

Placer County Airport Land Use Compatibility Plan Update

Placer County Airport Land Use Commission

Presented by:
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June 23, 2021

Agenda

- Background
- ALUCP Update
- CEQA Findings
- Next Steps



Background

Background: ALUC 101

- **ALUC Role and Responsibilities**

- Protect public health, safety and welfare
- Conduct airport land use compatibility planning
- Adopt and amend ALUCPs
- Promote orderly airport development
- Minimize land use conflicts
- Review certain local agency actions
- Determine consistency

- **ALUC Limitations**

- No authority over airport operations
- No authority over existing land uses
- No direct ability to implement ALUCP



Background: ALUC 101

- **Local Agency Role and Responsibilities**
 - Attain GP consistency
 - Implement ALUCP
 - Refer certain land use actions to ALUC for consistency determinations
 - Opt to overrule ALUC action if disagree with consistency determination



Background: Airport Land Use Compatibility Plan (ALUCP)

	Airport Plans	ALUCP	General Plan
Geographic Scope	On-Airport Property	Within Airport Influence Area	Within City Limits and Sphere of Influence
Purpose	Guide development of airport facilities	Promote airport/land use compatibility	Guide land use development

Function

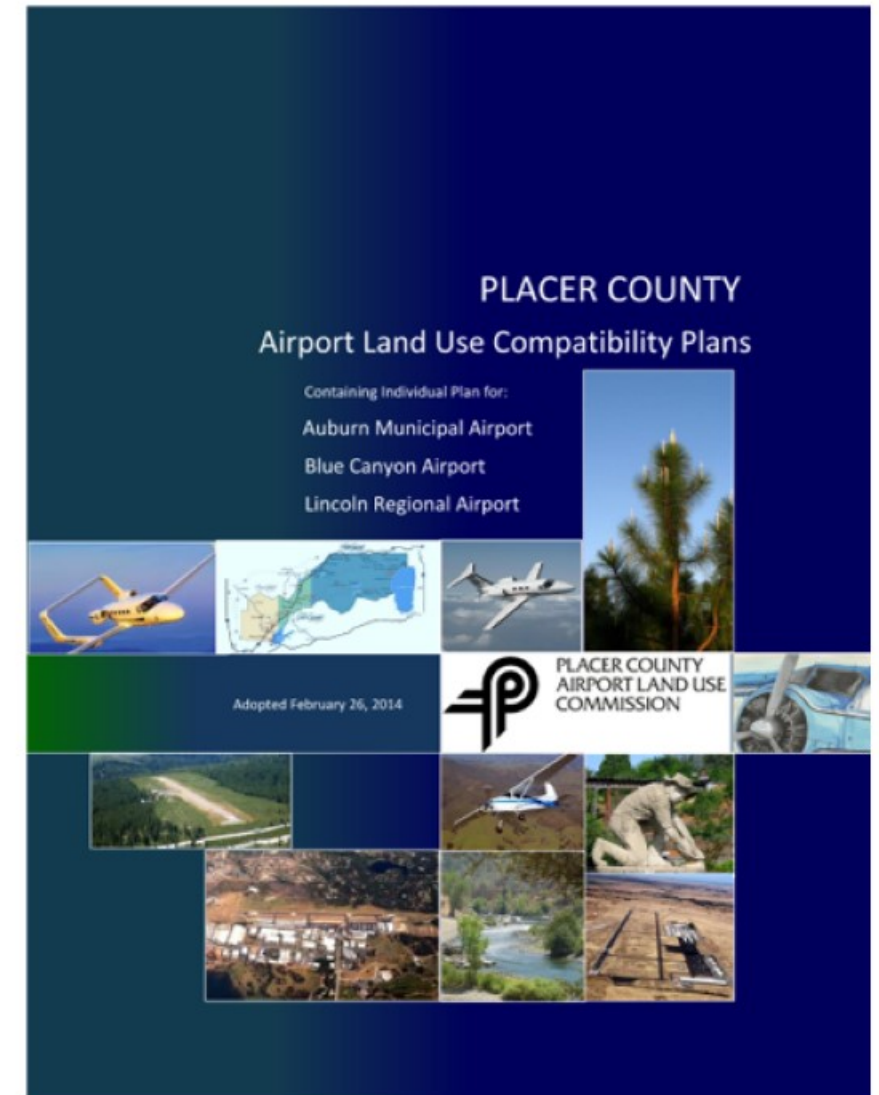
- Promote compatibility between airport & land uses
- Establish compatibility review criteria
- Recommend land use measures for local adoption

