueling and Repair: Auto Service Station; Vehicle Services, Major; Automobile Repair; Agricultural Equipment Repair, Maintenance and Manufacturing; Repair of Farm Equipment or Automobiles for Personal Use			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Industrial, Manufacturing, and Storage Uses					
Hazardous Materials: Production: Storage of Flammable, Explosive, or Highly Corrosive Materials; Fuel Storage and Distribution; Hazardous Waste Storage/Disposal Facility; Gas or Oil Well			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Heavy Industrial: Assembly, Manufacturing, and Processing – Heavy; Manufacturing, Major; Aircraft and Rocket Testing; Animal Slaughter, Tannery, and Rendering; Kill Floor			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Light Industrial, High Intensity: Assembly, Manufacturing, and Processing – Light; Manufacturing, Minor; Agricultural			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable

TABLE 4-1
NOISE COMPATIBILITY CRITERIA

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Products Processing; Canneries; Primary Processing of Agricultural Products; Food Processing Industry/Food Production and Wholesale					of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Light Industrial, Low Intensity: Manufacturing, Small Scale; Assembly, Manufacturing, and Processing – Outdoor; Distilleries; Large Wineries/Breweries			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Research and Development, Laboratory			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Indoor Storage: Warehousing; Storage, Mini/Personal Storage			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Outdoor Storage: Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard; Truck and Large Vehicle Lease, Rent, Repair, Sales, or Service; Utility Trailer or Truck Rental or Storage, Accessory; Utility Truck and Trailer Rent, Sales, or Services; Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service; Auto and Vehicle Sales and Rental; Auto and Vehicle Sales, Wholesale; Automobile Lease or Rental, Limousine Service			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. This criterion does not apply to unenclosed structures.
Waste Facilities: Solid Waste Facilities; Wastewater Disposal; Lagoon or Irrigation			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the

TABLE 4-1
NOISE COMPATIBILITY CRITERIA

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
					number. This criterion does not apply to unenclosed structures.
Solid Waste Disposal Facilities: Solid Waste Facilities; Junkyard, Vehicle / Equipment Wrecking Yard, Scrap or Used Materials Yard; Junk Tire Handling; Auto and Vehicle Dismantling			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Recycling Facilities: Collection Facility; Processing, Scrap, and Dismantling Facility			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Mining: Borrow Mining, Short-Term; Surface Mining			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Transportation, Communication, and Utilities					
Airport: Airport, Heliports			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Bus and Transit Stops: Bus Depot; Transit Facilities; Transit Stations and Terminals			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Transportation Routes: Road and Rail Rights-of-Way, Bus Stops					
Automobile Parking: Surface Lots, Structures			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.

**TABLE 4-1
NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹ Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Exterior Noise Exposure (CNEL dB)				Criteria for Conditional Uses Interior CNEL limits in yellow cells apply in addition to other listed conditions (see Policy NP-6)
	60-65	65-70	70-75	75+	
Legend (see Section 4.2.1 for definition of compatibility levels.)	Compatible		Conditionally Compatible		Incompatible
Communications Facilities: Telecommunication Facility; Wireless Communication Facilities			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Major Utilities: Major Utility (Power Generating Plant)			50	50	Enclosed building structures intended for activities requiring a quiet environment must be capable of attenuating exterior noise to the indoor CNEL indicated by the number. This criterion does not apply to unenclosed structures.
Minor Utilities: Minor Utility (Electrical Substations)					
	Compatible		<i>Indoor Uses:</i> Indoor uses are considered compatible if they involve activities that by their nature are noisy (e.g., manufacturing), or standard construction methods will sufficiently reduce exterior noise to an acceptable indoor CNEL. <i>Outdoor Uses:</i> Outdoor uses can be carried out with little to no interference from aircraft noise.		
	45 50		Conditionally Compatible		<i>Indoor Uses:</i> Indoor uses are considered compatible if standard construction methods will sufficiently reduce exterior noise to an acceptable indoor CNEL as indicated in the table. <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur. Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.
	Incompatible		Use is not compatible under any circumstances.		

