

Legend

- Airport Land Use Compatibility Zones¹
- Airport Influence Area
- FAA Height Notification Surface
- Roads
- City Limits
- Gustine Sphere of Influence
- Gustine General Plan Planning Area
- Community Boundaries
- Runway

Urban Designations

City Planning Area

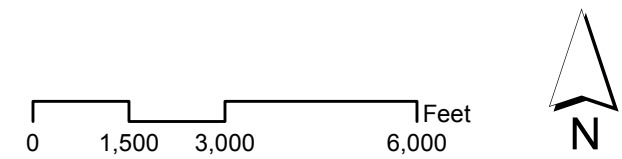
- Commercial
- Undesignated

Rural Designations

- Agricultural
- Foothill Pasture

Notes: ¹See Chapter 3, Map GUS 1, Compatibility Policy Map.

Data Sources: General Plan designations from Merced County, 2011. Basemap details from Merced County, 2011. Runway alignment from FAA Airport Master Record, 2010.



Gustine Municipal Airport
Land Use Compatibility Plan
 (Adopted June 21, 2012)

Exhibit GUS 7A

Detailed General Plan Land Uses:
County of Merced

Land Use Category ¹	Compatibility Zones					Criteria for Conditional Uses ²
<p>› Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table</p> <p>Max. Sitewide Average Intensity (people/acre)³ Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i></p> <p>Open Land Requirement <i>(see Policy 5.2.12)</i></p>	A	B1	B2	C	D	<p>› Intensity criteria apply to all nonresidential uses including ones shown as “Normally Compatible” (green)</p> <p>› Nonresidential development must satisfy both sitewide and single-acre intensity limits (see <i>Policy 5.2.5</i>)</p> <p>› Conditions listed below apply to uses listed as “Conditional” (yellow) for a particular zone</p> <p>› Numbers in Conditional cells are Floor Area Ratio (FAR) limits (see <i>Policy 5.2.9</i> for applicability)</p> <p>› Up to 10% of total floor area may be devoted to an ancillary use (see <i>Policy 3.1.2(d)</i>)</p>
	10	50	100	200	no limit	
	10	100	300	800	no limit	
	all remaining	30%	30%	15%	no requirement	
General Characteristics						
Any use having more than 3 habitable floors						
Any use having structures or trees up to 100 feet in height						B1: Ensure airspace obstruction does not occur (see Airspace Protection Plans)
Any use having structures or trees more than 100 feet in height						B1, B2, C, D: Ensure airspace obstruction does not occur (see Airspace Protection Plans)
Any use having the potential to cause an increase in the attraction of birds or other wildlife						B1, B2, C, D: Mitigation must be provided consistent with FAA rules and regulations ⁴
Any use creating visual or electronic hazards to flight ⁵						
Natural Land Areas: woods, brush lands, desert						A: Objects above runway elevation not allowed in OFA ⁶ B: Vegetation must be clear of airspace surfaces
Water: flood plains, wetlands, lakes, reservoirs						A: Objects above runway elevation not allowed in OFA ⁶ All: Avoid new features that attract more birds
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land						A: Not allowed in OFA ⁶ A, B1, B2, C: ensure airspace obstruction does not occur (see Airspace Protection Plans) All: Avoid crops that attract birds
Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse stables						B1, B2, C: Avoid uses that attract birds B1, B2, C: Exercise caution with uses involving noise-sensitive animals ⁷
Outdoor Major Assembly Facilities (capacity ≥ 1,000 people): spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, zoos						D: Allowed only if alternative site outside zone would not serve intended function
Group Recreation (limited spectator stands): athletic fields, water recreation facilities, picnic areas						B2, C: Avoid if intended for noise-sensitive uses; ensure intensity criteria met
Small/Non-Group Recreation: golf courses, tennis courts, shooting ranges						B1, B2, C: Avoid if intended for noise-sensitive uses; ensure intensity criteria met
Local Parks: children-oriented neighborhood parks, playgrounds						B2, C: Allowed only if alternative site outside zone would not serve intended function, ensure intensity criteria met
Camping: campgrounds, recreational vehicle/motor home parks						B2, C: Ensure intensity criteria met
Cemeteries (except chapels)						