Requirements

- Guided by current Airport Land Use Planning Handbook (2011)
- Reflect current Airport Master Plan/Airport Layout Plan (2019/2020)

Background: PCALUC Overview

- Placer County Transportation Planning Agency (PCTPA) designated as the Placer County Airport Land Use Commission (PCALUC)
- Airport Land Use Compatibility Plan (ALUCP) adopted in 2000, amended in 2014
- The proposed ALUCP will replace the 2014 edition



ALUCP Update

ALUCP Update: Scope

- Reflect new Airport Layout Plan (ALP)
 - Auburn Municipal
 - Lincoln Regional
- Blue Canyon Airport not included in update
- Clarify certain ALUC policies
- Include policy guidance on wildlife hazards
- Include policy guidance for infill development
- Provide implementation tools
- Review ALUC fee structure



Note: ALUCP needs to be based on Airport Master Plans and ALPs

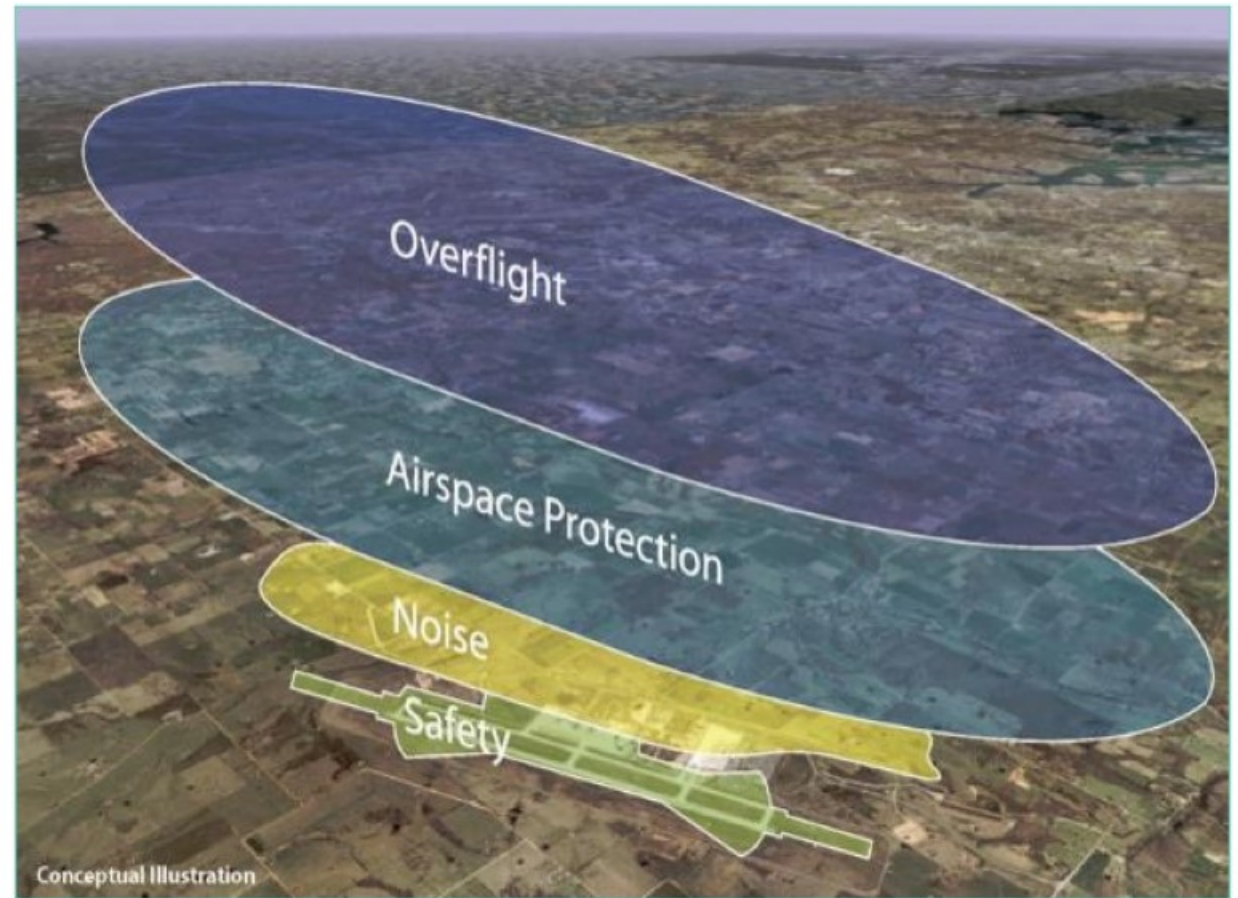
ALUCP Update: Project Development Team

- Project Development Team (PDT)
 - Placer County
 - Cities of Auburn and Lincoln
 - Sacramento Area Council of Governments
 - Caltrans Division of Aeronautics
 - PCTPA
 - Mead & Hunt, Inc.



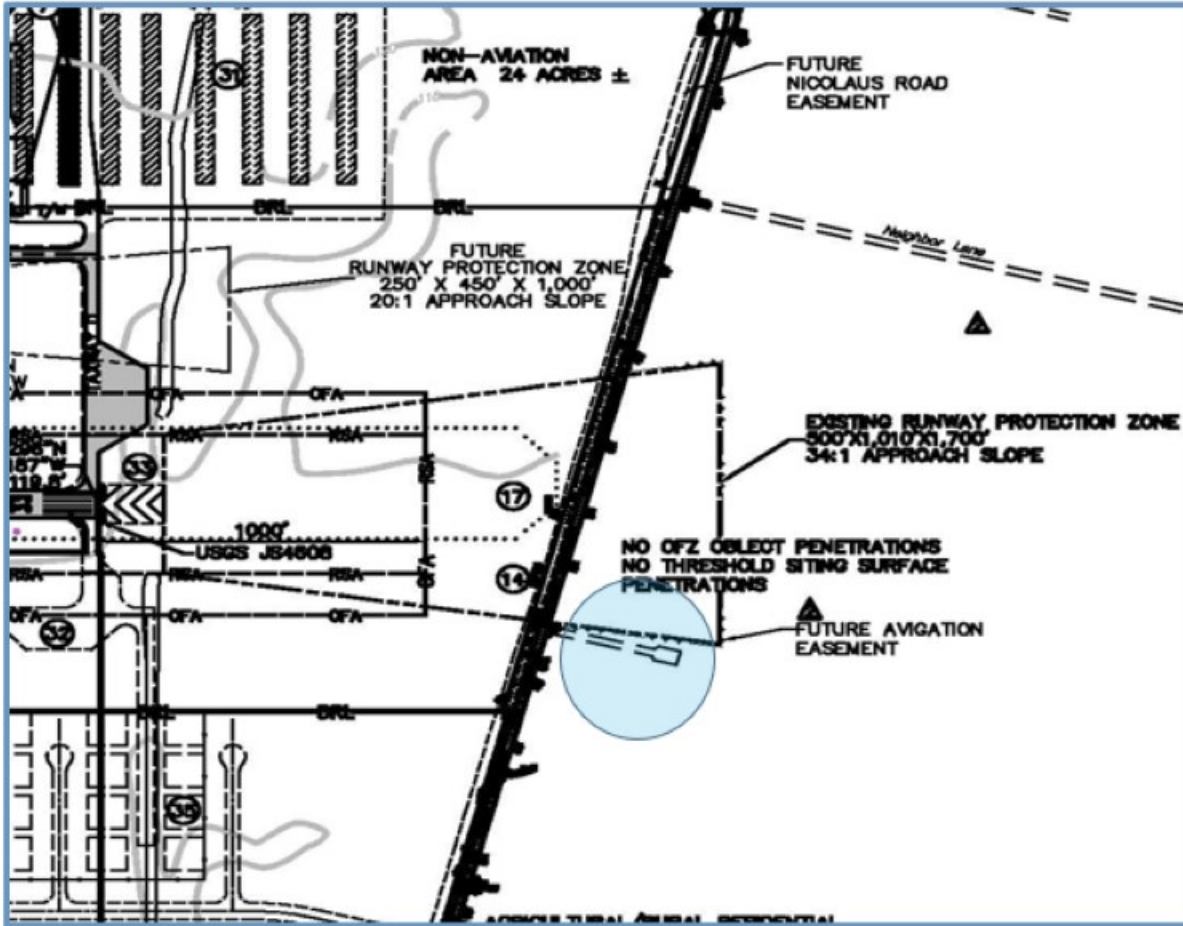
ALUCP Update: Policy Changes

- Policy Clarifications
- Procedural Policies
- Compatibility Policies
 - Wildlife Hazards
 - Special Conditions Exceptions
 - Infill development
- Compatibility Criteria
 - No changes to density or intensity limits

