

**MCCLELLAN PARK SPECIAL PLANNING AREA
(AMENDED ~~February, 2015~~ May 2018)**

511-10. INTENT. It is the intent of the County Board of Supervisors in adopting this Special Planning Area (SPA) to facilitate conversion of the former McClellan Air Force Base (AFB) from a military facility to a modern, attractive and economically viable industrial business park with a core of aviation, industrial and related uses. In so doing, this SPA is intended to:

- Provide for the efficient reuse of existing McClellan facilities and high quality redevelopment of underutilized land and facilities.
- Promote an orderly, balanced, and integrated land use pattern that optimizes existing McClellan assets, supports sustainable land utilization, and enhances local and regional character, identity, and quality of development.
- Define permitted uses, development standards, performance standards, and design guidelines ~~consistent with the planning direction provided in the McClellan AFB Final Reuse Plan and the McClellan AFB Implementation Plan that provide flexibility in recognition of the unique and evolving conditions at McClellan Park.~~

511-11. APPLICABILITY. The provisions of this Article shall apply to those properties depicted in Section 511-21.1 and referred to as McClellan Park. McClellan Park includes 2,856 acres, of which 2,601 acres are located within the jurisdiction of the County of Sacramento and are subject to this SPA. McClellan Park is located approximately seven (7) miles northeast of downtown Sacramento and is bounded by the City of Sacramento to the west and southwest and the unincorporated areas of Rio Linda on the northwest and North Highlands on the east. Unless otherwise specified in this Article, provisions ~~of Titles I, II, and III~~ of the Sacramento County Zoning Code shall apply. To the extent that any provisions of this Article conflict with other provisions of the Zoning Code, the provisions of this Article shall prevail.

511-11.5. DEFINITIONS. Unless otherwise noted, definitions set forth in the Sacramento County Zoning Code ~~Chapter 7 Sections 130-01 through 130-208~~ apply. For the purposes of this Article, the following additional definitions apply:

McClellan Comprehensive Land Use Plan. Regulatory document that regulates land uses impacted by the McClellan airfield.

~~Development Agreement. An agreement entered into by the County of Sacramento with a developer/landowner pursuant to Government Code Sections 65854 et seq.~~

Commented [A1]: Zoning Code has updated definition with reference to correct GC section, "Development Agreement".

General Aviation – Public Use Airport. ~~An airport that is used for public purposes, the landing area of which is privately or publicly owned~~ An area of land used or intended for use for the landing and takeoff of aircraft, airport buildings, or other appurtenant facilities and uses.

Commented [A2]: This definition generally matches the County Zone Code definition.

~~Hazardous Substances. Any material, substance, or waste that is or has the characteristic~~

~~of being hazardous, toxic, ignitable, reactive, flammable, explosive, radioactive, or corrosive, including, without limitation, petroleum and those materials, substances and/or wastes, including wastes which are or later become regulated by governmental authorities.~~

Commented [A3]: Zoning Code has an updated and simplified definition, "Hazardous Materials".

~~LD&SIR. Land Development and Site Improvement Review Section of the Building Inspection Division of the Department of County Engineering of the County of Sacramento's Public Works Agency.~~

Commented [A4]: Is this definition needed?

~~McClellan AFB Final Reuse Plan. This planning document, required by federal law as part of the military base reuse process, serves as the blueprint by which McClellan AFB will be transitioned from a military to civilian use. This document provides information on the County of Sacramento's vision, goals, and objectives for McClellan as well as its strategy to reuse McClellan from a land use, infrastructure, and property conveyance perspective.~~

~~McClellan AFB Implementation Plan. This document provides technical detail on how the McClellan AFB Final Reuse Plan will be implemented with regards to public infrastructure and financing of public facilities. The Implementation Plan includes an Airport Layout Plan, Public Roadways Master Plan, Storm Drainage Master Plan, Sanitary Sewer Master Plan, and Public Facilities Financing Plan.~~

~~New Parking Area. Any area constructed for parking that did not previously exist as parking as of January 1, 2003.~~

~~Off Site Area. Any area not included within the McClellan Park SPA boundary as depicted in Section 511-21.1.~~

511-12. LAND USE DISTRICTS. The land use districts established by this SPA are the Core Airfield/Industrial District, East McClellan District, South McClellan District, and West McClellan District. The boundaries of these districts are depicted in Section 511-21.2. These districts define areas of similar land use character within McClellan Park.

The provisions of this subsection describe the permitted and conditionally permitted uses in each land use district or subdistrict. In some cases, more than one zoning district is applied to a single land use district or subdistrict. In those cases, if a use is permitted in one applied zoning district, and either not permitted or is conditionally permitted in the other, the use shall be permitted. Similarly, if a use is conditionally permitted in one applied zoning district, and not permitted in the other, the use shall be conditionally permitted. Any associated provisions of the permitting or conditionally permitted zoning district shall apply to the extent that they do not conflict with the provisions of this SPA.

511-13. CORE AVIATION/INDUSTRIAL DISTRICT. This district is intended to accommodate aviation, aviation industrial, heavy industrial, and light industrial uses. This district is composed of ~~three~~two subdistricts as depicted in Section 511-21.3. These subdistricts are the Airfield Subdistrict, ~~the Airfield Support Subdistrict~~, and the General Industrial Subdistrict.

- (a) Airfield Subdistrict. This subdistrict includes the McClellan Park runway and

associated safety areas as well as key segments of several taxiways that serve the runway. This subdistrict is intended to support operation of the airfield as a “General Aviation – Public Use” airfield.

- (1) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 1, Core Aviation/Industrial District Permitted Uses. ~~Permitted uses shall be subject to regulation by the Office of Planning and Environmental Review.~~

~~(b) Airfield Support Subdistrict. This subdistrict includes airfield taxilanes, parking aprons, and key adjoining properties. This subdistrict provides for permitted uses that require physical adjacency to the airfield or permitted uses that are aviation industrial. Aviation industrial uses are intended to complement and not compete with aircraft passenger, air cargo, and general aviation operations occurring at other County airports. These uses will focus on national and international market opportunities for aircraft operations, repair, and maintenance.~~

- ~~(1) Permitted Uses. As listed in Table 8, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 1, Core Aviation/Industrial District Permitted Uses. Permitted uses shall be subject to regulation by the Office of Planning and Environmental Review.~~

~~(2) Conditional Uses.~~

- ~~a) Non-residential uses listed in Section 225-11 (Commercial Table) subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the County Planning Commission.~~
- ~~b) Plastic manufacture subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the County Planning Commission and a Board of Supervisor over-ride of the McClellan Comprehensive Land Use Plan.~~
- ~~c) Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority.~~

~~(e)(b) General Industrial Subdistrict. This subdistrict adjoins the airfield and aviation industrial uses. This subdistrict provides for a variety of permitted light and heavy industrial uses including, but not limited to, aviation industrial, fabrication, manufacturing, assembly, and research and development. It is intended that this~~

Commented [A5]: Moved to Table 1 – General Industrial Subdistrict

subdistrict include medium and large-scale industrial uses that support and complement other industrial activities at McClellan Park.

(1) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict outside of the Approach/Departure Zone, as depicted in Section 511.21-3, are set forth in Table 1, Core Aviation/Industrial District Permitted Uses, as well as any use permitted in the M-1, Light Industrial, and M-2 Heavy industrial zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

(1) ~~Additional Permitted Uses.~~

- a) ~~Building 258 for use as a nuclear reactor for research, development, and testing purposes.~~
- b) ~~Buildings 710, 712, and associated facilities for use as a firing range for law enforcement and fire rescue training.~~
- c) ~~Building 1088 and associated facilities for use as a burn tower for fire rescue training.~~
- d) ~~Building 251 for auto or RV (or similar vehicles and ancillary merchandise) storage, sales, and auctions, subject to approval jointly by the Directors of Planning and Economic Development. (Amended 8/05)~~
- e) ~~Building 242 Lot 51 for museum use, including the following-related use: exhibition spaces, meeting rooms, auditoriums, lecture halls, conference center/multi-use facility, storage uses, and accessory support uses such as retail and restaurant facilities. (Added February 2012)~~
- f) ~~Building 243 Bays B, C, & D for use as a recreational facility/indoor sports facility; not to exceed 1,000 people at any given event. (Added February 2015).~~

Commented [A6]: Moved to Table 1

Commented [A7]: Already included on Table 1.

(2) ~~Conditional Uses.~~

- a) ~~Table 1, Core Aviation/Industrial District Permitted Uses located within the Approach/Departure Zone, as depicted in Section 511-21.3, subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the County Planning Commission.~~
- b) ~~Plastic manufacture subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the County Planning Commission and a Board of Supervisor over-ride~~

~~of the McClellan Comprehensive Land Use Plan.~~

- ~~e) Bulk fuel storage for aviation and aviation-related uses subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the County Planning Commission and a Board of Supervisor over ride of the McClellan Comprehensive Land Use Plan.~~
- ~~d) Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority.~~

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511-14. EAST MCCLELLAN DISTRICT. This district serves as the eastern gateway into McClellan Park and is intended to be the primary activity center at McClellan Park. This district accommodates business park and community support uses in a pedestrian-friendly, urban campus environment. This district is composed of ~~three~~four subdistricts as depicted in Section 511-21.4. These subdistricts are the Community Support Subdistrict, Wherry Office Park Subdistrict, ~~and~~ the Peacekeeper Office Subdistrict, and Mixed Use Development Subdistrict.

- (a) Community Support Subdistrict. This subdistrict provides for permitted residential, recreation, and commercial uses that support other uses within McClellan Park and in the adjacent community. This subdistrict is intended to serve as the primary amenity area for McClellan tenants, visitors, and the local community.

(2) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan District Permitted Uses, as well as any use permitted in the LC, Light Commercial zoning district as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

~~(1) —.~~

(2) Additional Permitted Uses. The following additional uses are permitted:

- ~~a) Building 900 for use as an automobile service station.~~
- ~~b) Building 910 for use as a commissary.~~
- ~~e) Building 911 for use as a base exchange.~~
- ~~d) Building 1410 for use as a bowling alley.~~
- ~~e) Building 1417 for use as a movie theater.~~
- ~~f) Building 905 for use as a bank or credit union.~~

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Commented [A10]: Moved to Table 2

(b) Wherry Office Park Subdistrict. This subdistrict currently includes residential facilities. This subdistrict is intended to support continued residential use of these facilities and allow for future redevelopment of this area into a well-designed office or research and development park that complements adjacent community support uses.

(1) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan District Permitted Uses, as well as any use permitted the RD-5, Residential through RD-20, Multiple Family Residential zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.

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(2) ~~Additional Permitted Uses. The following additional uses are permitted:~~

- a) ~~Building 560 for use as a restaurant, coffee shop, cafeteria, or delicatessen.~~
- b) ~~Building 562 for use as retail or business service.~~
- c) ~~Buildings 521, 522, 523, 524, and 525 for use as apartments, dormitories, and/or senior housing.~~

Commented [A12]: Moved to Table 2

(c) Peacekeeper Office Subdistrict. This subdistrict provides for permitted office uses as well as a limited set of light industrial uses. This subdistrict is intended to support a variety of small and medium office and light industrial uses in a vibrant, urban setting that is well connected to the public transit system.

(1) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 2, East McClellan District Permitted Uses, as well as ~~any use permitted the MP, Industrial-Office Park and M-1, Light Industrial land use zones as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.~~

(2) ~~Additional Permitted Uses. The following additional uses are permitted:~~

- a) ~~Buildings 250H, 250I, 250J, 250K, 250L, 250M, 250N, 310, 347, 353, 354, 358, and 367 for any use permitted in the MP, Industrial-Office Park land use zone as set forth in the Sacramento County Zoning Code, Section 230-11, Table IV.~~
- b) ~~Building 367 for use as a central plant.~~
- c) ~~Building 230 as a central phone office (exchange).~~
- d) ~~Building 18, 53, and 54 for light assembly and manufacturing uses.~~
- e) ~~Building 22 for use as a restaurant.~~

Commented [A13]: MP now included in (1) above.

Commented [A14]: Allowed by M-1.

Commented [A15]: Moved to Table 2

(d) Mixed Use Development Subdistrict. This sub-district provides for permitted office uses as well as a limited set of and retail uses. This sub-district is intended to support a variety of small and medium office and retail uses in a vibrant, urban setting that is well connected to the public transit system.

(1) — Permitted Uses: As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the sub-district included any uses permitted in the Peacekeeper Office Subdistrict as set forth in Table 2, East McClellan District and any use permitted in the GC, General Commercial use zoneing district as set forth in the Sacramento Zoning Code, Chapter 3, Table 3.2.5, Section 230-11, Table H and does not exceed 65,000 square foot of retail in the sub-district or 50% of a mixed use building, which is not to be subject to the 65,000 square foot limit, with the exception of:

Commented [A16]: Should just reference Table 2. Still need reference to Peacekeeper? The Peacekeeper Office Subdistrict is now anticipated as MP and M-1. GC allows office.

- (1) —
- (2) — Uses under the general categories of:
- (3) — Automotive Sales, Service, Repair
- (4) — H. Entertainment/Recreation Services
- (5) — Manufacturing/Processing
- (6) — Membership Organizations
- (7) — Residential
- (8) —
- (9) — Schools
- (10) — Transportation Facilities and Services

(11) — Additional Permitted Uses: The following additional uses are permitted:

- (a) — Building 18, 53, and 54 for light assembly and manufacturing
- (b) — Building 22 for use as a restaurant

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Commented [A18]: Allowed by GC.

511-15. SOUTH MCCLELLAN DISTRICT. This district serves as the southern gateway into McClellan Park with excellent regional access from Interstate 80 via Winters Street. This district is intended to accommodate office, and light industrial uses and related uses, in a modern, well-designed business park environment. This district's visibility from Interstate 80 and gateway location warrant strong design controls. This district is composed of two subdistricts as depicted in Section 511-21.5. These subdistricts are the Office Park Subdistrict and the Office/Light Industrial Park Subdistrict.

Commented [A19]: Combined into a single District.

(a) — Office Park Subdistrict. This subdistrict is intended to support medium and large office uses and a limited range of complementary, light industrial uses in a park-like environment. It is anticipated that this subdistrict will serve as the premier location for office uses at McClellan Park.

(a) — Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 3, South McClellan District Permitted Uses. Uses permitted in the subdistrict include any use

~~permitted in the MP, Industrial-Office Park and M-1, Light Industrial zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5.~~

~~(a) — Additional Permitted Uses. The following additional use is permitted:~~

~~a) — Building 637 for any use permitted in the MP, Industrial-Office Park land use zone as set forth in the Sacramento County Zoning Code, Section 230-11, Table IV.~~

~~(b) — Office/Light Industrial Park Subdistrict. This subdistrict is intended to support all of the uses permitted in the Office Park Subdistrict while permitting additional complementary light industrial uses. It is anticipated that this subdistrict will serve as one of the premier location for office and light industrial uses at McClellan Park.~~

~~(a) — Permitted Uses. As listed in Table 8, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict outside of the Approach/Departure Zone, as depicted in Section 511.21-5, are set forth in Table 3, South McClellan District Permitted Uses.~~

~~(c) — Conditional Uses:~~

~~a) — Table 3, South McClellan District Permitted Uses located within the Approach/Departure Zone, as depicted in Section 511-21.5, subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the Project Planning Commission.~~

~~(b) Additional Permitted Uses. The following additional uses are permitted:~~

~~a) — Building 640 for assembly, light manufacture, and small electronics and maintenance uses.~~

~~b) — Buildings 610 and 640 and associated outdoor areas for fabrication and outdoor storage uses provided that any outdoor storage use be visually screened from all adjacent public roadways.~~

Commented [A20]: Moved to Table 3

Commented [A21]: Allowed by M-1.

