

## Chino Airport Land Use Commission Zones (“ALUC”)

### 1. *ALUC Compatibility Zones*

Project site is within three (3) ALUC Compatibility Zones: B1, C, D

Each compatibility zone is based on proximity to the Chino Airport and has required open space requirements, maximum intensities for single-acre, and site average based on proposed building use. Listed below are the criteria for each zone:

| <u>Zone</u> | <u>Open Space Requirement</u> | <u>Single-Acre Intensity based on Occupant Load</u> | <u>Site Average (within each Compatibility Zone)</u> |
|-------------|-------------------------------|---|--|
| B1          | 30%                           | 80 occupants/acre                                   | 40 occupants   |
| C           | 20%                           | 150 occupants/acre                                  | 75 occupants   |
| D           | 10%                           | 450 occupants/acre                                  | 150 occupants  |

### 2. *Single-Acre Area*

ALUC defines the single-acre area as a 210’ x 210’ square. This area can overlap buildings and factors the highest occupant use within each area. ALUC allows risk reduction measures that will increase the single-acre intensity for each zone by 50% with introduction of concrete walls, limited windows, enhanced fire sprinkler system, single-story, avoiding skylights, and increased emergency exits. We should be able to achieve at least a 33% increase for the proposed building types.

### 3. *Occupant Loads*

ALUC uses the following occupant loads for each use:

|               |                                      |
|---------------|--------------------------------------|
| Office        | 1 person/100 sf with a 50% reduction |
| Manufacturing | 1 person/200 sf                      |
| Warehouse     | 1 person/500 sf                      |
| Retail        | 1 person/115 sf                      |

Warehouse use exclusive of office areas within Compatibility Zone B1 provides an occupant load of 88.2 occupants per single-acre which exceeds the maximum allowed occupant load for this zone. Zone B1 does not allow the use of risk reduction measures due to frequency of business jet traffic. An alternate occupancy calculation will have to be presented to justify warehouse use and project consistency within this zone.