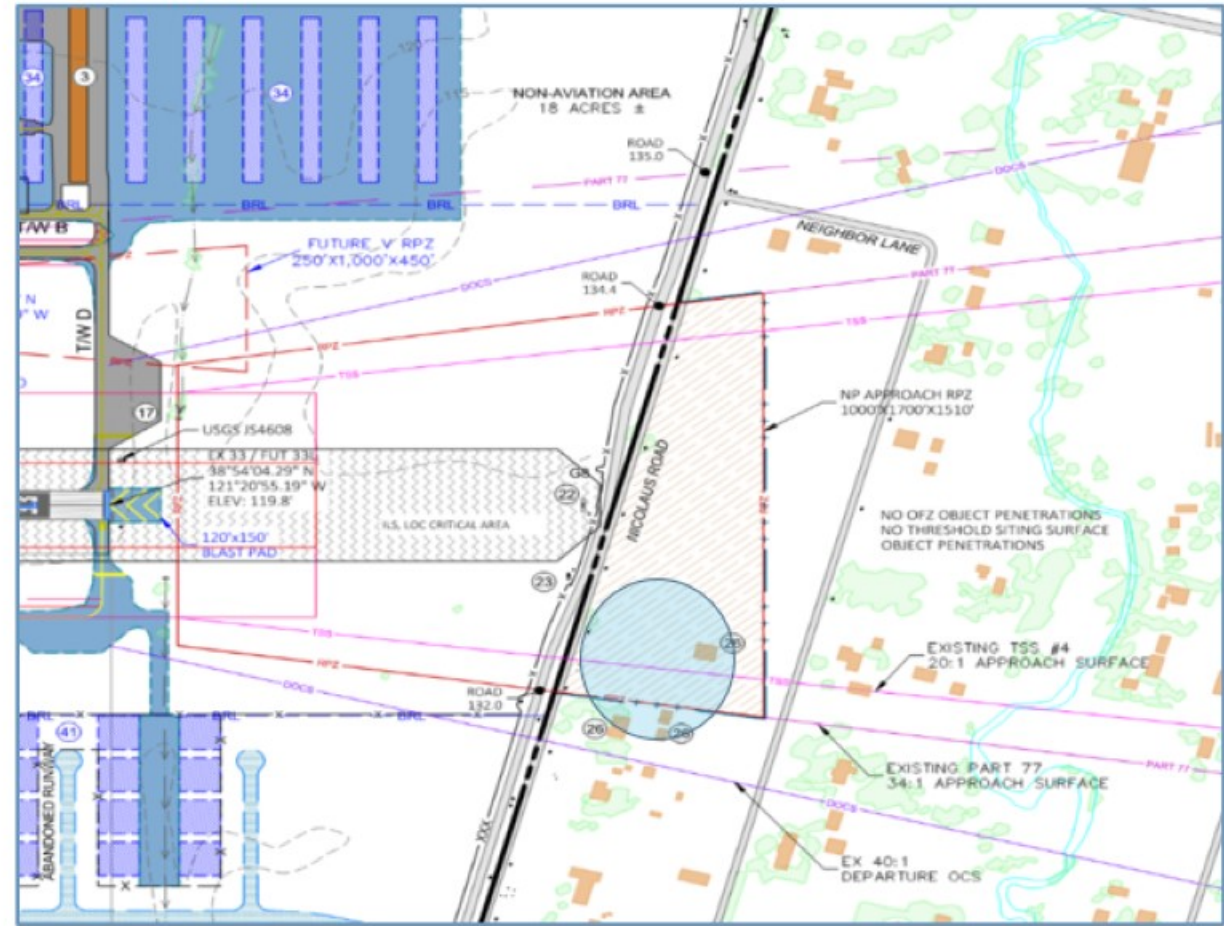


ALUCP Update: LIN Runway Protection Zone (RPZ) – ALP Change

2007 ALP



2020 ALP



Note: RPZ expansion is per City's 2020 ALP

ALUCP Update: Lincoln Regional Airport – RPZ Comparison