Commented [A22]: Moved to Table 3. Verify if allowed by M-1.

Commented [A23]: Three districts already exist, text was incorrect.

511-16. WEST MCCLELLAN DISTRICT. This district is intended to accommodate light industrial and office park uses. This district is composed of ~~two~~^{three} subdistricts as depicted in Section 511-21.6. These subdistricts are the Light Industrial Subdistrict, ~~and~~ the Bell Avenue Industrial Office Park Subdistrict, ~~and the Heavy Industrial Subdistrict.~~

(b) Light Industrial Subdistrict. This subdistrict is intended to support a wide range of light industrial uses including, but not limited to, light manufacturing, assembly, research and development, warehouse and distribution, and outdoor storage.

(1) Permitted Uses. As listed in Table ~~8~~⁸⁹, all facilities and uses existing within

this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses. Uses permitted in the subdistrict include any use permitted in the M-1, Light Industrial land use zoning district as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5, Section 230-11, Table IV with the exception of:

- a) Adult oriented establishments, including but not limited to, adult bookstores, theater, and video stores.
- b) Drive-in theaters having three (3) or more screens, stadiums, circuses, bottled gas and related storage (only if bulk petroleum storage involved, rubber fabrication, and storage and distribution of bottled gas (only if stored in bulk).
- c) Uses under the general category of Government Uses, Buildings and Airports that constitute jails, detention centers, or hospitals.

(2) Additional Permitted Uses. The following additional uses are permitted:

- a) Buildings 684 and 686 for use as law enforcement training.
- b) Building 781 for use as hazardous materials storage.

(3) Conditional Uses. The following additional uses are permitted provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority:

- a) Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials. Building 781 will not require a conditional permit for these uses.

Commented [A24]: Relocated to Table 4

(c) Bell Avenue Industrial Office Park Subdistrict. This subdistrict is intended to support light industrial and office uses in a park-like setting.

(1) Permitted Uses. As listed in Table 89, all facilities and uses existing within this subdistrict as of September 17, 1996 are permitted. Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses. Uses permitted in the subdistrict include any use permitted in the MP Industrial-Office Park and the M-1 Light Industrial land use zoning districts as set forth in the Sacramento County Zoning Code, Chapter 3, Table 3.2.5, Section 230-11 with the exception of:

- a) Adult oriented establishments, including but not limited to, adult bookstores, theater, and video stores.
- b) Drive-in theaters having three (3) or more screens, stadiums, circuses,

~~bottled gas and related storage (only if bulk petroleum storage involved, rubber fabrication, and storage and distribution of bottled gas (only if stored in bulk).~~

~~e) Uses under the general category of Government Uses, Buildings and Airports that constitute jails, detention centers, or hospitals.~~

Commented [A25]: Relocated to Table 4

(d) Heavy Industrial Subdistrict: This sub-district is intended to support a wide range of industrial uses including, but not limited to, manufacturing, assembly, research and development, warehouse and distribution, and outdoor storage.

(1) Permitted Uses: As listed in Table 89, all facilities and uses existing within this subdistrict as on September 17, 1996 are permitted. ~~Uses permitted in the subdistrict are set forth in Table 4, West McClellan District Permitted Uses.~~ Uses permitted in the sub-district include any uses permitted in the M-2 Heavy Industrial ~~land use zoning district~~ as set forth in the Sacramento County Zoning Code, ~~Chapter 3, Table 3.2.5, Section 230-11, Table IV with the exception of:~~

(2)

~~(a) Adult oriented establishments, including but not limited to, adult bookstores, adult theater and video stores.~~

~~(b) Drive-in theaters having three or more screens, stadiums, circuses, bottled gas and related storage (only if bulk petroleum storage involved), rubber fabrication, and storage and distribution of bottled gas (only if stored in bulk).~~

~~(c) Uses under the general category of Government Uses, Buildings and Airports that constitute jails, detention centers, or hospitals.~~

~~(d) Uses under General Category of animal and fiber processing that include, distillation of bones, fat rendering, except as incidental use, dead animal reduction, garbage or of all reduction, animal slaughter or stockyard and feeding uses.~~

~~(e) Automobile, welding, machinery wrecking, used building material storage or junk yards.~~

~~(f) Storage of dismantled vehicles unless the entire operation is conducted within a completely enclosed building.~~

~~(g) Smelting of Tin, Copper, Zinc, or Iron Ore.~~

(3) Conditional Uses. ~~The following additional uses are permitted provided the use is located not less than five hundred feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority.~~

~~(a) Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials.~~

Commented [A26]: Relocated to Table 4

511.17. **DISTRICT DEVELOPMENT STANDARDS.** All existing facilities and uses as of January 1, 2003 shall be considered legal nonconforming with respect to setback, height, parking, parking lot lighting, landscaping, parking lot shading, and signage. To the extent that a discretionary process is necessary, special considerations may be given in making staff recommendations with respect to County standards due to the layout of existing facilities and land uses (e.g., for parcelization plans, variance applications, etc.). The following set forth development standards for each district within the McClellan Park SPA for construction of new facilities and expansion of existing facilities where the cumulative floor area of all expansions exceeds an increase of ten (10) percent over the floor area as of January 1, 2003. Appropriate sections of the Sacramento County Zoning Code are referenced wherever existing regulations apply; otherwise, new standards have been developed for the SPA.

- (a) Core Aviation/Industrial District. Development standards are set forth in Table [45](#), Core Aviation/Industrial District Development Standards.
- (b) East McClellan District. Development standards are set forth in Table [56](#), East McClellan District Development Standards.
- (c) South McClellan District. Development standards are set forth in Table [67](#), South McClellan District Development Standards.
- (d) West McClellan District. Development standards are set forth in Table [78](#), West McClellan District Development Standards.

511.18. **GENERAL DEVELOPMENT STANDARDS.** Unless otherwise noted, the following standards shall apply to all construction of new facilities and expansion of existing facilities where the cumulative floor areas of all expansions exceeds an increase of ten (10) percent over the floor area as of January 1, 2003. In the case of a ten percent or more expansion of a facility existing as of January 1, 2003, special consideration in making staff recommendations will be given in applying these standards to the entire facility due to its existing construction, layout, and total cost in bringing the entire facility up to standard.

- (a) Special Requirements for New Parking Areas. The below described requirements will apply only to new parking areas for new buildings. If a new parking area is being created for an existing building or a replacement building, the new parking area needs to comply with the below standards only to the extent feasible in order to accommodate the applicant's proposed number of parking spaces in the new parking lot.
 - (1) Applicable Standards. Unless inconsistent with the provisions of a Development Agreement, the most current requirements of the following agencies and standards shall apply to design of new parking areas at McClellan Park:
 - a) Sacramento County Ordinance: Relating to Water Use and Conservation and Water Conserving Landscape Requirements – Title 14, Chapter 14.10 of the Sacramento County Code (SCC No. 812). The ordinance defines standards and procedures for the

Commented [A27]: While some of these standards are dated and/or incomplete, interest in exploring how to avoid the application of new standards that are not reflective of McClellan's unique conditions.

- design, installation, and management of landscapes to assure that landscapes avoid excessive water demands and integrate plant material that is less vulnerable to periods of severe drought.
- b) Public Works Agency, Department of Water Resources: Guidance Manual for On-site Stormwater Control Measures. The manual provides implementation recommendations for all aspects of pollution control including, but not limited to, source control and treatment control.
 - c) [Sacramento County Zoning Code, Title III, Chapter 30, Article 4 Chapter 5 Development Standards, Section 5.2.4 Landscaping Standards and Section 5.9.4, Improvement Requirements for Parking Areas.](#) The Zoning Code provides the requirements for meeting the parking lot shade requirements.
 - d) Standard Construction Specifications of the County of Sacramento, Public Works Agency.
 - e) Improvement Standards, County of Sacramento, Public Works Agency.
- (2) Plan Submittals. Improvement plans for new parking areas shall be reviewed and approved by the Planning Department for compliance with parking lot shade requirements, the Department of Water Resources for compliance with On-site Stormwater Quality Control Measure requirements, and the Department of Transportation, Landscape and Tree Section for compliance with the Water Conservation Ordinance.
- a) Vegetative swales/filters are the preferred method for parking lot stormwater quality control. Alternative stormwater treatment controls allowed under the Guidance Manual for On-Site Stormwater Quality Control shall be justified at the improvement plan submittal, to the satisfaction of the Department of Water Resources.
 - b) The initial submittal of improvement plans shall be made to LD&SIR section of the Building Inspection Division of the Public Works Agency in accordance with Section 2-5 Initial Plan Submittal Requirements of the County of Sacramento, Public Works Agency Improvement Standards.
 - c) Of the plans submitted to LD&SIR, LD&SIR will route one set each to the Department of Planning and Community Development, Department of Transportation, and Department of Water Resources.
 - d) In addition to the improvement plans, landscape plans shall be reviewed and approved by the Department of Transportation, Tree and Landscape Section and the Department of Water Resources. Landscape plans shall be submitted to the Department of

Transportation, Tree and Landscape Section.

- (3) Plan Approvals. All improvement plans must be approved and signed in accordance with the Improvement Standards. Landscape plans must be approved and signed by the Department of Transportation, Tree and Landscape Section and the Department of Water Resource.
- (4) Design Standards. If the method of On-Site Stormwater Quality Control Measures include the use of vegetative swales and/or filters then the following standards shall apply to integrate the On-site Stormwater Quality Control Measures, the Water Conservation Ordinance, and parking lot shade requirements:
- a) Vegetative swales and/or filters must maintain a planted width of 10 feet.
 - b) Plant material for vegetative swales and/or filters shall conform to those listed in the Guidance Manual for On-site Stormwater Quality Control Measures, or to the satisfaction of the Public Works Administrator.
 - c) If trees are installed in the vegetative swales and/or filters, then root control barrier shall be installed around the perimeter of the parking areas to maximize the planting area.
 - d) When preparing the water-use calculations to determine compliance with the Water Conservation Ordinance, the landscape architect and/or designer shall exclude the swales and/or filters from the calculations for determination of the water use factor.
 - e) Trees shall be planted a minimum of 18 inches outside the flow line of the vegetative swale and/or filter.
 - f) Curb stops shall be placed in parking stalls where trees are located in a planting area that is directly in front of the parking stall, in order to protect the trees from injury by vehicles. Curb stops are not required where trees align with striping between parking stalls.
- (b) Loading Docks. Loading docks shall be located and/or screened in such a manner as to minimize visibility from any public street when adjacent to a non-industrial use.
- (c) Bus Turnouts. Bus turnouts shall be provided along major streets to the satisfaction of the Public Works Agency and Regional Transit Agency.
- (d) Crime Prevention. Crime prevention design features recommended by the Sheriff Department's Crime Prevention Unit shall be incorporated into future development to the extent feasible.
- (e) Fire Safety. Access arrangements and fire hydrants shall be provided to the

satisfaction of the fire district prior to any combustible construction.

- (f) Site Furnishing. Site furnishings, including bus shelters, benches, trash receptacles, bollards, and other elements, shall be coordinated with buildings and other structural streetscape features through use of similar materials and style.
- (g) ~~McClellan Park Signage. All signage shall be in conformance with the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.~~ Signage within the established historic district shall be in compliance with the adopted preservation covenant with the January 1999 Programmatic Agreement regarding the treatment and preservation of the Sacramento Air Depot Historic District. All signage shall conform to the County visibility standards for driveways and street intersections as found in the County Improvement Standards.
- (h) Dust Control Measures. Individual construction projects shall implement the following dust control measures:
 - (1) All exposed soil and on-site construction roads shall be watered as needed to control fugitive dust.
 - (2) All stockpiled soils shall be enclosed, covered, or watered as needed to control fugitive dust.
 - (3) All inactive portions of the construction site shall be watered, reseeded, or otherwise stabilized using methods such as Air Quality Management District approved soil binders or jute netting as needed to control fugitive dust.
- (i) Site Lighting. General site lighting standards are as outlined below:
 - (1) Building and driveway entries, pedestrian walkways, plazas, and other activity areas shall be illuminated.
 - (2) Site lighting shall be coordinated architecturally with buildings and other structural streetscape features and have similar materials and style.
 - (3) Pedestrian-scale light standards shall be used adjacent to buildings and within parking areas.
- (j) Building Exteriors. General architectural standards are as outlined below.
 - (1) To the extent feasible, building entrances shall be visible from the street and accessible from parking lots.
 - (2) Large, continuous surface treatments of a single material shall be minimized.
 - (3) Street-facing walls shall be articulated with recessed bays or other relief to avoid visual monotony.
 - (4) Rooftop mechanical equipment shall be screened as not to be visible from

ground level.

- (k) Temporary Use Permit. The following shall apply to the entire McClellan Park SPA. The Director of the Department of Economic Development (or designee) and Planning (or designee) may approve a temporary use permit to allow the use of property for a period not to exceed seven (7) consecutive days or a total of thirty (30) days in a given calendar year for exposition, concert, carnival, vaccination clinics, or amusement ride. Other activities may be authorized by the Directors (or designees) on a case-by-case basis. Temporary use permit applications will be reviewed in consultation with the Sacramento Metropolitan Fire District, Sheriff's Department, and the Public Works Agency Transportation Division, Environmental Health Division, and other agencies as appropriate. Temporary use permits are not required when these uses are conducted within mall areas or in a completely enclosed building where such uses have already been designated as permitted. The temporary use, if other than in the commercial and industrial zones, shall be under the supervision of a public agency or an organization, school, or church which qualifies for an exempt fee license pursuant to the business license ordinance. Temporary signs are permitted subject to the standards in the McClellan Park Wayfinding and Signage Master Plan. (Amended 3/11)

511-19. DEVELOPMENT PLAN REVIEW. Development plan review shall be conducted to ensure an orderly development pattern, facilitate good development practices, and maintain a harmonious character to the design and appearance of property and structures at McClellan Park.

- (a) Applicability. Prior to the issuance of any building permit, all public and private construction, development, redevelopment, or improvement projects shall undergo development plan review by Planning Department staff pursuant to Zoning Code ~~Sections 110-80 through 110-86~~[Chapter 6: Administration, Section 6.3 Design and Site Plan Review](#), except:
- (1) Improvements to existing buildings that do not alter the outward appearance of buildings;
 - (2) Exterior improvements of less than \$50,000, excluding signs;
 - (3) Public works, utility and maintenance projects including but not limited to:
 - a) Roadway and landscape maintenance, repaving, rehabilitation of irrigation, tree trimming, mowing, weed abatement, sidewalk repair, parking lot striping, placement of parking, and roadway placards/signs;
 - b) Existing utility improvement and maintenance, undergrounding of utilities, maintenance of utility poles, sewer or water lines, water wells and related facilities, and drainage facilities;
 - c) Roadway, sanitary sewer, and drainage improvements as identified in the adopted master plans.