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible				Conditionally Compatible		Incompatible
Assembly Uses							
Outdoor Major Assembly Facilities: Stadium, Outdoor Commercial Recreation (amphitheaters, amusement, and theme parks, stadiums and coliseums, water slides, zoos); Racetrack							6: Outdoor stadiums and similar high intensity uses should be avoided unless it can be demonstrated an alternative location is unavailable. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Outdoor Large Assembly Facilities: Outdoor Commercial Recreation (health and athletic clubs with outdoor facilities, miniature golf courses), General Recreation Facility, Outdoor							
Outdoor Small Assembly Facilities: Outdoor Commercial Recreation (golf driving ranges, skateboard parks, swim and tennis clubs)							4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Indoor Large Assembly Facilities: Theaters and Auditoriums, Live/Motion Picture Theater and Performing Arts Center, Places of Worship or Other Religious Institution, Indoor Amusement/ Entertainment Facility, Nightclub, Dance Club or Hall, Event Center/Reception Hall, Community Centers/Civic Uses							
Indoor Recreation/Small Assembly Facilities: Indoor Fitness and Sports Facility, General Recreation Facility, Indoor, Clubs, Lodges, and Private Meeting Halls, Private Social Center, Social Club, Fraternal Hall/Lodge; Card Room							4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Non-Group Recreation: Hunting Club, Gun Club, Outdoor Shooting Club; Driving Range; Golf Courses/ Clubhouses; Marina; Boat Dock/Launch, (Public or Private)							
Campground; Recreation Vehicle Park; Travel Trailer Park							
Public Parks, Parks and Public Plazas, Snack Bar Incidental to a Park							
Residential and Lodging Uses							
Single-Family Residential: Dwelling, Single-Family (Attached or Detached including Guest House/Accessory Dwelling Unit) Manufactured Home, Mobile Home, Agricultural Accessory Unit, Caretaker Dwelling/Housing							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.
Multi-Family Residential: Dwellings (Two-Family, Multifamily/Multiple Family), Live-Work Units, Duplex or Halfplex							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.
Long-Term Lodging (>30 nights): Extended-Stay Hotels and Motels, Fraternity/Sorority House, Farmworker Housing, Single Room Occupancy (SRO), Boarding House, Group Residential							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible				Conditionally Compatible		Incompatible
Short-Term Lodging (> 30 nights): Hotels and Motels, Bed and Breakfast Inns, Vacation Rentals, Resort							2: Limited to infill development in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above. 5: Airport hotels allowed in Safety Zone 5.
Congregate Care Facilities: Residential Care Home/Facility, Social Rehabilitation Center, Transitional Housing							6. Congregate Care Facilities should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Institutional and Quasi-Institutional Uses							
Child Day Care Center/Facility (More than 14 Children), Adult Day Care Facility (More than Six People)							6. Large day care facilities should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Safety Zone						Criteria for Conditionally Compatible Land Uses Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
	1	2	3	4	5	6	
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible				Conditionally Compatible		Incompatible
							Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Family Day Care Home, Large (Up to 14 Children)							
School, K-12 (Private or Public)							6: K-12 Schools should be limited in Safety Zone 6 unless it has been demonstrated that a site outside Safety Zone 6 would not serve the intended function. If located in Safety Zone 6, the maximum intensity is limited to 300 people per acre. If the parcel is partially located in Safety Zone 6, it is recommended that all buildings be located outside the safety zones to the extent practicable.
Family Day Care Home, Small (Up to 8 Children), Adult Day Care Home (Six or Fewer People)							
Adult Schools, Private and Special/Studios; College, University; Trade School							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Libraries and Museums; Government and Local Agency Buildings and Use							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
							Intensity and Lot Coverage limits above.
Cemeteries, Mausoleums							2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
In-Patient Medical Services: Hospitals; Convalescent Hospital; Extended Care Medical Services; Psychiatric Facility; Residential Care Home; Congregate Care Facility							
Out-Patient Medical Services: General Medical Services							3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Public Safety Facilities: fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, interim incarceration facilities; Ambulance Service							3, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Temporary Supportive Housing: Emergency Shelter							3, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Commercial, Office, and Service Uses							
Major Retail: General Retail Sales (>350,000 sq. ft.)							2, 4, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Large Retail: General Retail Sales (50,000 – 350,000 sq. ft.)							2, 4, 5 See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Local Retail: General Retail Sales (Up to 49,999 sq. ft.); Grocery Stores/Supermarkets							2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
General Retail: Art Gallery, Art Studio; Art, Antique, Collectable; Artisan Shops; Auto Parts Sales; Certified Farmers Market; Convenience Stores; Furniture, Furnishings, and Appliance Stores; Pawn Shop; Retail, General; Smoke Shops; Thrift/Consignment Store; Liquor Store/Off- Sale of Alcoholic Beverages; Neighborhood Convenience Store; Food Markets (Up to 6,000 sq. ft.) Neighborhood Market; Artisanal and Specialty Manufacture, Display and Sales; Check Cashing Business; Payday Loan, Check Cashing; Beauty or Barber Shop, Spa; Tanning; Tattoo Parlor							2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Eating/Drinking Establishments: Restaurants, Restaurant, Carry- out/Drive-through/Sit-down; Brew Pub; Bars, Taverns, and Nightclubs; Internet café; Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge; Tasting room – brewery, winery, distillery (off-site)							2, 3, 5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Limited Retail/Wholesale: Agricultural Supplies and Services; Auto Sales, New and Used; Boat Sales and Rental; Building Materials Stores and Yards; Garden Center/Plant Nursery; Home Improvement Supplies; Retail, Warehouse Club; Wholesale, not otherwise listed; Public Auction, Flea Market							2, 3: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Personal & Miscellaneous Services: Animal and Pet Services (Grooming, Boarding); Catering Service; Detailing/Car Wash; General Personal/Personal Services; General Repair Services; Maintenance and Repair, Small Equipment; Repair Services; Self-service Laundromat; Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools); Vehicle Services, Minor repair.							

