

Limited Uses

The Metro Air Park SPA limits the maximum acreage permitted for a select group of uses within the area covered by the overall SPA. The uses shall be limited to an overall aggregate in the plan area as follows:

- Auto Related Uses: 40 acre maximum.
- Retail, Sales and Service Uses: 65 acre maximum.
- Hotels/ Motels: 40 acre maximum.
- Office Uses: 420 acre maximum.
- Industrial/ Manufacturing Uses 300 net acres in districts 4, 5B, 5C.

Please contact the Planning Department at (916) 874-6141 or sacplan@saccounty.gov to confirm remaining use acreage.

Maximum Floor Area Ratios

Maximum Floor Area Ratios have been established for the SPA with the primary purpose of the overall project area realizing no more than 142,535 daily trips. Maximum ratios are as follows:

- Manufacturing: 0.3
- Distribution: 0.48
- High Tech/ R&D: 0.3
- Airport Related: 0.3
- Office: 0.48
- Retail Commercial: 0.26
- Automotive Related: 0.26
- Hotels and Motels: 60 Rooms/

Acre

Project Review Processes

Projects located within the Metro Air Park Special Planning Area are subject to either a discretionary entitlement or a nondiscretionary design review depending on the request. This guide outlines the discretionary and nondiscretionary processes as well as requirements that are unique to the Metro Air Park Special Planning Area. This brochure is for informational purposes only and shall be used in conjunction with the Metro Air Park Special Planning Area Ordinance.

DISCRETIONARY ENTITLEMENT PROCESS

1. MAPPOA Review: Concurrently with submittal of an application to the County, applicant shall submit project proposal to the Metro Air Park Property Owners Association (MAPPOA) and receive a written recommendation to be sent to the Office of Planning and Environmental Review, prior to project approval.

2. Pre Application Meetings: Applicants are encouraged to submit for a pre-application meeting prior to formal application submittal. While not a requirement of the entitlement process, early review and comment may accelerate the timeframe associated with the formal review of an applicants proposal.

3. Federal Aviation Administration Review (FAA): Applicant shall complete and submit the (FAA) Form 7460-1 to the Northern California office of the FAA and, after FAA review, shall submit to the Sacramento County Office of Planning and Environmental Review proof that the FAA does not object to the proposed plans.

4. Special Development Permit: In instances where a Project is unable to meet specified development standards, and a deviation would provide for a superior overall design than would be permitted otherwise, the applicant may submit for a Special Development Permit concurrently with the Design Review; however the reviewing authority for the Project would be elevated to the Planning Commission. This permit is subject to the standard planning entitlement review process including: PRC, CPAC, DRAC, and the County Planning Commission. With application submittal, the applicant shall provide a completed [Metro Air Park Air Quality Mitigation Plan Compliance Form](#).

5. Use Permit: Select uses within the SPA require a Conditional Use Permit as specified in section 505-36 of the SPA Ordinance. Conditional Use Permits are subject to the standard County entitlement review process including: PRC, CPAC, DRAC, Planning Commission, and the Board of Supervisors (if final hearing body). With application submittal, the applicant shall provide a completed [Metro Air Park Air Quality Mitigation Plan Compliance Form](#).

Corresponding Underlying Zoning Districts

There are a total of 8 districts within the SPA. In addition to each district having its own development standards and permitted uses; they also have an underlying zone used for instances where the SPA is silent on a specific standard. Corresponding underlying zoning is as follows:

- District 1: M-1
- District 2: M-1
- District 3A: MP
- District 4: GC
- District 5A: GC
- District 5B: GC
- District 5C: GC
- District 6: O

NON DISCRETIONARY PROCESS

1. MAPPOA Review: Concurrently with submittal of an application to the County, applicant shall submit project proposal to the Metro Air Park Property Owners Association (MAPPOA) and receive a written recommendation to be sent to the Office of Planning and Environmental Review, prior to project approval.

2. Pre-application meeting: Applicants are encouraged to submit for a pre-application meeting prior to formal application submittal. While not a requirement of the Design Review process, early review and comment may accelerate the timeframe associated with the formal review of an applicant's proposal.

3. Federal Aviation Administration Review (FAA): Applicant shall complete and submit the (FAA) Form 7460-1 to the Northern California office of the FAA and, after FAA review, shall submit to the Sacramento County Office of Planning and Environmental Review proof that the FAA does not object to the proposed plans.

4. Design Review Application Submittal & Fees: Applicants should refer to the Design Review Program application checklist for submittal requirements and shall submit the package together with the appropriate fees, to the Sacramento County Office of Planning and Environmental Review. The Planning Director or Designee is the reviewing authority. With application submittal, the applicant shall provide a completed [Metro Air Park Air Quality Mitigation Plan Compliance Form](#).