- d) Other public works, utility or maintenance projects as determined by the Director of the Planning and Community Development Department.
- (4) Building demolition and subsequent site regrading, and soil remediation projects;
- (5) Structural improvements or repairs to existing buildings or property that are required to protect the welfare, health, and safety of the general public.
- (b) ~~Additional Considerations. In addition to the requirements and procedures set forth in Sections 110-80 through 110-86, the following are set forth as additional considerations for development plan review:~~
 - (1) ~~East McClellan District.~~
 - a) ~~Improvements to and major reconstruction (including demolition and rebuilding) of buildings existing as of January 1, 2003 that cumulatively exceed \$20 per square foot within a 12-month period (indexed for inflation based on the January 1, 2003 consumer price index) require that 20 percent of the total building improvement cost be applied to addressing non-conforming County Zoning Code conditions present in the vicinity of the subject building (e.g., landscaping, parking, lighting, signage, etc.). The required investment in mitigating non-conforming conditions shall be calculated by the Building Inspections Division of the Public Works Agency. The Planning Department, in consultation with the Economic Development Department, shall have discretion on how, when, and where this investment takes place.~~
 - b) ~~As conceptually depicted in Section 511-21.7, pedestrian and bikeway connections from East McClellan activity centers to nearby activity centers (e.g., North Highlands Community Center) shall, to the extent feasible, be provided as identified in the approved circulation master plan.~~
 - c) ~~Redevelopment and new development activities south of Howard Street shall include provision of additional public park or open space amenities.~~
 - d) ~~Redevelopment of properties adjoining the intersection of Dudley Boulevard and Peacekeeper Way shall, to the extent feasible, include provision of additional small-scale retail and business service amenities that complement the nearby amenity base.~~
 - e) ~~Public transit stops and bus shelters shall, to the extent feasible, be provided in close proximity to key activity areas.~~
 - (2) ~~South McClellan District.~~

Commented [A28]: This subsection deleted, as the following has already been completed/met.

- a) ~~Improvements to and major reconstruction (including total demolition and rebuilding) of buildings existing as of January 1, 2003 that cumulatively exceed \$20 per square foot within a 12-month period (indexed for inflation based on the January 1, 2003-consumer price index) require that 20 percent of the total building-improvement cost be applied to addressing non-conforming County Zoning Code conditions present in the vicinity of the subject building (e.g., landscaping, parking, lighting, signage, etc.). The required investment in mitigating non-conforming conditions shall be calculated by the Building Inspections Division of the Public-Works Agency. The Planning Department, in consultation with the Economic Development Department, shall have discretion on how, when, and where this investment takes place.~~
 - b) ~~In order to encourage a memorable gateway into South McClellan, buildings along Winters Street and Dudley Boulevard shall not include uninterrupted, untreated blank walls and/or unscreened surface parking lots. These street corridors shall be generously landscaped and include appropriate gateway plantings, signage, and streetscape features.~~
 - c) ~~New buildings of two stories or more or one story buildings with vertical architectural features shall be oriented to the intersections of Winters Street and North Avenue, Winters Street and "A" Street, and Winters Street and Dudley Boulevard. Use of small towers, cupolas, or specially detailed rooflines may be used to denote the importance of these corners.~~
 - d) ~~Walkway, bikeway, public transit, and private shuttle connections shall comply with the adopted TSM program.~~
 - e) ~~Given the distance to retail and service amenities, new development shall, to the extent feasible, include provision of ancillary retail and service uses that address the needs of south and west McClellan Park businesses and employees.~~
 - f) ~~Redevelopment and new development activities shall include provision of additional park and open space amenities.~~
- (3) ~~West McClellan District.~~
- a) ~~Improvements to and major reconstruction (including total demolition and rebuilding) of buildings existing as of January 1, 2003 that cumulatively exceed \$20 per square foot within a 12-month period (indexed for inflation based on the January 1, 2003-consumer price index) require that 20 percent of the total building-improvement cost be applied to addressing non-conforming County~~

~~Zoning Code conditions present in the vicinity of the subject building (e.g., landscaping, parking, lighting, signage, etc.). The required investment in mitigating non-conforming conditions shall be calculated by the Building Inspections Division of the Public Works Agency. The Planning Department, in consultation with the Economic Development Department, shall have discretion on how, when, and where this investment takes place.~~

- ~~b) In order to encourage a memorable gateway into south and west McClellan, buildings along Bell Avenue shall not include uninterrupted, untreated blank walls and/or unscreened surface parking lots. This street corridor shall be generously landscaped and include appropriate gateway plantings, signage, and streetscape features.~~
- ~~c) Redevelopment and new development activities shall include provision of additional park and open space amenities.~~

~~(4) Core Airfield/Industrial District.~~

- ~~a) Except for the airfield and aviation hangars, improvements to and major reconstruction (including total demolition and rebuilding) of buildings existing as of January 1, 2003 that cumulatively exceed \$20 per square foot within a 12 month period (indexed for inflation based on the January 1, 2003 consumer price index) require that 20 percent of the total building improvement cost be applied to addressing non-conforming County Zoning Code conditions present in the vicinity of the subject building (e.g., landscaping, parking, lighting, signage, etc.). The required investment in mitigating non-conforming conditions shall be calculated by the Building Inspections Division of the Public Works Agency. The Planning Department, in consultation with the Economic Development Department, shall have discretion on how, when, and where this investment takes place.~~

511-20. PERFORMANCE STANDARDS. Unless otherwise noted, the following performance standards must be met by all public and private development projects within the McClellan Park SPA. The time for compliance is set forth in each standard.

- (a) Public Facilities Provision and Financing.
 - (1) Core Airfield/Industrial District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works Agency for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of the Public Works Agency and entitlements shall be conditioned accordingly.

- (2) East McClellan District. Infrastructure improvements in this district shall be in accordance with the adopted Development Agreement as approved by the Sacramento County Board of Supervisors on December 11, 2002.
 - (3) South McClellan District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works Agency for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of the Public Works Agency and entitlements shall be conditioned accordingly.
 - (4) West McClellan District. Applications for subdivision maps, parcel maps, and special development permits shall be reviewed by the Public Works Agency for requirements pursuant to the adopted sewer, drainage, and circulation master plans. Specific requirements for construction will be to the satisfaction of the Public Works Agency and entitlements shall be conditioned accordingly.
- (b) Rail Lines.
- (1) Prior to operation of McClellan Park rail facilities, all rail crossings, signalization, and signage shall be conforming to California Public Utility [Standards Commission](#) standards.
- (c) Air Quality/Transportation Systems Management.
- (1) Implement the McClellan Park Transportation Systems Management and Air Quality (AQ-15) Plan, dated October 29, 2002.
 - (2) ~~Implement the The required Transportation Management Association, as described in the TSM/AQ-15 Plan, shall be in place by December 31, 2003. Prepare and submit to SMAQMD's a Business Plan for operation of the TMA Transportation Management Association by June 30, 2003.~~
 - (3) Construction Equipment Mitigation. ~~Implement Comply with SMAQMD's Enhanced Exhaust Control Practices in the Guide to Air Quality Assessment in Sacramento County to reduce emissions from off-road diesel powered equipment during construction activities. the following construction-related emissions program:~~
 - (Category 1): Reducing NOX emissions from off road diesel powered equipment.

~~The project representative shall provide a plan for approval by SMAQMD demonstrating that the heavy duty (> 50 horsepower) off road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet average 20 percent~~

~~NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. (Acceptable options for reducing emissions may include use of latemodel engines, low emission diesel products, alternative fuels, engine retrofit technology, after treatment products, and/or other options as they become available.) The project representative shall submit to SMAQMD a comprehensive inventory of all off road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30 day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy duty off road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on site foreman.~~

~~(Category 2): Controlling visible emissions from off road diesel powered equipment~~

~~The project representative shall ensure that emissions from all off road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of noncompliant equipment. A visual survey of all in operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30 day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.~~

~~(d) Non Aviation Development West of the Runway in the Core Airfield/Industrial District.~~

~~(1) Prior to any new development of District property west of the runway for non-aviation uses, a master plan for this portion of the District shall be prepared that includes a land use plan, infrastructure improvement plans, and design development guidelines.~~

~~(e) Master Parking Plan~~

~~(1) Applications for building permits, subdivision maps, parcel maps, and special development permits shall utilize the Master Parking Plan (Exhibit~~

Commented [A29]: Deleted as it is covered by Section 511-20 (a).

~~A) as guidance for addressing parking demands at McClellan Park.~~

~~East McClellan Greenway.~~

~~Prior to East McClellan District occupied area exceeding 1,200,000 square feet, an open space corridor which links Freedom Park with the Peacekeeper Office Subdistrict shall be developed, as conceptually depicted in Section 511-21.7, to provide a walkway and bikeway that connects key activity centers within this District. At a minimum this facility shall include a six foot width of paved area with three feet of landscaped area on both sides as well as appropriate pedestrian lighting, street furniture, and signage elements.~~

~~(f)(d)~~ Noise.

- (1) All Districts, except Airfield Subdistrict: Before issuance of any building permit for new residential or school uses, either construction of new buildings or conversion from a non-noise sensitive use, an acoustical analysis shall be conducted and an acoustical report prepared by a qualified acoustical consultant shall be submitted to the Department of Environmental Review and Assessment (DERA). DERA will consult with the Planning Department on the adequacy of the acoustical report as part of the building permit review process. The acoustical report shall describe the potential aircraft noise levels and noise levels from Watt Avenue (if located within 300 feet of Watt Avenue) to which these uses will be exposed. The acoustical report will also include:
 - a) A description of measures to be implemented to mitigate interior noise levels to Community Noise Equivalent Level (CNEL) 45 decibels or less for all noise sensitive uses. Noise sensitive uses include, but are not limited to, schools, hospitals, museums, libraries, churches, child care facilities, nursing care facilities, theater and motion picture uses, auditoriums, concert halls, amphitheatres and rooms designed for the purpose of sleep.
 - b) A description of measures to be implemented to mitigate interior noise levels to CNEL 50 decibels or less for portions of buildings where the public is received, for office areas, and for any other areas designed for people to work or congregate.

The identified measures shall be implemented by the owner/developer of the subject building to ensure that interior noise levels are within the allowable measurements for the applicable uses.
- (2) All Districts, except Airfield Subdistrict: Before issuance of any building permit for all uses, the owner of the underlying property shall, as a condition of development approval, dedicate to Sacramento County an aviation easement. Such aviation easement shall grant to Sacramento County, as the airport owner/operator, the right to permit aircraft

operations, which may generate noise and vibration affecting the property.

~~(g)~~ (g) Airfield/Aircraft Operations: Good Neighbor Policy.

- (1) ~~Prior to June 30, 2003, the Sacramento County Department of Economic Development shall propose for Board of Supervisors consideration and approval a “Good Neighbor Policy” for the purpose of establishing and maintaining communications with neighborhoods/communities potentially affected by aircraft operations to or from the McClellan airfield. The Good Neighbor Policy shall include: (a) provisions for a dedicated phone line to receive complaints, comments, or questions about aircraft operations; (b) establishment of a specific person to respond to complaints and work toward resolution of any aircraft noise and overflight issues; (c) a commitment to work with aircraft operators with respect to education and implementation of the Good Neighbor Policy; and (d) scheduling meetings, at least annually, with the North Highlands/Foothill Farms, the Rio Linda/Elverta, and the Arden Arcade Community Planning Advisory Councils, and other organizations or groups (as appropriate or upon request), for the purpose of discussing issues regarding McClellan aircraft operations.~~

~~(h)~~ (c) Cultural Resources.

- (1) Any future proposals for development/reuse (including remodeling and/or additions) within the defined Historic District as shown in Section 511-21.9 shall be subject to review by the designated reviewing official pursuant to the Programmatic Agreement regarding preservation of the Historic District. If such proposals result in the potential for “substantial adverse change” to contributing structures, they will be forwarded to the County Department of Environmental Review and Assessment for CEQA review.
- (2) ~~Memorial Rose Garden. The Memorial Rose Garden located southwest of the intersection of Palm Street and Watt Avenue will either be preserved on site and accessible to the general public or will be relocated to another location within the East McClellan District that is accessible to the general public. Any proposed relocation of the memorial rose garden is subject to staff development plan review.~~
- (3) Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any demolition or construction activities, work shall be suspended and the County of Sacramento Department of Environmental Review and Assessment (DERA) shall be notified immediately. At that time, DERA will coordinate any necessary investigation of the find with qualified archaeologists as needed. The owner/developer of the subject parcel shall be required to implement any mitigation deemed necessary for the protection of cultural resources. In addition, in accordance with §5097.97 of the California Public Resources Code and §7050.5 of the California Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be notified immediately. If the remains are determined to be Native American, guidelines of the Native American

Heritage Commission shall be adhered to in the treatment and disposition of the remains.

~~(f)~~ Airfield Ground Support Equipment. Airfield ground support equipment (GSE) is used to service aircraft and aviation equipment located on the McClellan airfield. All GSE purchased after January 1, 2003, equal to or exceeding 50 horsepower, shall be electric powered.

~~(g)~~ Other Utilities.

- (1) Coordination with other utility providers for utility improvements should occur prior to issuance of necessary permits or approvals for the project.

~~(h)~~ Mitigation Monitoring and Reporting Program

- (1) All development projects shall be consistent with the Mitigation Monitoring and Reporting Program (Exhibit B).

511-21. EXHIBITS AND ATTACHMENTS. Sections 511-21.1 through 511-21.9, Table 1 through Table 8, Exhibit A and Exhibit B regulate property described in Section 511-21.1 and are attached hereto and by this reference incorporated into this ordinance.

- 511-21.1 McClellan Park Special Planning Area Boundary
- 511-21.2 McClellan Park Special Planning Area Districts
- 511-21.3 Core Aviation/Industrial District and Subdistricts
- 511-21.4 East McClellan District and Subdistricts
- 511-21.5 South McClellan District and Subdistricts
- 511-21.6 West McClellan District and Subdistricts
- 511-21.7 East McClellan Open Space Corridor and Pedestrian Connections
- 511-21.8 Biologically Sensitive Areas
- 511-21.9 Sacramento Air Depot Historic District
- 511-21.10 Master Sign Program
- Table 1 Core Aviation/Industrial District Permitted Uses
- Table 2 East McClellan District Permitted Uses
- Table 3 South McClellan District Permitted Uses

[Table 4](#) [West McClellan District Permitted Uses](#)

Table [45](#) Core Aviation/Industrial District Development Standards

Table [56](#) East McClellan District Development Standards (Amended 9/09)

Table [67](#) South McClellan District Development Standards

Table [87](#) West McClellan District Development Standards

Table [89](#) September 17, 1996 McClellan Building Uses

Exhibit A Master Parking Plan

Exhibit B Mitigation Monitoring and Reporting Program (MMRP)

TABLE 1			
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional-use permit by the County Planning Commission.			
Use	Airfield Subdistrict	General Industrial Subdistrict	
BASE ZONING DISTRICT(S)			
The following base zoning district(s) have been applied to the Core Aviation/Industrial District.			
Uses permitted and conditionally permitted in the M-1, Light Industrial, and M-2 Heavy industrial zone districts as set forth in the Sacramento County Zoning Code.		Per Zoning Code Requirements as Modified by this Table.	
ADDITIONAL PERMITTED USES			
The following uses are permitted in addition to any uses permitted by an applied base zoning district(s) within the Core Aviation/Industrial District.			
AVIATION AND AVIATION INDUSTRIAL USES			
Public use airport	X		
Utilities and services that support operation and maintenance of the <u>McClellan Park airfield airport</u> (e.g., navigational aids).	4X	3	3
Aircraft Engine Testing	5	5	5
Aircraft maintenance and repair		X	X
Aircraft painting/depainting		X	X

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Commented [A30]: Requires a CUP by BOS in M-2, but Table 1 includes additional detail.