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Office Uses: Offices, Business and Professional (e.g., insurance companies, utility companies, accounting, attorneys, employment, public relations, advertising, architectural, computer programming, photography studios, accountants, bookkeepers, collection, computer programming, counseling, personnel, insurance, public relations, advertising, real estate, dating services, interior decorator, building trades contractors office, travel or ticket agency); Medical, dental, or optical offices or clinics; Business Services, Intensive; Business Support Services, Broadcasting and Recording Studios; Laboratory-Medical, Dental, or Optical; Call Centers; Banks and Financial Services/General Financial Services							2: Limited to single-story buildings only. 3, 4: Limited to buildings three-stories or less. 2, 3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Vehicle Fueling and Repair: Auto Service Station; Vehicle Services, Major; Automobile Repair; Agricultural Equipment Repair, Maintenance and Manufacturing; Repair of Farm Equipment or Automobiles for Personal Use							
Industrial Uses							
Hazardous Materials: Production: Storage of Flammable, Explosive, or Highly Corrosive Materials; Fuel Storage and Distribution; Hazardous Waste Storage/Disposal Facility; Gas or Oil Well							3, 4: Allowed only if there is no alternative location available outside safety zones. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Hazardous Materials (continued)							6: Above ground use of hazardous materials should be avoided unless it can be demonstrated an alternative location is unavailable. If parcel is partially located in Safety Zone 6, hazardous materials storage should be situated outside the safety zones to the extent feasible.
Heavy Industrial: Assembly, Manufacturing, and Processing – Heavy; Manufacturing, Major; Aircraft and Rocket Testing; Animal Slaughter, Tannery, and Rendering; Kill Floor							3, 4: Land use must meet maximum lot coverage and intensity criteria; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Light Industrial, High Intensity: Assembly, Manufacturing, and Processing – Light; Manufacturing, Minor; Agricultural Products Processing; Canneries; Primary Processing of Agricultural Products; Food Processing Industry/Food Production and Wholesale; Concrete Batch Plant							3, 4: Land use must meet maximum lot coverage and intensity criteria; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Light Industrial, Low Intensity: Manufacturing, Small Scale; Assembly, Manufacturing, and Processing – Outdoor; Distilleries; Large Wineries/Breweries							5: Bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category	Safety Zone						Criteria for Conditionally Compatible Land Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses							Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible				Conditionally Compatible		Incompatible
Research and Development, Laboratory							2, 5: Bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Indoor Storage: Warehousing; Storage, Mini/Personal Storage							2, 5: Land use must meet maximum lot coverage and intensity criteria.
Outdoor Storage: Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard; Truck and Large Vehicle Lease, Rent, Repair, Sales, or Service; Utility Trailer or Truck Rental or Storage, Accessory; Utility Truck and Trailer Rent, Sales, or Services; Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service; Auto and Vehicle Sales and Rental; Auto and Vehicle Sales, Wholesale; Automobile Lease or Rental, Limousine Service							5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Mining: Borrow Mining, Short-Term; Surface Mining							5: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Transportation Uses							
Airport: Airport; Heliport							
Bus and Transit Stops: Bus Depot; Bus Shelter; Transit Facilities; Transit Stations and Terminals; Park and Ride Facility							5: Allowed only if alternative site outside zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Freight Services: Freight Depot; Freight Yard/Truck; Freight Yard/Truck Terminal; Truck, Freight, or Draving Terminal							