Table 2A

Basic Compatibility Criteria

Land Use Category ¹	Compatibility Zones					Criteria for Conditional Uses ²
† Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table Max. Sitewide Average Intensity (people/acre)³ Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i> Open Land Requirement <i>(see Policy 5.2.12)</i>	A	B1	B2	C	D	† Intensity criteria apply to all nonresidential uses including ones shown as “Normally Compatible” (green) † Nonresidential development must satisfy both sitewide and single-acre intensity limits (see <i>Policy 5.2.5</i>) † Conditions listed below apply to uses listed as “Conditional” (yellow) for a particular zone † Numbers in Conditional cells are Floor Area Ratio (FAR) limits (see <i>Policy 5.2.9</i> for applicability) † Up to 10% of total floor area may be devoted to an ancillary use (see <i>Policy 3.1.2(d)</i>)
	10	50	100	200	no limit	
	10	100	300	800	no limit	
	all remaining	30%	30%	15%	no requirement	
Residential and Lodging Uses						
Single-Family Residential: individual dwellings, townhouses, mobile homes, bed & breakfast inns						B1: B2: Portions of parcel including accessory buildings can be in zone; dwelling must be outside of zone B1: Max. 1 d.u./5 acres B2: Max. 1 d.u./acre C: Max. 8 d.u./acre B1, B2: CNEL 45 dB max. interior noise level
Multi-Family Residential						C: Max. 8 d.u./acre
Long-Term Lodging (>30 nights): extended-stay hotels, dormitories						C: Ensure intensity criteria met
Short-Term Lodging (≤30 nights): hotels, motels, other transient lodging (except conference/assembly facilities) [approx. 200 s.f./person]			0.46	0.92		B2, C: Ensure intensity criteria met B2: CNEL 45 dB max. interior noise level
Congregate Care: retirement homes, assisted living, nursing homes, intermediate care facilities						C: Ensure intensity criteria met
Educational and Institutional Uses						
Family day care homes (≤14 children)						B2, C: Only small family care homes (≤8 children) as permitted by state law ⁸ B2: CNEL 45 dB max. interior noise level
Children’s Schools: K-12, day care centers (> 14 children); school libraries						B2, C: Limited expansion on existing sites; no new sites (see <i>Policy 5.5.2(c)(2)</i>) B2: CNEL 50 dB max. interior noise level
Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person]			0.09	0.18		B2, C: Ensure intensity criteria met B2: CNEL 50 dB max. interior noise level
Community Libraries [approx. 100 s.f./person]						C: Ensure intensity criteria met
Indoor Major Assembly Facilities (capacity ≥ 1,000 people): auditoriums, conference centers, concert halls, indoor arenas						
Indoor Large Assembly Facilities (capacity 300 to 999 people): movie theaters, places of worship, cemetery chapels, mortuaries [approx. 15 s.f./person]				0.07		C: Ensure intensity criteria met
Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios [approx. 60 s.f./person]			0.14	0.28		B2, C: Ensure intensity criteria met
In-Patient Medical: hospitals, mental hospitals						C: No new sites or land acquisition; replacement/expansion of existing facilities limited to existing size