TABLE 1			
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the County Planning Commission.			
Use	Airfield Subdistrict		General Industrial Subdistrict
Manufacturing processes supporting aircraft maintenance and repair and other industrial park uses (including machine shop work, painting/depainting and plating).		X	X
Hangars, shops, and storage of furnished parts, supplies, merchandise and equipment for aircraft and aircraft ground support equipment.	X	X	X
Aircraft maintenance and repair training facilities		X	X
Laboratory, aircraft-related research and testing		X	X
Air cargo and aviation uses for tenants, owners, or other users of facilities at McClellan Park so long as such tenants, owners, or other users, in their operations at McClellan Park, are (i) not primarily engaged in the business of air shipment of cargo for third parties, or (ii) providing such services to third parties on a subscription, membership or functional equivalent basis (variations to such uses are subject to Footnote 1).	X	X	X
Charter flights operated by tenants, owners, or other users of facilities at McClellan Park so long as such tenants, owners, or other users, in their operations at McClellan Park, are (i) not primarily engaged in the business of providing scheduled air transportation or air taxi services to the general public on a regularly scheduled basis, or (ii) providing such services to third parties on a subscription, membership or functional equivalent basis (variations to such use are subject to Footnote 1).	X	X	X

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TABLE 1		
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*		
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the County Planning Commission.		
Use	Airfield Subdistrict	General Industrial Subdistrict
Firefighting, disaster relief/response and other emergency related aviation and facility uses.	X	X X
Bulk fuel storage for aviation and aviation-related uses.	I	II
INDUSTRIAL USES (NON-AVIATION RELATED)		
Machine shop	I	XI
Assembly, light manufacture	I	XI
Production, assembly, maintenance and repair of electronics systems.	I	X
Metal casting	I	XI
Composites engineering and manufacture	I	XI

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Commented [A31]: Relocated from 511-13. Storage of flammable material permitted as an accessory use in M-1 and M-2.

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Commented [A32]: Machine shop defined under Assembly, Manufacturing, and Processing, Light. Allowed by right in M-1 and M-2.

Commented [A33]: Allowed by right in M-1 and M-2

Commented [A34]: Seems to be permitted by Assembly, Light Manufacturing above, but not specifically listed.

Commented [A35]: Casting defined under Assembly, Manufacturing, and Processing, Heavy. Allowed by right in M-1 and M-2.

Commented [A36]: Not specifically defined, but should be permitted under Assembly, Manufacturing, and Processing, Heavy. Mentions resins. If so, allowed by right in M-1 and M-2.

TABLE 1 CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the Project Planning Commission.			
Use	Airfield Subdistrict	Airfield Support Subdistrict	General Industrial Subdistrict
Hydraulics repair and engineering		+	X
Painting/depainting, non-aviation related		+	X
Vehicle repair and maintenance		+	2
Automobile service station		+	2
Corporation yard		+	2
Research, development, and testing of electric vehicles, including the conversion of gasoline or diesel powered vehicles.		+	X
Laboratory, research, development, and testing		+	X
Offices, when incidental to a permitted use and does not exceed 25% of the total floor area of the permitted use.		X	X
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.		X	X
Museum - Allows for coffee shop, snack bar, delicatessen or cafeteria, not occupying more than 15% total floor area and retail sales incidental to the museum not occupying more than 15% of the total floor space. It is understood that museums will hold special events for fundraising. (Added February 2012)			6
Nuclear reactor for research, development, and testing purposes.			8
Plastic manufacture subject to a Board of Supervisor override of the <i>McClellan Comprehensive Land Use Plan</i> .			11
Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use.			11
COMMERCIAL USES			
Automobile service station			2
Non-residential uses listed in Section 225-11 (Commercial Table) subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the County Planning Commission.			2
Auto or RV (or similar vehicles and ancillary merchandise) storage, sales, and auctions, subject to approval jointly by the Directors of Planning and Economic Development. (Amended 8/05)			2
RECREATION USES (Added February, 2015)			

Commented [A37]: Hydraulics not specifically listed, but likely allowed under Repair Services, General, or Assembly, Light Manufacture. Both permitted by right in M-1 and M-2.

Commented [A38]: Auto painting defined under Automobile Repair, Major. Permitted by right in M-1 and M-2.

Commented [A39]: Allowed by right in M-1 and M-2

Commented [A40]: Requires conditional use permit approval by BOS in M-1 and M-2. PC approval in Table 1.

Commented [A41]: Service Yard permitted by right in M-2.

Commented [A42]: Allowed by right in M-1 and M-2

Commented [A43]: Requires a CUP by the ZA in M-1 and M-2.

Commented [A44]: Restaurants allowed in M-1 and M-2 provided they are incidental. Retail incidental requires a CUP by ZA, but allows up to 25% of floor area.

Commented [A45]: Defined under Government and Local Agency Buildings and Uses. Does not mention private museums. Would require a CUP by the PC.

Commented [A46]: Relocated from 511-13.

Commented [A47]: Not specifically defined, but should be permitted under Assembly, Manufacturing, and Processing, Heavy. Mentions resins. If so, allowed by right in M-1 and M-2.

Commented [A48]: Relocated from 511-13. Hazardous Waste Storage/Disposal requires and CUP by BOS in M-1 and M-2. More detail in Table 1.

Commented [A49]: Requires conditional use permit approval by BOS in M-1 and M-2. PC approval in Table 1.

Commented [A50]: Relocated from 511-13. This is a reference to the prior zoning code, so not clear what it is permitting.

Commented [A51]: Relocated from 511-13. Auto and RV storage allowed requires MUP in M-1 and M-2. Auto sales requires a CUP by PC in M-1 and M-2. Large vehicle sales are permitted by right in M-1 and M-2. Vehicle auction require a CUP by the PC in M-1 and M-2.

TABLE 1 CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the Project Planning Commission.			
Indoor Recreation/Sports Facility (Added February, 2015)			7
PARKING FACILITIES			
Parking lot		X	X
Parking garage. Multi-level facilities are subject to the conditions set forth in Zoning Code Sections 225-11 and 225-14.		2	2
PUBLIC, CIVIC and INSTITUTIONAL USES			
Firing range for law enforcement and fire rescue training.			10
Burn tower for fire rescue training.			11
PROHIBITED USES			
The following uses are permitted by the applied base zoning district(s), but are not allowed within the Core Aviation/Industrial District.			
Emergency Shelter			Not Allowed
Fraternity/Sorority House			Not Allowed
Cemetery			Not Allowed
Funeral Establishment			Not Allowed
Crematory			Not Allowed
Adult Business			Not Allowed
Hunting Club, Gun Club, Shooting Club, Outdoor			Not Allowed
Race Track			Not Allowed
Stadium			Not Allowed
Hookah / Smoking / Vape Lounges			Not Allowed
Borrow Mining, Short term			Not Allowed
Gas or Oil Well			Not Allowed
Surface Mining			Not Allowed
Animal Slaughter, Tannery, and Rendering			Not Allowed
SPECIAL CONDITIONS			
The following special conditions apply to the uses indicated by the corresponding number shown in Table 1.			
(1) Permitted subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the County Planning Commission.			
(2) Permitted subject to- issuance of a conditional use permit by the County Planning Commission.			
(3) Permitted subject to review and approval by the Planning Director (or designee).			
(4) Permitted subject to review and approval by the Planning Director <u>McClellan Owners Association or Sacramento McClellan Airport Manager</u> (or designee). Any such use located within the McClellan Clear Zone, as depicted in Section 511-21.3, is also subject to review by the Airport Land Use Commission for compliance with the requirements of Federal Aviation Regulation (FAR) Part 77.			
(5) Aircraft engine testing is conditionally permitted provided that this use is located outside the Clear Zone as depicted in Section 511-21.3 and at least five hundred (500) feet from the boundary of a more restrictive land use zone. Aircraft engine testing is subject to issuance of a conditional use permit by the Board of Supervisors after a joint recommendation by the Planning Director (or designee).			
(6) Lot 51, Building 242 (Added February 2012)			

Commented [A52]: Requires a CUP by ZA in M-1 and M-2. (7) In Table 1 only allowed Building Bays B, C & D; not to exceed 1,000 people at any given event.

Commented [A53]: Parking lot or garage permitted by right in M-1 and M-2

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Commented [A54]: Which one?

TABLE 1
CORE AVIATION/INDUSTRIAL DISTRICT PERMITTED USES*
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the Project Planning Commission.
(7) Building Bays B, C & D; not to exceed 1,000 people at any given event. (Added February, 2015)
(8) Building 258.
(9) Building 251.
(10) Buildings 710, 712, and associated facilities.
(11) Building 1088 and associated facilities.

TABLE 2				
EAST MCCLELLAN DISTRICT PERMITTED USES				
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the Project Planning Commission.				
Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
BASE ZONING DISTRICT(S)				
The following base zoning district(s) have been applied to the East McClellan District.				
Uses permitted and conditionally permitted in the LC, Light Commercial zone district as set forth in the Sacramento County Zoning Code.	Per Zoning Code Requirements as Modified by this Table.			
Uses permitted the RD-5, Residential through RD-20, Multiple Family Residential zoning districts as set forth in the Sacramento County Zoning Code.		Per Zoning Code Requirements as Modified by this Table.		
Uses permitted the MP, Industrial-Office Park and M-1, Light Industrial land use zones as set forth in the Sacramento County Zoning Code.			Per Zoning Code Requirements as Modified by this Table.	
Uses permitted in the GC, General Commercial use zone as set forth in the Sacramento Zoning Code				Per Zoning Code Requirements as Modified by this Table.
ADDITIONAL PERMITTED USES				
The following uses are permitted in addition to any uses permitted by an applied base zoning district(s) within the East McClellan District.				
RESIDENTIAL AND OPEN SPACE USES				
Multiple family apartments	±	±		
Condominiums	±	±		
Residential care homes for adults and children	±			
Public parks and ancillary uses	☒	☒	X	
Buildings 521, 522, 523, 524, and 525 for use as apartments, dormitories, and/or senior housing.		☒		
OFFICE AND PROFESSIONAL USES				
Business and professional office	☒	☒	☒	
Computer programming, software, and design		X	X	
Computer service and training		X	X	
Data processing service		X	X	
Data or call center		X	±	
Laboratory, research and development		X	☒	
Laboratory, medical, dental or optical		X	☒	

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- Commented [A55]:** Allowed by right in the LC and RD districts
- Commented [A56]:** Allowed by right in the LC and RD districts
- Commented [A57]:** Not listed as permitted in the LC district
- Commented [A58]:** Allowed by right in the RD districts.
- Commented [A59]:** Relocated from 511-13. Allowed by right in the RD districts.
- Commented [A60]:** Permitted by right in LC.
- Commented [A61]:** Require a CUP by the ZA in the RD districts
- Commented [A62]:** Permitted by right in MP district
- Commented [A63]:** This and the above 3 not specifically defined, but should be allowed by MP and M-1
- Commented [A64]:** Laboratories allowed by right in MP and M-1

TABLE 2

EAST MCCLELLAN DISTRICT PERMITTED USES

* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the *McClellan Comprehensive Land Use Plan* and issuance of a conditional use permit by the Project Planning Commission.

Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Studio - radio, television, recording		X	X	
Trade school, vocational school, and job training uses	X	X	X	
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.	X	X	X	
Retail sales and service uses, when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.		X	X	
RETAIL SALES AND SERVICE USES				
Convenience store/neighborhood market (less than 6,000 square feet)	X			
Photocopy service or print shop	X	X	X	
Restaurant/coffee shop/cafeteria/delicatessen	X			
Newspaper/magazine stand	X	X	X	
Bakery/pastry shop	X			
Health club/physical fitness facility	X			
Travel agency	X			
Barber/beauty shop	X			
Food service or catering	X			
Library	X			

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Commented [A65]: Defined under Business Services, General. Allowed by right in MP and M-1

Commented [A66]: Trade or vocational school defined under School, Private. Allowed by right in the LC district.

Commented [A67]: Allowed in the RD districts with approval of a CUP by the ZA.

Commented [A68]: Allowed in MP and M-1 districts through CUP by ZA

Commented [A69]: Allowed by right in the LC district.

Commented [A70]: Permitted by right in MP and M-1 if incidental, no percentage limitation.

Commented [A71]: Requires a CUP by the ZA in RD 15+

Commented [A72]: Requires a CUP by the ZA in the MP and M-1 districts, but allows up to 25% of GFA

Commented [A73]: Allowed by right in the LC district.

Commented [A74]: Defined under Business Services, General. Permitted by right in the LC district.

Commented [A75]: Defined under Business Services, General. Requires a CUP by the ZA in RD15+.

Commented [A76]: Allowed by right in MP and M-1.

Commented [A77]: Allowed by right in the LC district.

Commented [A78]: Not specifically listed in zoning code, but should be allowed in the LC district.

Commented [A79]: Defined under restaurant. Permitted by right in the LC district.

Commented [A80]: Defined under Recreation Facility, Indoor. In the LC district, indoor recreational facilities exceeding a 300-person capacity require a CUP by the ZA.

Commented [A81]: Defined under Office, General. Permitted by right in the LC district.

Commented [A82]: Allowed by right in the LC district.

Commented [A83]: Allowed by right in the LC district.

Commented [A84]: Not specifically listed in the Zoning Code. Most likely a Government and Local Agency Building and Use which is permitted by right in the LC district.