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses	Safety Zone						Criteria for Conditionally Compatible Land Uses Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
	1	2	3	4	5	6	
Maximum Residential Density (Units per Gross Acre)	0	0.1	0.5	0.5	1.0	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>Non-Residential Development</i>	0	60	100	150	100	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>Non-Residential Development</i>	n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Lot Coverage (bldg. footprint) <i>Applicable to all Development</i>	0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)	Compatible			Conditionally Compatible		Incompatible	
Transportation Routes: Road, Rail Right-of-Way							
Parking and Storage: Parking Facility/Parking Lot or Garage; Auto and Vehicle Storage; Storage of Towed or Damaged Vehicles and Boats; Storage of Operable Boats, RVs, or Vehicles; Storage of Unregistered and/or Private Vehicles							
Utility Uses							
Communications Facilities: Telecommunication Facility; Wireless Communication Facilities							2 through 6: Allowed only if alternative site outside zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Renewables: Wind Turbine; Commercial Solar Facilities							3, 4: See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Major Utilities: Major Utility (Power Generating Plant)							3, 4: Primary plants not allowed; peaker plants only. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Minor Utilities: Minor Utility (Electrical Substations)							2, 5: Allowed only if alternative site outside safety zone would not serve intended public function. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.
Water Facilities: Water Impoundment, Constructed Lake/Pond; Wastewater Disposal, Lagoon or Irrigation							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards

TABLE 4-2
SAFETY COMPATIBILITY CRITERIA

Land Use Category		Safety Zone						Criteria for Conditionally Compatible Land Uses Maximum Residential Density, Maximum Non-Residential Intensity, and Lot Coverage limits apply to all conditionally compatible uses (Yellow Colored Cells) Numbers below refer to safety zones in which additional specified conditions are applicable beyond Maximum Residential Density, Maximum Non-Residential Intensity and Lot Coverage Limits)
		1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses		0	0.1	0.5	0.5	1.0	No Limit	
Maximum Residential Density (Units per Gross Acre)		0	60	100	150	100	No Limit	
Maximum Intensity (People/Acre – Sitewide Average) <i>(Non-Residential Development)</i>		n/a	75-90	150-200	225-300	150-200	No Limit	
Maximum Single-Acre Intensity with Risk Reduction (See Policy SP-10, <i>Risk Reduction Design Features</i>) (people/acre– Sitewide Average) <i>(Non-Residential Development)</i>		0%	50%	60%	70%	70%	100%	
Maximum Lot Coverage (bldg. footprint) <i>(Applicable to all Development)</i>		0%	50%	60%	70%	70%	100%	
Legend (see last page of table for interpretation)		Compatible			Conditionally Compatible		Incompatible	
Solid Waste Disposal Facilities: Solid Waste Facilities; Junkyard, Vehicle / Equipment Wrecking Yard, Scrap or Used Materials Yard; Junk Tire Handling; Auto and Vehicle Dismantling								
Greenwaste Facilities							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards	
Recycling Facilities: Collection Facility; Processing, Scrap, and Dismantling Facility								
Agricultural and Open Space Uses								
Wildlife Preserve; Resource-Related Recreation; Resource Protection and Restoration							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards. See applicable Maximum Nonresidential Intensity and Lot Coverage limits above.	
General Agricultural Uses; Crops: Raising/Harvesting; Beekeeping (Commercial and Non-Commercial); Aquaculture							2 through 6: Must meet requirements of Policy AP-7, Wildlife Hazards.	
Livestock Uses: Feed Lot; Hog Farm; Incidental Agricultural Accessory Structures, Uses, and Keeping of Animals; Stables and Corrals; Equestrian Facility (Commercial or Hobby)								
	Compatible	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).						
	Conditionally Compatible	Use is compatible if additional conditionals are met.						
	Incompatible	Use is not compatible under any circumstances.						

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