Table 2A, continued

Land Use Category ¹	Compatibility Zones					Criteria for Conditional Uses ²
<p>› Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table</p> <p>Max. Sitewide Average Intensity (people/acre)³ Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i></p> <p>Open Land Requirement <i>(see Policy 5.2.12)</i></p>	A	B1	B2	C	D	<p>› Intensity criteria apply to all nonresidential uses including ones shown as “Normally Compatible” (green)</p> <p>› Nonresidential development must satisfy both sitewide and single-acre intensity limits (see <i>Policy 5.2.5</i>)</p> <p>› Conditions listed below apply to uses listed as “Conditional” (yellow) for a particular zone</p> <p>› Numbers in Conditional cells are Floor Area Ratio (FAR) limits (see <i>Policy 5.2.9</i> for applicability)</p> <p>› Up to 10% of total floor area may be devoted to an ancillary use (see <i>Policy 3.1.2(d)</i>)</p>
	10	50	100	200	no limit	
	10	100	300	800	no limit	
	all remaining	30%	30%	15%	no requirement	
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]			0.55	1.10		B2, C: Ensure intensity criteria met B2: CNEL 50 dB max. interior noise level
Penal Institutions: prisons, reformatories						C: Ensure intensity criteria met
Public Safety Facilities: police, fire stations						B1: Allowed only if airport serving B2: Allowed only if alternative site outside zone would not serve intended public function B2: CNEL 50 dB max. interior noise level for office areas
<i>Commercial, Office, and Service Uses</i>						
Major Retail: regional shopping centers, ‘big box’ retail [approx. 110 s.f./person]				0.51		C: Ensure intensity criteria met; capacity <1,000 people per bldg; evaluate eating/drinking areas separately if >10% of total floor area
Local Retail: community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]			0.39	0.78		B2, C: Ensure intensity criteria met; capacity <150 people per bldg; evaluate eating/drinking areas separately if >10% of total floor area B2: CNEL 50 dB max. interior noise level for office areas
Eating/Drinking Establishments: restaurants, fast-food dining, bars [approx. 60 s.f./person]			0.14	0.28		B2, C: Ensure intensity criteria met; capacity <500 people per bldg B2: CNEL 50 dB max. interior noise level for office areas
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries [approx. 250 s.f./person]		0.29	0.57	1.15		B1: Design site to place parking inside and bldgs outside of zone if possible B1, B2, C: Ensure intensity criteria met B1, B2: CNEL 50 dB max. interior noise level for office areas
Offices: professional services, doctors, finance, civic; radio, television & recording studios, office space related to other listed uses [approx. 215 s.f./person]		0.25	0.49	0.99		B1, B2, C: Ensure intensity criteria met B1, B2: CNEL 50 dB max. interior noise level
Personal & Miscellaneous Services: barbers, car washes, print shops [approx. 200 s.f./person]			0.46	0.92		B2, C: Ensure intensity criteria met B2: CNEL 50 dB max. interior noise level for office areas
Fueling Facilities: gas stations, trucking & transportation terminals						B1: All fuel storage placed underground B1, B2: Ensure intensity criteria met B1, B2: CNEL 50 dB max. interior noise level for office areas

Table 2A, continued

Land Use Category ¹	Compatibility Zones					Criteria for Conditional Uses ²
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Open Land Requirement <i>(see Policy 5.2.12)</i>	all remaining	30%	30%	15%	no requirement	
Industrial, Manufacturing, and Storage Uses						
Hazardous Materials Production: oil refineries, chemical plants						
Heavy Industrial						C, D: Avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, High Intensity: food products preparation, electronic equipment [approx. 200 s.f./person]			0.46	0.92		B2, C: Ensure intensity criteria met; avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft B2: CNEL 50 dB max. interior noise level for office areas
Light Industrial, Low Intensity: machine shops, wood products, auto repair [approx. 350 s.f./person]		0.40	0.80			B1, B2: Ensure intensity criteria are met; avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft B1, B2: CNEL 50 dB max. interior noise level for office areas
Research & Development [approx. 300 s.f./person]		0.34	0.69	1.38		B1, B2, C: Ensure intensity criteria are met; avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft B1, B2: CNEL 50 dB max. interior noise level for office areas
Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person]		1.14				B1: Ensure intensity criteria are met B1, B2 (green): CNEL 50 dB max. interior noise level for office areas
Outdoor Storage: public works yards, automobile dismantling						
Mining & Extraction						
Transportation, Communication, and Utilities						
Airport Terminals: airline, general aviation						
Rail & Bus Stations						B1, B2: Allowed only if site outside zone would not serve intended public function; ensure intensity criteria met B1, B2: CNEL 50 dB max. interior noise level for office areas