TABLE 2 EAST MCCLELLAN DISTRICT PERMITTED USES				
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the <i>Project Planning Commission</i> .				
Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Museum	II			
Lodging, hotel and motel	XI	1		
Conference and meeting facilities	XI	II		
Child-care center	II	II	II	
Medical clinic	X			
Dental clinic	XI			
Post office	XI			
Transit or commuter center	X		XI	
Messenger service	XI			
Bank, savings and loan, finance, loan and credit office	XI	X		
Church	XI			
Real estate/leasing office, commercial/industrial	XI			
Automobile service station	II			
Commissary	III			
Base exchange	IV			
Restaurant, coffee shop, cafeteria, or delicatessen		V		
Retail or business service		VI		
Restaurant			VII	
INDUSTRIAL USES (Added February, 2017)				
Assembly, light manufacture (Added February, 2017)			XI	
Small electronics repair and maintenance (Added February, 2017)			XI	
Light assembly and manufacturing			XI	
PARKING FACILITIES				
Parking lot	X	X	X	
Parking garage. Multi-level facilities are subject to the conditions set forth in Zoning Code Sections 225-11 and 225-14.	II	1	II	
PROHIBITED USES				
The following uses are permitted by the applied base zoning district(s), but are not allowed within the East McClelland District.				
Emergency Shelter			Not Allowed	Not Allowed
Cemetery		X Not Allowed	Not Allowed	

- Commented [A85]:** County would prefer General Commercial Subdistrict.
- Commented [A86]:** Defined in the Zoning Code under Government and Local Agency Building and Use which is permitted by right in the LC district.
- Commented [A87]:** Requires a CUP approved by the PC in the LC district.
- Commented [A88]:** Defined in the Zoning Code under Private Social Center, Social Club, Fraternal Hall/Lodge which is permitted by right in the LC district.
- Commented [A89]:** Requires a CUP by the ZA in the RD districts
- Commented [A90]:** Allowed by right in the LC district.
- Commented [A91]:** Requires a CUP by the ZA in less than RD15
- Commented [A92]:** Requires a CUP by the ZA in MP and M-1 districts.
- Commented [A93]:** Defined under Office, General. Permitted by right in the LC district.
- Commented [A94]:** Not specifically listed in the Zoning Code. Most likely a Government and Local Agency Building and Use which is permitted by right in the LC district.
- Commented [A95]:** Not specifically defined in Zoning Code.
- Commented [A96]:** Defined under Business Services, General. Permitted by right in the LC district.
- Commented [A97]:** Defined under Financial Institution. Permitted by right in the LC district.
- Commented [A98]:** Defined under Places of Worship. Allowed by right in the LC district.
- Commented [A99]:** Defined under Office, General. Permitted by right in the LC district.
- Commented [A100]:** Relocated from 511-13. Requires a CUP by the BOS in the LC district.
- Commented [A101]:** Relocated from 511-13. Not specifically listed in the Zoning Code. Most likely a Restaurant which is permitted by right in the LC district Not specifically listed, but likely allowed
- Commented [A102]:** Relocated from 511-13. Not specifically listed in the Zoning Code. Most likely a ... [1]
- Commented [A103]:** Allowed by right in the MP and M-1 districts.
- Commented [A104]:** General Repair Services allowed by right in the MP and M-1 districts
- Commented [A105]:** Relocated from 511-13.
- Commented [A107]:** Permitted by right in the LC district.
- Commented [A108]:** Allowed by right in MP and M-1.
- Commented [A106]:** Old Zoning Code references. Not clear what the requirements are.

TABLE 2				
EAST MCCLELLAN DISTRICT PERMITTED USES				
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the <i>McClellan Comprehensive Land Use Plan</i> and issuance of a conditional use permit by the Project Planning Commission.				
Use	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development Subdistrict
Fraternity/Sorority House	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Funeral Establishment	Not Allowed		Not Allowed	Not Allowed
Crematory			Not Allowed	Not Allowed
Adult Business	Not Allowed		Not Allowed	Not Allowed
Card Room	Not Allowed			Not Allowed
Stadium			Not Allowed	
Hookah / Smoking /Vape Lounges	Not Allowed		Not Allowed	Not Allowed
Borrow Mining, Short term			Not Allowed	Not Allowed
Gas or Oil Well			Not Allowed	
Surface Mining			Not Allowed	
Animal Slaughter, Tannery, and Rendering			Not Allowed	
Junk Tire Handling			Not Allowed	
SPECIAL CONDITIONS				
The following special conditions apply to the uses indicated by the corresponding number shown in Table 2				
(1) — Permitted subject to issuance of a conditional use permit by the Project Planning Commission.				
(2) Building 900.				
(3) Building 910.				
(4) Building 911.				
(5) Building 560.				
(6) Building 562.				
(7) Building 22.				
(8) Buildings 18, 53, and 54.				

Commented [A85]: County would prefer General Commercial Subdistrict.

TABLE 3		
SOUTH MCCLELLAN DISTRICT PERMITTED USES*		
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-5. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the Project Planning Commission.		
Use	Office Park Subdistrict	Industrial Office Park Subdistrict South McClellan District
BASE ZONING DISTRICT(S)		
The following base zoning district(s) have been applied to the South McClellan District.		
Uses permitted the MP, Industrial-Office Park and -M-1, Light Industrial land use zones as set forth in the Sacramento County Zoning Code.		Per Zoning Code Requirements as Modified by this Table.
ADDITIONAL PERMITTED USES		
The following uses are permitted in addition to any uses permitted by an applied base zoning district(s) within the South McClellan District.		
OFFICE AND PROFESSIONAL USES		
Business and professional office	X	X
Computer programming, software, and design	X	X
Computer service and training	X	X
Call or data center	X	X
Data processing service	X	X
Laboratory, research and development	X	X
Laboratory, medical, dental or optical		X
Studio – radio, television, recording	X	X
Light industrial, when incidental to a permitted use and does not exceed 25% of the total floor area of the permitted use.	X	X
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.	X	X
Retail sales and service uses, when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.	X	X
Child care center when incidental to a permitted use and does not exceed 15% of the total floor area of the permitted use.	X	X
INDUSTRIAL USES		
Assembly, light manufacture		X
Small electronics repair and maintenance		X
Coffee shop, snack bar, delicatessen, cafeteria, newspaper and magazine stand when located as one tenant in a building and not occupying more than 15% of the total floor area.		X

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Commented [A109]: Permitted by right in MP district

Commented [A110]: This and the above 3 not specifically defined, but should be allowed by MP and M-1

Commented [A111]: Laboratories allowed by right in MP and M-1

Commented [A112]: Defined under Business Services, General. Allowed by right in MP and M-1

Commented [A113]: Light industrial allowed by M-1. Do we need this?

Commented [A114]: Permitted by right in MP and M-1 if incidental, no percentage limitation.

Commented [A115]: Requires a CUP by the ZA in the MP and M-1 districts, but allows up to 25% of GFA

Commented [A116]: Requires a CUP by the ZA in MP and M-1 districts

Commented [A117]: Allowed by right in the M_ and M-1 districts.

Commented [A118]: General Repair Services allowed by right in the MP and M-1 districts

Commented [A119]: Permitted by right in MP and M-1 if incidental, no percentage limitation.

Fabrication and outdoor storage uses provided that any outdoor storage use be visually screened from all adjacent public roadways.		2
Table 3, South McClellan District Permitted Uses located within the Approach/Departure Zone, as depicted in Section 511-21.5, subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the Project Planning Commission.		11
PARKING FACILITIES		
Parking lot	X	X

Commented [A120]: Relocated from 511-13

Commented [A121]: Relocated from 511-13. Already noted at top of table.

Commented [A122]: Allowed by right in MP and M-1.

TABLE 3		
SOUTH MCCLELLAN DISTRICT PERMITTED USES*		
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-5. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan and issuance of a conditional use permit by the Project Planning Commission.		
Use	Office-Park Subdistrict	Industrial-Office-Park-Subdistrict South McClellan District
Parking garage. Multi-level facilities are subject to the conditions set forth in Zoning Code Sections 225-11 and 225-14.	+	H
PROHIBITED USES		
The following uses are permitted by the applied base zoning district(s), but are not allowed within the South McClelland District..		
Cemetery		Not Allowed
Fraternity/Sorority House		Not Allowed
Funeral Establishment		Not Allowed
Crematory		Not Allowed
Adult Business		Not Allowed
Stadium		Not Allowed
Hookah / Smoking /Vape Lounges		Not Allowed
Borrow Mining, Short term		Not Allowed
Gas or Oil Well		Not Allowed
Surface Mining		Not Allowed
Animal Slaughter, Tannery, and Rendering		Not Allowed
Junk Tire Handling		Not Allowed
SPECIAL CONDITIONS		
The following special conditions apply to the uses indicated by the corresponding number shown in Table 3.		
(1) Permitted subject to issuance of a conditional use permit by the Planning Commission.		
(2) Buildings 610 and 640 and associated outdoor areas.		

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Commented [A123]: Allowed by right in MP and M-1.

TABLE 4			
WEST MCCLELLAN DISTRICT			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan.			
Use	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
BASE ZONING DISTRICT(S)			
The following base zoning district(s) have been applied to the West McClellan District.			
Uses permitted and conditionally permitted in the M-1, Light Industrial zone district as set forth in the Sacramento County Zoning Code.	Per Zoning Code Requirements as Modified by this Table.		
Uses permitted and conditionally permitted in the MP Industrial-Office Park and the M-1 Light Industrial zone districts as set forth in the Sacramento County Zoning Code.		Per Zoning Code Requirements as Modified by this Table.	
Uses permitted and conditionally permitted in the M-2 Heavy Industrial zone district as set forth in the Sacramento County Zoning Code.			Per Zoning Code Requirements as Modified by this Table.
ADDITIONAL PERMITTED USES			
The following uses are permitted in addition to any uses permitted by an applied base zoning district(s) within the West McClellan District.			
Law enforcement training.	1		
Hazardous materials storage.	2		
Use, generation, manufacture, refinement, production, processing, storage, or disposal of hazardous materials.	3		3
PROHIBITED USES			
The following uses are permitted by the applied base zoning district(s), but are not allowed within the West McClellan District.			
Adult oriented establishments, including but not limited to, adult bookstores, theater, and video stores.	Not Allowed	Not Allowed	Not Allowed
Drive-in theaters having three (3) or more screens, stadiums, circus, bottled gas and related storage (only if bulk petroleum storage involved, rubber fabrication, and storage and distribution of bottled gas (only if stored in bulk).	Not Allowed	Not Allowed	Not Allowed
Uses under the general category of Government Uses, Buildings and Airports that constitute jails, detention centers, or hospitals.	Not Allowed	Not Allowed	Not Allowed
Uses under General Category of animal and fiber processing that include, distillation of bones, fat rendering, except as incidental use, dead animal reduction, garbage or of all reduction, animal slaughter or stockyard and feeding uses.			Not Allowed
Automobile, welding, machinery wrecking, used building material storage or junk yards			Not Allowed
Storage of dismantled vehicles unless the entire operation is conducted within a completely enclosed building.			Not Allowed
Smelting of Tin, Copper, Zinc, or Iron Ore			Not Allowed
Emergency Shelter			Not Allowed

Commented [A124]: New Table. Information relocated from 511-13.

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Commented [A125]: Covered under Adult Business below

Commented [A126]: Covered under Animal Slaughter, Tannery, and Rendering below

Commented [A127]: All uses from here down added.

TABLE 4			
WEST MCCLELLAN DISTRICT			
* Permitted outside of the Approach/Departure Zone, as depicted in Section 511.21-3. Within the Approach/Departure Zone, uses are subject to review by the Airport Land Use Commission for consistency with the McClellan Comprehensive Land Use Plan.			
<u>Use</u>	<u>Light Industrial Subdistrict</u>	<u>Bell Avenue Industrial Office Park Subdistrict</u>	<u>Heavy Industrial Subdistrict</u>
Cemetery	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Fraternity/Sorority House	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Funeral Establishment	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Crematory	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Adult Business	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Hunting Club, Gun Club, Shooting Club, Outdoor			<u>Not Allowed</u>
Race Track			<u>Not Allowed</u>
Stadium	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Hookah / Smoking /Vape Lounges	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Borrow Mining, Short term	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Gas or Oil Well	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Surface Mining	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Animal Slaughter, Tannery, and Rendering	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Junk Tire Handling	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
SPECIAL CONDITIONS			
The following special conditions apply to the uses indicated by the corresponding number shown in Table 4.			
(1) Buildings 684 and 686.			
(2) Building 781.			
(3) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of a more restricted land use, and subject to the issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority. Building 781 will not require a conditional permit for these uses.			

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TABLE 45
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

	Airfield Subdistrict	Airfield Support Subdistrict	General Industrial Subdistrict
Permitted Uses	"General Aviation - Public Uses" as set forth in Section 511-13(A)1.5.	Aviation and aviation industrial uses as set forth in Section 511-13(B).	Light industrial, heavy industrial, and aviation industrial uses as set forth in Section 511-13(CB).
Appeals or Exceptions	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.
Existing Buildings, and Structures, and Parking	All existing buildings and structures, and parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33, with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings and structures shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, and structures, and parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33, with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	General Building Height Standards, Section 5.6301-20 through 301-25 and Industrial Development Standards, Section 325-04; M-1 and M-2 standards apply where referenced with the following exceptions: (1) buildings with structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan.	General Height Standards, Section 301-20 through 301-25 and Industrial Development Standards, Section 325-04; M-1 and M-2 standards apply where referenced with the following exceptions: (1) building and structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan and (2) buildings or structures located within 100 feet of the East McClellan District shall have a maximum height of 40 feet or subject to a conditional use permit by the Project Planning Commission. Subject to review by the Office of Planning and Environmental Review.	General Building Height Standards, Section 301-20 through 301-25 and Industrial Development Standards, Section 325-04.5, 6; M-1 and M-2 standards apply where referenced with the following exceptions: 1) building and structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan and (2) buildings or structures located within 100 feet of the East McClellan District shall have a maximum height of 40 feet or subject to a conditional use permit by the County Planning Commission. Subject to review by the Office of Planning and Environmental Review.

Commented [A128]: Coordinate w/ County to coordinate index between old and new Zone Code so we can reference correctly

TABLE 45
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

	Airfield Subdistrict	Airfield Support Subdistrict	General Industrial Subdistrict
Lot Size	No minimum required.	No minimum required.	No minimum required.
Lot Frontage, width and depth	No minimum required.	No minimums required.	No minimums required.
Setbacks and Yards	Industrial Development Standards Section 325-025.6 ; M-1 and M-2 standards apply where referenced.	Industrial Development Standards Section 325-02; M-1 and M-2 standards apply where referenced with the following exception: (1) A rear and/or side yard shall not be required except where the rear and/or side of a lot abuts a lot in the East McClellan District, in which case there shall be a rear and/or side yard of not less than 15 feet.	Industrial Development Standards Section 325-025.6 ; M-1 and M-2 standards apply where referenced with the following exception: (1) A rear and/or side yard shall not be required except where the rear and/or side of a lot abuts a lot in the East McClellan District, in which case there shall be a rear and/or side yard of not less than 15 feet.
Landscaping	Industrial Development Standards Section 325-025.2 ; M-1 and M-2 standards apply where referenced.	Industrial Landscaping Standards Section 325-03; M1 and M2 standards apply where referenced.	Industrial Landscaping Standards Section 325-035.2 ; M1 and M2 standards apply where referenced with the following exceptions: (1) MP-25' front and side street yard standards apply for all properties adjoining Dudley Boulevard, north side of Dean Street, Price Street, and Perrin Avenue for new building construction.

