

**AIRPORT LAND USE COMMISSION (ALUC)
FEE SCHEDULE UPDATE
PUBLIC HEARING**



Item K

December 1, 2021

ALUC BACKGROUND

- **ALUC has two primary functions:**
 1. **Adopt land use standards that minimize public exposure to safety hazards & excessive noise.**
 2. **Prevent encroachment of incompatible land uses around public-use airports.**
- **ALUC accomplishes these functions by:**
 1. **Adopting Airport Land Use Compatibility Plans for each public-use airport.**
 2. **Reviewing proposed projects within airport influence areas.**



PLACER COUNTY ALUC FEES

- **Adopted a fee schedule in 1997, as part of PCTPA being designated ALUC.**
 - Fees ranged from \$35 to \$70 per project review.
- **Maintained same fee schedule from 1997 to 2014.**
- **Adopted an updated fee schedule in 2014.**
 - Fees ranged from \$250 to \$1,250 per project review.
- **Maintained same fee schedule since 2014.**



PLACER COUNTY ALUC FEE ANALYSIS

- **ALUC receives no outside grant funding to cover costs of project reviews.**
- **Cost of review process is recouped in part from 2014 fees plus Local Transportation Funds.**
- **ALUC project review cost far exceeds fees established.**
- **Represents a significant deficit in fee cost recovery.**
- **Actual costs from 2014 to present have ranged from \$500 to \$2,500 per review.**



PLACER COUNTY ALUC FEE ANALYSIS

- **Statewide, ALUC fees vary substantially from no fee charged to almost \$4,000.**
- **Several ALUC fees reflect flat fees & several vary fee by different types of entitlements.**
- **Several ALUCs add time & materials pricing for technical consulting assistance.**



ALUC STAFF RECOMMENDATION

- **Fee schedule update is for the purpose of recouping costs incurred by ALUC in reviewing projects.**
- **Establish minimum nonrefundable application fee to cover majority of staff time.**
- **Two fees: voluntary & mandatory project referrals.**
- **“Supplemental Deposit” if staff needs technical assistance to complete project review.**
- **Technical assistance provided on time & materials basis.**



ALUC STAFF RECOMMENDATION

- Review fee schedule annually based on federal CPI.
- Updated fee schedule would go into effect July 1st of each fiscal year.
- Find the fee schedule is statutorily exempt because it does not meet CEQA definition of a project.



ALUC STAFF RECOMMENDATION

Project Category	Application Fee	Supplemental Deposit
Voluntary Project Referrals	\$500	plus “time & materials”
Mandatory Project Referrals	\$2,500	plus “time & materials”
ALUC Appeals	\$200	Not Applicable



NEXT STEPS

- **Conduct a Public Hearing.**
- **Adopt Resolution updating fee schedule for ALUC.**
- **Authorize Executive Director to file Notice of Exemption with Placer County Clerk-Recorder.**
- **Updated fee schedule effective January 31, 2022, 60 days after ALUC adoption.**
- **Transmit new fee schedule to cities of Auburn & Lincoln & Placer County.**





QUESTIONS?