Table 2A, continued

Land Use Category ¹	Compatibility Zones					Criteria for Conditional Uses ²
<ul style="list-style-type: none"> Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table 	A	B1	B2	C	D	<ul style="list-style-type: none"> Intensity criteria apply to all nonresidential uses including ones shown as "Normally Compatible" (green) Nonresidential development must satisfy both sitewide and single-acre intensity limits (see <i>Policy 5.2.5</i>) Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone Numbers in Conditional cells are Floor Area Ratio (FAR) limits (see <i>Policy 5.2.9</i> for applicability) Up to 10% of total floor area may be devoted to an ancillary use (see <i>Policy 3.1.2(d)</i>)
Max. Sitewide Average Intensity (people/acre)³ Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i>	10	50	100	200	no limit	
Open Land Requirement <i>(see Policy 5.2.12)</i>	all remaining	30%	30%	15%	no requirement	
Transportation Routes: road & rail rights-of-way, bus stops						A: Not allowed in OFA ⁶ ; avoid road intersections if traffic congestion occurs
Auto Parking: surface lots, structures						A: Not allowed in OFA ² ; allowed only if site outside zone would not serve intended function
Communications Facilities: emergency communications, broadcast & cell towers						B2, C: Allowed only if site outside zone would not serve intended public function B2: CNEL 50 dB max. interior noise level for office areas
Power Plants						D: Allowed only if site outside zone would not serve intended public function
Electrical Substations						B2, C: Allowed only if site outside zone would not serve intended public function
Wastewater Facilities: treatment, disposal						B1, B2: Avoid new features that may attract birds
Solid Waste Disposal Facilities: landfill, incineration						
Solid Waste Transfer Facilities, Recycle Centers						D: Avoid new features that may attract birds

Table 2A, continued

Land Use Acceptability		Interpretation/Comments
	<i>Normally Compatible</i>	Normal examples of the use are compatible with noise, safety, and airspace protection criteria. Atypical examples may require review to ensure compliance with usage intensity, lot coverage, and height limit criteria.
	<i>Conditional</i>	Use is compatible if indicated usage intensity, lot coverage, and other listed conditions are met. For the purposes of these criteria, "avoid" is intended as cautionary guidance, not a prohibition of the use.
	<i>Incompatible</i>	Use should not be permitted under any circumstances.
Notes		
<ol style="list-style-type: none"> ¹ Land uses not specifically listed shall be evaluated using the criteria for similar uses. Assumed occupancy levels (square feet / person) cited for many listed uses can be used as a factor in determining the appropriate land use category for unlisted uses or atypical examples of a use. Multiple land use categories and compatibility criteria may apply to a project. ² Dedication of an aviation easement is required as a condition for approval of any proposed development, except ministerial actions associated with modification of existing single-family residences, situated on a site that lies completely or partially within any of the following: within Compatibility Zones A or B1; or, as defined by FAR Part 77 and shown on the airport's Airspace Protection Map in Chapter 3, an area (1) within the primary surface, (2) beneath the approach or transitional surfaces to where the latter surfaces intersect with the horizontal surface or (3) situated at an elevation that penetrates or is less than 35 feet below any other airspace protection surface. Recorded overflight notification is required for all residential development in the remainder of the airport influence area. See <i>Policies 5.4.4 and 5.5.6</i>. ³ Usage intensity calculations shall include all people (e.g., employees, customers/visitors) who may be on the property at any single point in time, whether indoors or outdoors. Local agencies may make exceptions for rare special events (e.g., an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate. See <i>Policy 5.2.9 and 5.5.4</i>. ⁴ No proposed use shall be allowed that would create an increased attraction for wildlife and that is inconsistent with FAA rules and regulations including, but not limited to, FAA Order 5200.5A, Waste Disposal Sites on or Near Airports, and Advisory Circular 150/5200-33, Hazardous Wildlife Attractants On or Near Airports. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds which pose bird strike hazards to aircraft in flight. ⁵ Specific characteristics to be avoided include: sources of glare (such as from mirrored or other highly reflective structures or building features) or bright lights (including search lights and laser light displays); distracting lights that could be mistaken for airport lights; sources of dust, steam, or smoke that may impair pilots' vision; sources of steam or other emissions that cause thermal plumes or other forms of unstable air; and sources of electrical interference with aircraft communications or navigation. See <i>Policy 5.3.5</i>. ⁶ Object Free Area (OFA): Shown on the Airport Layout Plan (see Chapter 3) and the Compatibility Plan in this chapter; dimensions are established by FAA airport design standards for the runway. ⁷ This caution is directed at the project proponent and is not intended to preclude approval of the project. ⁸ Small family day care homes provide family day care for eight or fewer children (Health and Safety Code Section 1596.78). 		

Table 2A, continued