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Commented [A129]: Old Code - 325-03 – cut and paste an as exception – add to both columns (Airfield too)

TABLE 45
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

<p>Parking</p>	<p>Parking Standards, Section 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for; Sections 330-01 through 330-150 with exception of Section 330-11 in the case of expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, no additional parking is standards will be applied only to the expanded building square footage. Subject to review by the Office of Planning and Environmental Review.</p>	<p>Parking Standards, Sections 330-01 through 330-150 with the exception of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003. Subject to review by the Office of Planning and Environmental Review.</p>	<p>Parking Standards, Section 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do Parking Standards, Sections 330-01 through 330-150 with the exception of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceeds ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage.</p>
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TABLE 45
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

	Airfield Subdistrict	Airfield Support Subdistrict	General Industrial Subdistrict
On-site signs	Signs - Commercial and Industrial Zone, Sections 335-20 and 335-21.5.10 and the McClellan Master Signage and Wayfinding Program shall apply, attached as Section 511-21.10. Also, sign Regulations, Section 335-01 through 335-13; M-1 and M-2 standards apply where referenced. Subject to review by the Office of Planning and Environmental	Signs - Commercial and Industrial Zone, Sections 335-20 and 335-21. Also, Sign Regulations, Sections 335-01 through 335-13; M-1 and M-2 standards apply where referenced. Subject to review by the Office of Planning and Environmental Review.	Signs - Commercial and Industrial Zone, Sections 335-20 and 335-21.5.10 and the McClellan Master Signage and Wayfinding Program shall apply, attached as Section 511-21.10. Also, Sign Regulations, Sections 335-01 through 335-13; M-1 and M-2 standards apply where referenced.
Walls and Fences	Regulations Pertaining to Walls and Fences, Section 5.2.5 301-60 through 301-66; M-1 and M-2 standards apply where referenced; Subject to review by the Office of Planning and Environmental Review, with the exception that fence placement and height may vary to accommodate truck movements, water quality facilities, security requirements and other considerations.	Regulations Pertaining to Walls and Fences, Section 301-60 through 301-66; M-1 and M-2 standards apply where referenced with the following exception (1) visual screening shall be provided along the interior property lines when located adjacent to the East McClellan District. Subject to review by the Office of Planning and Environmental Review.	Regulations Pertaining to Walls and Fences, Section 5.2.5 301-60 through 301-66; M-1 and M-2 standards apply where referenced with the following exceptions (1) fence placement and height may vary to accommodate truck movements, water quality facilities, security requirements and other considerations; (1) visual screening shall be provided along the interior property lines when located adjacent to the East McClellan District; (2) MP standards apply where referenced for all properties abutting Dudley Boulevard, the north side of Dean Street, Price Street, and Perrin Avenue for new construction.
Trash and Recycling Containers and Enclosures	Industrial Standards, Section 325-05 and 325-065.6.	Industrial Standards, Section 325-05 and 325-06.	Industrial Standards, Section 325-05 and 325-065.6.
Lighting	Industrial Development Standards, Section 325-075.6.2. Subject to review by the Office of Planning and Environmental Review.	Industrial Standards, Section 325-07. Subject to review by the Office of Planning and Environmental Review.	Industrial Development Standards, Section 325-07.5.6.2.

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TABLE 45
CORE AVIATION/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Loading Areas	Industrial Standards, Section 325-085.6.2 . Subject to review by the Office of Planning and Environmental Review.	Industrial Standards, Section 325-08. Subject to review by the Office of Planning and Environmental Review.	Industrial Standards, Section 325-085.6.2 .
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TABLE 56
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	<u>Mixed Use Development Subdistrict</u>
Permitted Uses	Residential, recreation, and commercial uses as set forth in Section 511-14(A).	Office <u>and residential</u> uses as set forth in Section 511-14(B).	Office and light industrial uses as set forth in Section 511-14(C).	<u>Office and retail uses as set forth in Sections 511-14(D).</u>
Appeals or Exceptions	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.	<u>Use permits and variances shall be processed according to adopted County zoning code requirements.</u>
Existing Buildings, and Structures, <u>and</u> Parking	All existing buildings, <u>and</u> structures, <u>and</u> parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, <u>and</u> structures, <u>and</u> parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, <u>and</u> structures, <u>and</u> parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	<u>All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.</u>
Height	General-Building Height Standards, Section 301-20 through 301-25, and Commercial and Business and Professional Use Development Standards, Section 315-44.	General-Building Height Standards, Section 301-20 through 301-25, 4 and 5.5, and Commercial and Business and Professional Use Development Standards, Section 315-44.	General-Building Height Standards, Section 5.5 and 5.6, 301-20 through 301-25, and Commercial and Business and Professional Use Development Standards, Section 315-44.	<u>Building Height Standards, Section 5.7 (NMC).</u>
Lot Size	No minimum required.	No minimum required.	No minimum required.	<u>No minimum required.</u>
Lot Frontage, width and depth	No minimums required.	No minimums required.	No minimums required.	<u>No minimums required.</u>

TABLE 56
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	Mixed Use Development District
Setbacks and Yards	Residential, Recreation, and Commercial and Business and Professional Development Standards, Sections 315-42 and 315-43 5.3, 5.4, and 5.5; BP-Commercial standards apply where referenced with the following exception: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use.	Commercial and Business and Professional Office and Residential Development Standards, Sections 315-42 and 315-43 5.4 and 5.5; BP-Commercial standards apply where referenced with the following exception: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use.	Commercial and Business and Professional Office and Light Industrial Development Standards, Sections 315-42 and 315-43 5.5 and 5.6; BP-Commercial standards apply where referenced with the following exceptions: (1) there shall be a rear yard and interior side yard of at least 25 feet between any structure and the boundary line of any adjacent residential or open space use; (2) front and side street yards of at least 13 feet are permitted along Dudley Boulevard and Arnold Avenue.	Office and Retail Development Standards, Section 5.5.
Landscaping	Commercial and Business and Professional Residential, Recreation and Commercial Development Standards, Section 5.2.4 315-45; BP standards apply where referenced with the following exception: (1) standards referenced in Section 315-45(b) shall apply for any property adjoining a residential or open space use.	Commercial and Business and Professional Office and Residential Development Standards, Section 5.2.4 315-45; BP standards apply where referenced with the following exception: (1) standards referenced in Section 315-45(b) shall apply for any property adjoining a residential or open space use.	Commercial and Business and Professional Office and Light Industrial Development Standards, Section 315-45 5.2.4; "other commercial zone" (i.e., non-BP) standards apply where referenced with the following exception: (1) standards referenced in Section 315-45(b) shall apply for any property adjoining a residential or open space use.	Office and Retail Development Standards, Section 5.7.3.

TABLE 56
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

<p>Parking</p>	<p>Parking Standards, Sections 330-01 through 330-1505.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.</p>	<p>Parking Standards, Sections 330-01 through 330-1505.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2002.</p>	<p>Parking Standards, Sections 330-01 through 330-1505.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2002.</p>	<p>Parking Standards, Section 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage.</p>
<p>On-site signs</p>	<p>All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.</p>	<p>All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.</p>	<p>All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10. Signs – Business and Professional Office Zone, Sections 335-15. Also, Sign Regulations, Sections 335-01 through 335-13; BP standards apply where referenced.</p>	<p>All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.</p>

TABLE 56
EAST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Community Support Subdistrict	Wherry Office Park Subdistrict	Peacekeeper Office Subdistrict	<u>Mixed Use Development District</u>
Walls and Fences	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-665.2.5 ; commercial zone standards apply where referenced.	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-665.2.5 ; commercial zone standards apply where referenced.	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-665.2.5 ; commercial zone standards apply where referenced.	<u>Regulations Pertaining to Walls and Fences, Sections 5.2.5; commercial zone standards apply where referenced.</u>
Trash and Recycling Containers and Enclosures	<u>Residential, Recreation and Commercial</u> Commercial and Business and Professional Development, Section 315-50 and 515.3, 5.4, and 5.5.	<u>Office and Residential</u> Commercial and Business and Professional Development, Section 315-50 and 515.4 and 5.5.	<u>Office and Light Industrial</u> Commercial and Business and Professional Development Standards, Section 315-50 and 515.5 and 5.6.	<u>Office and Retail Development Standards, Section 5.7.</u>

TABLE 67
SOUTH MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	<u>Office Park Subdistrict</u>	<u>Industrial Office Park Subdistrict</u>
Permitted Uses	Office uses as set forth in Section 511-15(A).	Office and light industrial uses as set forth in Section 511-15(BA).
Appeals or Exceptions	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.
Existing Buildings, and Structures, and Parking	All existing buildings and structures shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, and structures, and parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	General Height Standards, Section 301-20 through 301-25 and Industrial Development Standards, Sections 325-04 and 325.04.5; MP standards apply where referenced.	General Building Height Standards, Section 301-20 through 301-25.5 and 5.6 and Industrial Development Standards, Sections 325-04 and 325.04.5; MP standards apply where referenced with the following exception: (1) building and structure maximum heights shall not exceed height limits designated in the McClellan Comprehensive Land Use Plan.
Lot Size	Each lot shall have a minimum of five (5) acres.	No minimum required. Each lot shall have a minimum of three (3)
Lot Frontage, width and depth	No minimums required.	No minimums required.
Setbacks and Yards	Industrial Development Standards Section 325-02; MP standards apply where referenced.	Industrial Office and Light Industrial Development Standards Section 325-025.5 and 5.6; MP standards apply where referenced.
Landscaping	Industrial Landscaping Standards Section 325-03; MP standards apply where referenced.	Office and Light Industrial Development Standards, Section 5.2.4 Industrial Landscaping Standards Section 325-03; MP standards apply where referenced.

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TABLE 67
SOUTH MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

Parking	Parking Standards, Sections 330-01 through 330-150 with the exception of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	Parking Standards, Sections 330-01 through 330-150 <u>5.9</u> with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building <u>expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.</u>
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TABLE 67
SOUTH MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Office Park Subdistrict	Industrial Office Park Subdistrict
On-site signs	All signage shall be in conformance with the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.	All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.
Walls and Fences	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-66; MP standards apply where referenced.	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-66 5.2.5 ; MP-commercial standards apply where referenced.
Trash and Recycling Containers and Enclosures	Industrial Standards, Section 325-05 and 325-06.	Office and Light Industrial Development Standards, Section 5.5 and 5.6. Industrial Standards, Section 325-05 and 325-06.
Lighting	Industrial Standards, Section 325-07.	Industrial Development Standards, Section 325-07 5.6 .
Loading Areas	Industrial Standards, Section 325-08.	Industrial Development Standards, Section 325-08 5.6 .

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TABLE 78
WEST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
Permitted Uses	Light industrial uses as set forth in Section 511-16(A).	Office and light industrial uses as set forth in Section 511-16(B).	Light and heavy industrial uses set forth Section 511-16(C).
Appeals or Exceptions	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.	Use permits and variances shall be processed according to adopted County zoning code requirements.
Existing Buildings, Structures, and Parking	All existing buildings and structures, and parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings and structures, and parking shall be considered legal nonconforming pursuant to Sections 120-31 through 120-33 with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	All existing buildings, structures, and parking shall be considered legal nonconforming with the following exception: (1) expansion of existing buildings shall be permitted such that the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.
Height	General-Building Height Standards, Section 301-20 through 301-25 5.8 and Industrial Development Standards, Section 325-04; M-1 standards apply where referenced.	General-Building Height Standards, Section 5.5 and 5.8 301-20 through 301-25 and Industrial Development Standards, Sections 325-04 and 325.04.5; MP standards apply where referenced.	Building Height Standards, Section 5.8.
Lot Size	No minimum required	No minimum required Each lot shall have a minimum of three (3) acres.	No minimum required.
Lot Frontage, width and depth	No minimums required.	No minimums required.	No minimums required.
Setbacks and Yards	Industrial Development Standards Section 325-02; M-1 and M-2 standards apply where referenced 5.6.	Industrial Development Standards Sections 325-02; M-1 and M-2 standards apply where referenced 5.5 and 5.6.	Industrial Development Standards Section 5.6.

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TABLE 78

WEST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

Landscaping	Industrial Landscaping Standards Section 325-035.2 ; M-1 and M-2 standards apply where referenced with the following exception: (1) MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue.	Industrial Landscaping Standards Section 325-035.2 ; MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue. MP standards apply where referenced.	<u>Industrial Landscaping Standards Section 5.2</u> ; MP front and side street yard standards apply for all properties adjoining Dudley Boulevard, Bell Avenue, Kilzer Avenue, Dean Street, and Forcum Avenue.
Parking	Parking Standards, Sections 330-01 through 330-150 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage. of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	Parking Standards, Sections 330-01 through 330-150 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage. of Section 330-11 in the case of expansion of existing buildings where the cumulative floor area of all expansions does not exceed an increase of ten (10) percent over the floor area as of January 1, 2003.	<u>Parking Standards, Section 5.9 with the exception that: 1) all existing parking shall be considered legal nonconforming; 2) no additional parking is required for expansion of existing buildings that do not exceed an increase of ten (10) percent over the floor area as of January 1, 2003; and 3) if building expansions exceed ten (10) percent over the floor area as of January 1, 2003, additional parking standards will be applied only to the expanded building square footage.</u>

TABLE 78
WEST MCCLELLAN DISTRICT DEVELOPMENT STANDARDS

	Light Industrial Subdistrict	Bell Avenue Industrial Office Park Subdistrict	Heavy Industrial Subdistrict
On-site signs	All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10. Signs—Commercial and Industrial Zone, Sections 335-20 and 335-21. Also, Sign Regulations, Sections 335-01 through 335-13; M-1 and M-2 standards apply where referenced.	All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10. Signs—Industrial Office Park Zone, Sections 335-25. Also, Sign Regulations, Sections 335-01 through 335-13; MP standards apply where referenced.	All signage shall be in conformance with Section 5.10 and the McClellan Park Wayfinding and Signage Master Plan, attached as Section 511-21.10.
Walls and Fences	Regulations Pertaining to Walls and Fences, Section 301-60 through 301-66; 5.2.5; M-1 and M-2 standards apply where referenced.	Regulations Pertaining to Walls and Fences, Sections 301-60 through 301-66; 5.2.5; M-1 and MP standards apply where referenced.	Regulations Pertaining to Walls and Fences, Section 5.2.5; M-2 standards apply where referenced.
Trash and Recycling Containers and Enclosures	Industrial Development Standards, Section 325-05 and 325-06; 5.6.	Industrial Development Standards, Section 325-05 and 325-06; 5.5 and 5.6.	Industrial Development Standards, Section 5.6.
Lighting	Industrial Development Standards, Section 325-07; 5.6.	Industrial Development Standards, Section 325-07; 5.6.	Industrial Development Standards, Section 5.6.
Loading Areas	Industrial Development Standards, Section 325-08; 5.6.	Industrial Development Standards, Section 325-08; 5.6.	Industrial Development Standards, Section 5.6.

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McClellan Park Special Planning Area

Table 89: September 17, 1996 McClellan Building Uses*

* The list of uses shown in this Section are derived from Air Force property records and are specific with respect to uses occurring as of September 17, 1996. Special consideration shall be given by Planning Department staff in evaluating whether proposed uses are similar in nature to those identified in this Section (e.g., a proposed use of "office" is similar to an "Administrative, Headquarters" use; a proposed use of "light industrial" is similar to a "CE Maintenance Shop").

Building #	September 17, 1996 Use
0001	Wing HQ-Admin
0003	Administrative, Headquarters
0004	Administrative, Base Personnel Office
0007	Comm Relay Facility, HQ Communications Squadron
0008	Electrical supply storage and maintenance, Training Facility
0009	Administrative, Base Personnel Office, Focus Center
0010	Administrative, Personnel Offices
0014	Administrative, HQ Major Command
0015	Traffic Check House
0017	CE Storage Shed
0018	CE Maintenance Shop
0019	Base Engineering Storage Shed
0020	Telecommunications Facility
0021	Administrative, SSE Engr Admin
0022	CE Maintenance Shop (spray booth filter, flammable storage)
0023	CE maintenance shop
0024	CE Administration
0025	CE maintenance shop (pumps, machinery, components, etc.)
0026	Administrative Office
0027	CE storage facility and Maintenance (freon and refrigeration units)
0028	Gas meter facility, CE storage (misc. parts, cables, wiring)
0029	Reserves Training Facility
0030	Swim Pool Water Treatment Unit
0034	Swim Pool Consol
0035	SP Admin Facility
0049	CE Storage Shed
0050	CE Storage Shed (chemicals)
0053	CE storage facility, electrical shop
0054	CE Maintenance Shop, welding and carpentry shops
0055	CE storage facility
0056	CE storage facility
0058	CE Storage Shed
0060	Sanitary Sewer Pump Station
0070	Family Housing
0071	Family Housing

McClellan Park Special Planning Area

Table 89: September 17, 1996 McClellan Building Uses*

* The list of uses shown in this Section are derived from Air Force property records and are specific with respect to uses occurring as of September 17, 1996. Special consideration shall be given by Planning Department staff in evaluating whether proposed uses are similar in nature to those identified in this Section (e.g., a proposed use of "office" is similar to an "Administrative, Headquarters" use; a proposed use of "light industrial" is similar to a "CE Maintenance Shop").

Building #	September 17, 1996 Use
0072	Family Housing
0073	Family Housing
0074	Family Housing
0075	Family Housing
0076	Family Housing
0077	Family Housing
0078	Family Housing
0079	Family Housing
0080	Family Housing
0087	Visiting Officers' Qtrs Housing
0088	Dental Clinic
0089	Visitors Officers' Qtrs Housing
0090	Visitors Officers' Qtrs Housing
0091	Building Water Supply
0092	Air Conditioning Plant Facility
0093	Building Water Supply
0094	Flag Pole
0095	CE Storage Facility, lawn care eq.
0096	CE Storage Facility
0097	CE Storage Facility, lawn care eq.
0098	Medical Clinic/X-ray Facility
0099	Bus Shelter
0100	Family Housing
0101	Family Housing
0102	Family Housing
0103	Family Housing
0104	Family Housing
0105	Family Housing
0106	Family Housing
0107	Family Housing
0108	Family Housing
0109	Family Housing
0110	Family Housing
0111	Family Housing
0112	Family Housing
0113	Family Housing
0118	Water Well
0134	Swim Pool Water Treatment Unit
0150	Officer's Open Mess

McClellan Park Special Planning Area

Table 89: September 17, 1996 McClellan Building Uses*

* The list of uses shown in this Section are derived from Air Force property records and are specific with respect to uses occurring as of September 17, 1996. Special consideration shall be given by Planning Department staff in evaluating whether proposed uses are similar in nature to those identified in this Section (e.g., a proposed use of "office" is similar to an "Administrative, Headquarters" use; a proposed use of "light industrial" is similar to a "CE Maintenance Shop").

Building #	September 17, 1996 Use
0152	Swim Pool Water Treatment
0200	Administrative Office
0209	(B,C,D), administration, HQ WG,
0216	Base water tower
0230	Air Conditioning Plant Facility
0231	Base Water Supply Well/Pump House
0232	vacant
0233	Water Tower
0237	Aircraft instrument repair facility
0238	CERP Foundry, Production Support (Materials)
0239	Aircraft Maintenance, HG Maint, Lear Jet maintenance facility
0240	Aircraft Maintenance, HG Maint, Misc Storage
0241	Hydraulic equipment repair and test facility, electrical activator shop
0241A	Hydraulic equipment repair and test facility, electrical activator shop
0242	Motor/Generator Rebuild, Aircraft Shop and Engine Repair
0243	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243A	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243B	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243C	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243D	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243E	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243F	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0243G	Aircraft Maintenance- Metal plating of aircraft parts and corrosion protection
0244	Waste Treatment Facility
0246	Wastewater Treatment Plant #2
0247	Compressed Air Plant
0248	Nondestructive Inspection Facility
0249	General Purpose Aircraft Shop
0250	Admin & Warehouse, Aircraft repair shops
0250A	Admin & Warehouse, Aircraft repair shops
0250B	Admin & Warehouse, Aircraft repair shops
0250C	Admin & Warehouse, Aircraft repair shops
0250D	Admin & Warehouse, Aircraft repair shops
0250E	Admin & Warehouse, Aircraft repair shops
0250F	Admin & Warehouse, Aircraft repair shops
0250G	Admin & Warehouse, Aircraft repair shops
0250H	Admin & Warehouse, Aircraft repair shops
0250HH	Admin & Warehouse, Aircraft repair shops

McClellan Park Special Planning Area

Table 89: September 17, 1996 McClellan Building Uses*

* The list of uses shown in this Section are derived from Air Force property records and are specific with respect to uses occurring as of September 17, 1996. Special consideration shall be given by Planning Department staff in evaluating whether proposed uses are similar in nature to those identified in this Section (e.g., a proposed use of "office" is similar to an "Administrative, Headquarters" use; a proposed use of "light industrial" is similar to a "CE Maintenance Shop").

Building #	September 17, 1996 Use
0250I	Admin & Warehouse, Aircraft repair shops
0250J	Admin & Warehouse, Aircraft repair shops
0250K	Admin & Warehouse, Aircraft repair shops
0250L	Admin & Warehouse, Aircraft repair shops
0250M	Admin & Warehouse, Aircraft repair shops
0250N	Office/Administration
0251-Dock 1	Aircraft maintenance shop, Maintenance hangar
0251-Dock 2	Aircraft maintenance shop, Maintenance hangar
0251-Dock 3	Aircraft maintenance shop, Maintenance hangar
0251-HIGH BA	Aircraft maintenance shop, Maintenance hangar
0251-LOW BA	Aircraft maintenance shop, Administration
0252	Empty; under remediation/renovation
0253	Instrument Support/Supply Bldg. for 252
0254	Washracks
0255	Soldering area, storage misc. hydraulic equip. and parts/electronic components
0256	Waste treatment building
0257	Aircraft Repair Support/Supply Bldg.
0258	Nuclear Radiation Center, Avionics Lab
0260	General Purpose Aircraft Shop
0261	Shop, Aircraft General Purpose
0262B	Administrative, Generator Plant
0263B	administration, Autodin/Admin/Warehouse, Generator Plant
0263C	administration, Autodin/Admin/Warehouse, Generator Plant
0263D	administration, Autodin/Admin/Warehouse, Generator Plant
0264	CE storage facility, storage cabinets
0267	Restaurant
0269B	Administrative, Office
0269C	Administrative, Office
0269D	Administrative, Office
0269E	Administrative, Office
0269F	Administrative, Office
0269G	Administrative, Office
0269H	Administrative, Office
0271	CE storage facility, general building materials storage
0280	Base cafeteria, administrative offices
0298	Water Fire Pump Station
0299	Fire Protection Water Storage
0310	Special vehicle maintenance facility (washrack, haz waste staging area, maintenance area)
0315	JP-8 Fueling/Defueling Operations facility, quality control/fuel sampling lab, offices, utility and locker
0318	Empty storage tank at Tank Farm #10

McClellan Park Special Planning Area

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Building #	September 17, 1996 Use
0319	Liquid Fuels Pump Station
0321	Liquid fuels storage tank at Tank Farm #10
0322	Liquid fuels storage tank at Tank Farm #10
0323	Removed; removal date unknown
0324	Aircraft and engine repair facility, lab staging area for wastes
0326	CE Storage Facility, unused
0328	Abandoned
0329	Electrical Power Station
0330	Electrical Power Station
0331	Sanitary Sewage Pump Station
0332	Abandoned
0333	Waste Treatment Facility
0335	Administrative
0336	Audio Visual Facility, Photo Processing Lab
0338	Administrative, Field Training Facility
0339	Administrative
0343	Administrative Support Facility, Nonhazardous material storage
0344	Aircraft and engineering shop, Admin Support Facility
0347	Forms and publications warehouse
0349	Aircraft Repair, Silk Screening/Painting
0350	Electronics technical lab, Electrical maintenance shops
0351	Aircraft repair and administrative facility, degreaser, lab shop, office area and communications and ele
0353	Microfiche service center, Administrative, Restaurant
0353	Base print shop
0354	Administrative, Battery shop, Hydraulic Component Facility
0355	Admin/Storage Facility, Res Forces GrrNG S
0357	Printing Plant/Silk Screen Shop
0358	Reserve unit (40th CLSS) storage and offices (last 7 yrs)
0359	Aircraft Hangar/Backshop, Aircraft maintenance, Former Washrack, Maintenance hangar
0360	Water Fire Pump Station
0361	Aircraft Hangar/Backshop, Aircraft Maintenance
0362	Aircraft Hangar/Backshop, Aircraft Maintenance
0363	CE Storage Facility
0364	Administrative, Technical Training Classroom
0365	Aircraft Hangar/Backshop, Aircraft Maintenance
0366	Shop Storage Facility
0367	Steam generation facility
0368	Quality Control Analysis Dep, Parachute Shop, Physical Sciences Lab
0369	Haz mat and waste storage area, outdoor staging area for silk screen and photo shops

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Building #	September 17, 1996 Use
0371	Aircraft Maintenance Facility
0372	Aircraft Corrosion Control Facility
0375	Aircraft Corrosion Control, Aircraft Depaint (Washrack), Aircraft paint removal, cleaning, and fuel tan
0376	Vehicle Fueling Station
0377	Office
0378	Hazardous materials storage
0379	Liquid Fuels Fill Stand
0380	Corrosion Control Utility Storage, Towing/Crane
0383	Electrical Power Station Bldg
0385	Aircraft structural testing, Cold Proof, Non-Destructive Inspection Facility
0390	Liquid Fuels Fill Stand
0395	Water Supply Facility
0411	Aircraft Maintenance Facility, automotive and forklift repair, welding shop, haz mat staging area, fuel
0412	Storage, Electric O&T/D shop, Ground Communications Storage Facility, Locomotive maintenance fa
0414	Vehicle Service Rack
0426	Generator washrack, Aircraft Shop and Engineer Repair
0427	Liquid Fuels Fill Stand
0429	Technical Training Classroom, mechanical room
0431	Vacant building
0432	Electrical box, Sanitary Sewage Pump Station
0433	Liquid Fuels Pump Station
0440	Abandoned; CE Storage
0441	Aircraft Maintenance, Engine Storage
0444	Vehicle Maintenance Administration Facility
0445	Vehicle Maintenance Administration Facility
0446	Sanitary Sewage Pump Station
0448	Liquid Fuels Fill Stand
0449	Liquid Fuels Fill Stand
0450	SMUD facility
0458	Dry cleaning facility
0473	TIPI Paint Booth, Generator repair, Aircraft Shop and Engine Repair
0475	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475A	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475B	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475C	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475D	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475E	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0475F	Aircraft Maintenance, Aircraft Repair Backshop, Generator Repair, Jet engine repair and tire shop, Pa
0476	Aircraft and Engine Repair Shop

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Table 89: September 17, 1996 McClellan Building Uses*

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Building #	September 17, 1996 Use
0478	Removed; removal date unknown
0480	Steam Plant Facility
0489	CE maintenance shop, storage electrical parts
0514	Water Supply/Treatment Facility
0520	Dormitory
0521	Dormitory
0522	Dormitory
0523	Dormitory
0524	Dormitory
0525	Dormitory
0558	Water Supply/Treatment Facility
0560	NCO Open Mess
0562	NCO Barber Shop, NCO Open Mess
0563	Med. Food Inspection
0564	Base Package Store
0565	Storage Facility
0600	DPI, Electronic re-engineering facility--computer, communications, admin.
0603	Tank car motor pool and lawn care equip.
0604	Sanitary Sewage Pump Station
0605	SHP, ELCT O&T/D
0610	Store parts used in rebuilding communication tracking units
0611	Storage, solvents
0612	Hazardous materials storage shed
0613	Hazardous materials storage area, washrack
0614	Bldg Wtr Sup. & Water Well Facility, abandoned
0616	SHP, ELCT O&T/D
0617	Electrical Power Station
0618	Computer software lab, integration/software, Software Engineering
0619	Electrical Operation Testing & Development Shop
0620	Computer microchip design and testing, integration support facility
0628	Tech Lab
0629	Tech Lab
0631	Compressed gas cylinder storage facility
0632	Aircraft Flight Prep and Planning Office, Administrative
0633	Aircraft Flight Prep and Planning Office, tool storage
0635	Aero Club Facility, small aircraft maintenance
0636	CE Storage Facility, foam storage for Fire Dept.
0637	Electronics Overhaul Facility, repair and overhaul numerous communications, electronic and radar uni
0640	Electronics Overhaul Facility, Printed Wireboard Mfg, Repair and overhaul numerous communication

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Building #	September 17, 1996 Use
0641	Auxiliary steam generation facility, boiler and chiller rooms
0642	Administration Facility, office areas for communications and electronics division
0643	Electrical Power Station Bldg.
0644	Environmental Management storage facility, storage of sampling equipment
0645	Storage/supply shed for AST maintenance tools/supplies
0646	Enviro-Health Lab, Environmental Management lab, Tech Lab, Lab
0647	Aircraft Maintenance Facility
0652	Aircraft general purpose shop, Aircraft Maintenance Facility
0653	Security Police Identification Control
0654	Aircraft Support Facility
0655	Electronics Overhaul Facility, Painting, cleaning, and repairing ground-base electronic equipment 0658 Aircraft Corrosion Control, Depaint Washrack, Depaint/corrosion control blasting walk-thru booth and
0659	Under conversion for hazardous materials staging area
0660	Aircraft Maintenance Facility
0661	Security Police Tower
0662	Water Tank Storage
0663	Water Supply Facility, Booster pumping/water treatment station
0664	Supply Facility
0665	Security Police Tower
0667	Radome Repair Shop
0668	Security Police Tower
0669	Security Police Tower
0670	Sanitary Latrine
0671	Sanitary Latrine
0672	Administrative
0674	Aircraft Support Facility
0677	Precision Measurement Equipment Lab
0678	Hazardous Materials Storage
0679	Hazardous Materials Storage
0680	Warehouse
0681	Vehicle Service Rack
0682	Traffic Check House
0683	CE Maintenance Shop of fuel ASTs/pumps, Admin. office
0684	Computer warehouse, paper and scrap metal recycling
0685	Standby generator repair and roads and grounds maintenance
0686	EIS Maint/Admin
0687	Warehouse
0688	CE Maintenance Shop; Mixes and stores pesticides, herbicides, insecticides; administrates distribution
0689	CE Storage Shed—used by 688 for general supplies (no pesticides)

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Building #	September 17, 1996 Use
0690	Corrosion Control Facility, Explosion Control, Aircraft work, Trailer retrofitting
0691	Bead blasting operation (paint removal activities)
0692	Aircraft Corrosion Control, Aircraft Paint/Depaint, Paint and Supply Storage, Tool repair, Admin. offi
0693	CE Pavement Supply Facility
0694	Hazardous material/waste storage
0695	Corrosion Control Utility Storage
0696	CE Pavement Supply Facility
0698	Administrative Office (non-Air Force)
0699	Abandoned
0700	Warehouse
0701	Communications Receiver Site
0702	Communications Site
0703	Water Fire Pump Station
0704	Aircraft Maintenance Hangar, Aircraft Hangar/Repair, also has offices
0706	Abandoned Sanitary Sewer Pump Station
0707	Aircraft Maintenance Shelter, Fuel Area Material Storage, Maintenance Dock, Printing Operations
0708	Aircraft Maintenance Shelter and Dock, Fuel Bladder Shop
0709	Hazardous Materials Storage
0710	Small Arms Range Facility
0711	Aircraft Maintenance Facility, Oxy/Armament
0712	CAT Maintenance Bldg, Firing Range Facility
0714	Waste Treatment Facility
0715	Waste Treatment Facility
0716	Ammunition Storage Support Bldg., CE Maintenance Shop, Communications Electrical Supply Facilit
0717	Waste Treatment Facility
0718	Waste Treatment Facility
0719	Waste Treatment Facility
0720	Sanitary Latrine, Small Aircraft Support
0721	Aircraft Maintenance Dock, Aircraft Storage Site, Flight Prep administration
0722	Aircraft Maintenance Dock, Flight Prep
0723	Aircraft Maintenance Facility, Small Aircraft Support, locked/abandoned
0724	Houses precious metal recovery operations, Warehouse Supply Shed
0725	Air Conditioning Plant, Aircraft Support
0726	Logistics Facility Department Operations
0727	Hazardous Materials Storage
0729	Waste Treatment Facility
0731	Logistics Facility Department Operations
0732	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0733	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock

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Building #	September 17, 1996 Use
0733/A5	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0734	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0734B	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0734B1&4	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0735	Aircraft Maintenance Shelter, Flight Prep, Maintenance Dock
0736	Sanitary Latrine, Sanitary Lift Station
0737	Firestation #2
0738	Aircraft Maintenance Shop
0739	Abandoned concrete, covered pad
0740	Electrical Power Generator Plant
0741	Abandoned
0751	Aircraft Fuel Systems Dock, Aircraft Fueling/Defueling Maintenance
0752	Aircraft Fuel Systems Dock, Aircraft Fueling/Defueling Maintenance
0753	Aircraft Fuel Systems Dock, Aircraft Fueling/Defueling Maintenance
0754	Aircraft Fuel Systems Dock
0755	Aircraft Fuel Systems Dock, Compressed Air
0756	Liquid Fuels Pump Station
0757	Fuel Storage, Liquid Oxygen Storage,
0758	Liquid Oxygen Storage
0762	Mat K Fuel Area Administration
0763	Fuel Supply Maintenance Dock
0764	Defueling Aircraft, Fuel Systems Maintenance Dock
0765	Fuel Systems Maintenance Dock
0766	Aircraft power generator shed
0767	Fuel Systems Maintenance Dock
0768	Oil/Water Separator, Pump Station
0769	Water Tower
0770	Aircraft Maintenance Supply Shop
0771	Aircraft Maintenance - Compressed Air
0772	Aircraft Maintenance Facility, Maintenance Dock
0773	Aircraft Maintenance Dock, Break Shack, Shop Aircraft General Purpose
0774	Aircraft Maintenance Dock, Flight Prep
0775	Training Aid
0778	Mat Process Facility, paint storage
0780	Weighing Scale
0781	Chemical storage (solvents, acids, bases, oils, paints), hazardous materials storage
0783-A	Warehouse

Warehouse
 Warehouse

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Building #	September 17, 1996 Use
0800	Weather satellite radar facility
0814	Aviation Museum
0825	Aviation Museum
0826	Aviation Museum
0829	Aircraft Maintenance Supply Facility
0870	Electrical Power Station
0871	Control Tower
0872	Sanitary Sewage Pump Station
0876	Aircraft Maintenance Supply Facility
0877	Aircraft Maintenance, Aircraft Repair, Maintenance Dock
0878	Aircraft Maintenance, Aircraft Repair, Maintenance Dock
0879	Hydraulic equip. maintenance, machine shops, grinding shop, hydraulic test stands, precision fitting
0900	Base Exchange Service Station, Service station with four new fuel tanks and one waste oil tank
0903	Base Exchange Service Outlet
0905	Credit Union
0910	Base commissary
0911	Base exchange
0912	Base Exchange Warehouse, Troop Subsistence
0917	Sanitary Sewage Pump Station
0920	Traffic Check House
0922	Administrative, Dormitory
0923	Recreational facility – tennis court
0924	Dormitory
0929	FTD Equip. Shop, Radio Branch, SHP MET EQUIP
0941	Dormitory
0942	Dormitory
0943	Administration building for food services on base; potential contaminant source areas at this site includ
0944	Dormitory
0945	Dormitory
0946	Dormitory
0947	Dormitory
0948	Security Police Operations Facility
0949	Administrative, Offices, RES FORCES OPL TNG
0950	HQ Numbered, AF, Offices, Wing HQ-Admin
0951	Visitor Facility
0952	Traffic Check House
0960	Post Office
1010	Administrative, Squad Operations
1012	Parachute Swing Training

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Building #	September 17, 1996 Use
1016	Squad Operations
1017	Squad Operations
1019	Administrative, Squad Operations
1020	Aircraft Maintenance, Maintenance Dock, Storage warehouse for base Commissary
1021	Aircraft Maintenance, Aircraft Restoration, Maintenance Dock
1022	Aircraft Maintenance Dock
1023	Aircraft Maintenance, Aircraft maintenance facility since 1957
1024	Support Structure
1025	Aircraft Maintenance, Field Training Facility
1026	Maintenance Admin Facility, SHP A/M ORGL
1027	Aircraft Maintenance Dock, Currently used by the 940th Division for storage warehouses
1028	Aircraft Maintenance Dock, Currently used by the 940th Division for storage warehouses
1029	Equipment Pad
1030	Squad Operations
1031	Squad Operations, EM Training Center
1032	Aircraft Maintenance, Maintenance Dock, Fuel Systems
1033	Age Maintenance, Maintenance of Flightline Equipment
1034	SPT STRU
1035	SPT STRU
1036	Aboveground storage tank w/fuels
1037	SPT STRU
1038	SPT STRU
1040	Survey Equipment Shop
1041	Administrative, AFOSI OFFICE
1042	Flight Simulator Training
1043	Squad Operations
1044	Squad Operations
1045	administration Area, Squad Operations, Family Advocacy
1046	Administrative, Shop Aircraft General Purpose, Technical Support Shop, paint booth, decal shop, secu
1047	Administrative, Squad Operations
1048	Aircraft Maintenance Supply Shop, Aircraft maintenance facility
1049	Aircraft Supply Facility
1050	Flight Simulator
1052	Vacant
1056	Liquid Fuel Stand, Truck
1058	Liquid Fuel Pumping Station
1059	Tank Farm # 7, pump pad
1060	JP8 Aboveground Storage Tank
1061	Liquid Fuel Stand, Truck

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Building #	September 17, 1996 Use
1068	Tech Lab
1069	Admin/Warehouse Facility, WHSE SUP EQUIP DEP
1071	Aircraft Maintenance, Aircraft Repair, An aircraft engine maintenance facility, HG Maint
1073	Aircraft Maintenance Supply Facility
1074	Fire station
1075	Water, Fire Pump Station
1076	Water storage tank
1077	Methane gas storage
1078	Lawn care shop
1079	Tech Lab
1080	Laboratory & Engineering, Licensed as a Nuclear Laboratory; houses the Air Force Technical Applica
1081	Tech Lab
1082	Radar Test Facility, antennae tower repair test facility, microwave/antennae repair
1083	Hazardous materials storage
1086	Environmental Health Facility
1087	Gas storage
1088	Fireman Training Facility
1089	Tech Lab
1090	Electrical Power Station
1092	Navigation Aids, Vortac Facility
1093	Shelter repair, bus shop
1095	Electrical Power Station
1096	Rapcon Center
1099	Rapcon Center
1100	Aircraft Support, Shop and Storage Facility, Wood shop/Storage
1101	Hazardous waste accumulation site facility
1102	Coast Guard Aircraft Supply, Currently three different shops: an automotive repair shop, a wood shop
1103	Corrosion Control Utility Storage
1104	Administrative, Special Operations
1105	Hazardous materials storage shed, reportedly designed for hazardous substance storage of paints, oils,
1106	Aircraft Maint/Office, currently a maintenance hangar where various shops were located; activities per
1107	Coast Guard Aircraft Supply, Shop and Storage Facility
1108	Coast Guard Aircraft Supply, Warehouse Supply and Equipment Base
1109	Training Aid
1110	Sanitary Sewage Pump Station
1111	Training Aid
1112	Training Aid
1204	ANT SPT STRU
1205	Nonpotable Water Supply

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Building #	September 17, 1996 Use
1206	Logistics Facility Department Operations
1207	Administrative, Logistics Facility Department Operations
1208	Logistics Facility Department Operations, Storage Igloo
1209	Storage Igloo-munitions
1210	FPS IIT Radome, Radome Tower Unit
1211	Storage Igloo-munitions
1212	Storage Igloo-munitions
1213	Storage Igloo-munitions
1214	Storage Igloo-munitions
1215	Storage Igloo-munitions
1216	Storage Igloo-munitions
1300	Family Housing - Wherry
1301	Family Housing - Wherry
1302	Family Housing - Wherry
1303	Family Housing - Wherry
1304	Family Housing - Wherry
1305	Family Housing - Wherry
1306	Family Housing - Wherry
1307	Family Housing - Wherry
1308	Family Housing - Wherry
1309	Family Housing - Wherry
1310	Family Housing - Wherry
1311	Family Housing - Wherry
1312	Family Housing - Wherry
1313	Family Housing - Wherry
1314	Family Housing - Wherry
1315	Family Housing - Wherry
1316	Family Housing - Wherry
1317	Family Housing - Wherry
1318	Family Housing - Wherry
1319	Family Housing - Wherry
1320	Family Housing - Wherry
1322	Family Housing - Wherry
1323	Family Housing - Wherry
1324	Family Housing - Wherry
1325	Family Housing - Wherry
1326	Family Housing - Wherry
1327	Family Housing - Wherry
1328	Family Housing - Wherry

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Building #	September 17, 1996 Use
1329	Family Housing - Wherry
1330	Family Housing - Wherry
1331	Family Housing - Wherry
1332	Family Housing - Wherry
1333	Family Housing - Wherry
1334	Family Housing - Wherry
1335	Family Housing - Wherry
1336	Family Housing - Wherry
1337	Family Housing - Wherry
1338	Family Housing - Wherry
1339	Family Housing - Wherry
1340	Family Housing - Wherry
1341	Family Housing - Wherry
1342	Family Housing - Wherry
1343	Family Housing - Wherry
1344	Family Housing - Wherry
1345	Family Housing - Wherry
1346	Family Housing - Wherry
1347	Family Housing - Wherry
1348	Family Housing - Wherry
1349	Family Housing - Wherry
1350	Family Housing - Wherry
1351	Family Housing - Wherry
1352	Family Housing - Wherry
1353	Family Housing - Wherry
1354	Family Housing - Wherry
1355	Family Housing - Wherry
1356	Family Housing - Wherry
1357	Family Housing - Wherry
1358	Family Housing - Wherry
1359	Family Housing - Wherry
1360	Family Housing - Wherry
1361	Family Housing - Wherry
1362	Family Housing - Wherry
1363	Family Housing - Wherry
1364	Family Housing - Wherry
1365	Family Housing - Wherry
1366	Family Housing - Wherry
1367	Family Housing - Wherry

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Building #	September 17, 1996 Use
1368	Family Housing - Wherry
1369	Family Housing - Wherry
1370	Family Housing - Wherry, Thrift Shp
1374	Bus Shelter
1376	Electrical Switch Station
1401	Airman Dining Hall
1403	Recreation Center
1405	Swim Pool Consol
1406	Swimming Bath House
1407	Library, Recreation
1410	Bowling Center
1412	Child Care Center
1417	Base Theater
1420	Chapel
1423	Child Care Center
1425	Open Mess, Non-Commissioned Officers
1427	Open Mess, Non-Commissioned Officers
1430	Transient Living Facility
1434	Recreation Court
1435	Recreation Supply Facility
1436	Tennis Court
1438	Gymnasium
1439	Auto Hobby Shop, maintenance bays for the automobile hobby shop
1440	Morale, Welfare, Recreation Support/Not Appropriate Funds C - Storage
1441	Arts & Crafts Center, Maintenance shop where various industrial operations have occurred since its co
1442	Auto Hobby Shop
1445	K-9 Kennel, SP KENNEL SPT BLDG
1446	K-9 Kennel, SP KENNEL SPT BLDG
1455	Water well
1457	Miscellaneous Recreation Building, Morale, Welfare, Recreation Supply Facility
1458	Miscellaneous Recreation Building, Morale, Welfare, Recreation Supply Facility
1470	Recreation Pavilion
1472	Sanitary Latrine
1802	Recreation Facility
1815	Building Water Supply
1984	ECMS DATA LINKS
2088	Liquid Fuel Pumping Station
6002N&S	ELEC E/PWR GEN PLT
6004N&S	ILS Localizer

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Building #	September 17, 1996 Use
6006	ILS Marker Beacon
692A	Aircraft Corrosion Control
7525	Aircraft Washrack Pad
7600	Aircraft Power Check Pad with SPR
7601	Aircraft Power Chk Pad, fuel tank associated with it.
7602	Aircraft Power Chk Pad, fuel tank associated with it.
7604	Aircraft Power Chk Pad, fuel tank associated with it.
7605	Pad with metal roof, vacant
7606	Hangar with storage
9007	Electrical Switch Station
9032	Load and Unload Platform
9033	Electrical Switch Station
9034	Electrical Switch Station
9035	Load and Unload Platform
9036	Test Stand
9039	Electrical Substation
9040	Load and Unload Platform
9046	Electrical Switch Station
9051	Load and Unload Platform
9058	Electrical Switch Station
9072	Equipment Pad
9076	MISC REC. FACILITY
9078	O/D RECTN PAVILION
9092	Electrical Switch Station
9094	Electrical Switch Station
9111	Load and Unload Area
9243	Electrical Switch Station
9249	Electrical Switch Station
9250	Electrical Switch Station
9251	Electrical Switch Station
9254	Electrical Switch Station
9262	Electrical Switch Station
9263	Electrical Switch Station
9280	Electrical Switch Station
9338	Electrical Switch Station
9344	Electrical Switch Station
9440	Electrical Switch Station
9640	Electrical Switch Station
9656	Electrical Switch Station

McClellan Park Special Planning Area

9872 Electrical Switch Station

9929 Electrical Switch Station

9960 Electrical Switch Station

Table 89: September 17, 1996 McClellan Building Uses*

* The list of uses shown in this Section are derived from Air Force property records and are specific with respect to uses occurring as of September 17, 1996. Special consideration shall be given by Planning Department staff in evaluating whether proposed uses are similar in nature to those identified in this Section (e.g., a proposed use of "office" is similar to an "Administrative, Headquarters" use; a proposed use of "light industrial" is similar to a "CE Maintenance Shop").

Building #	September 17, 1996 Use
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Relocated from 511-13. Not specifically listed in the Zoning Code. Most likely a Restaurant which is permitted by right in the LC district Not specifically listed, but likely allowed