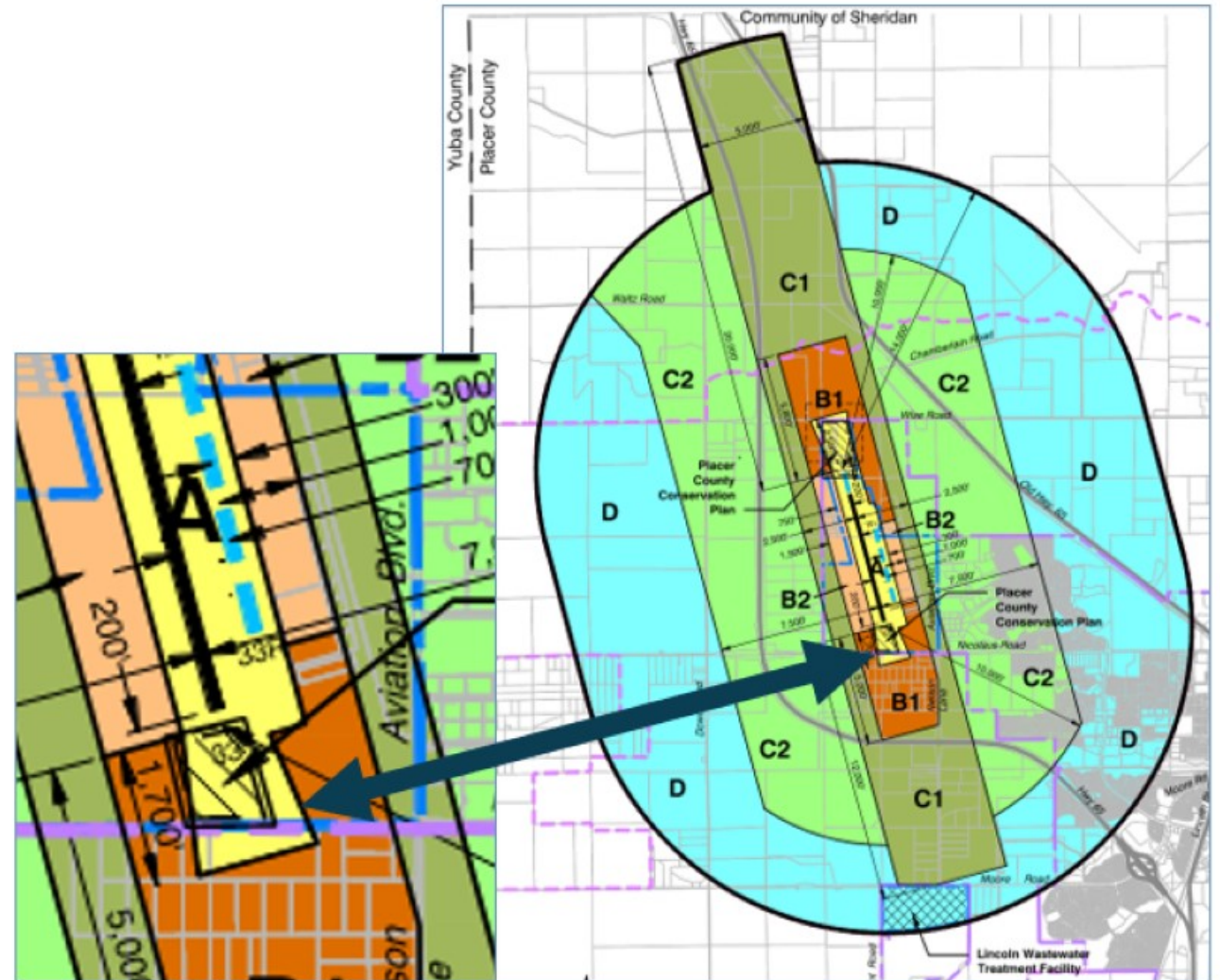
- Runway Protection Zone (South)
 - Proposed Expansion

Note: RPZ expansion is per City's 2020 ALP



ALUCP Update: Lincoln Regional Airport – Compatibility Zone Changes

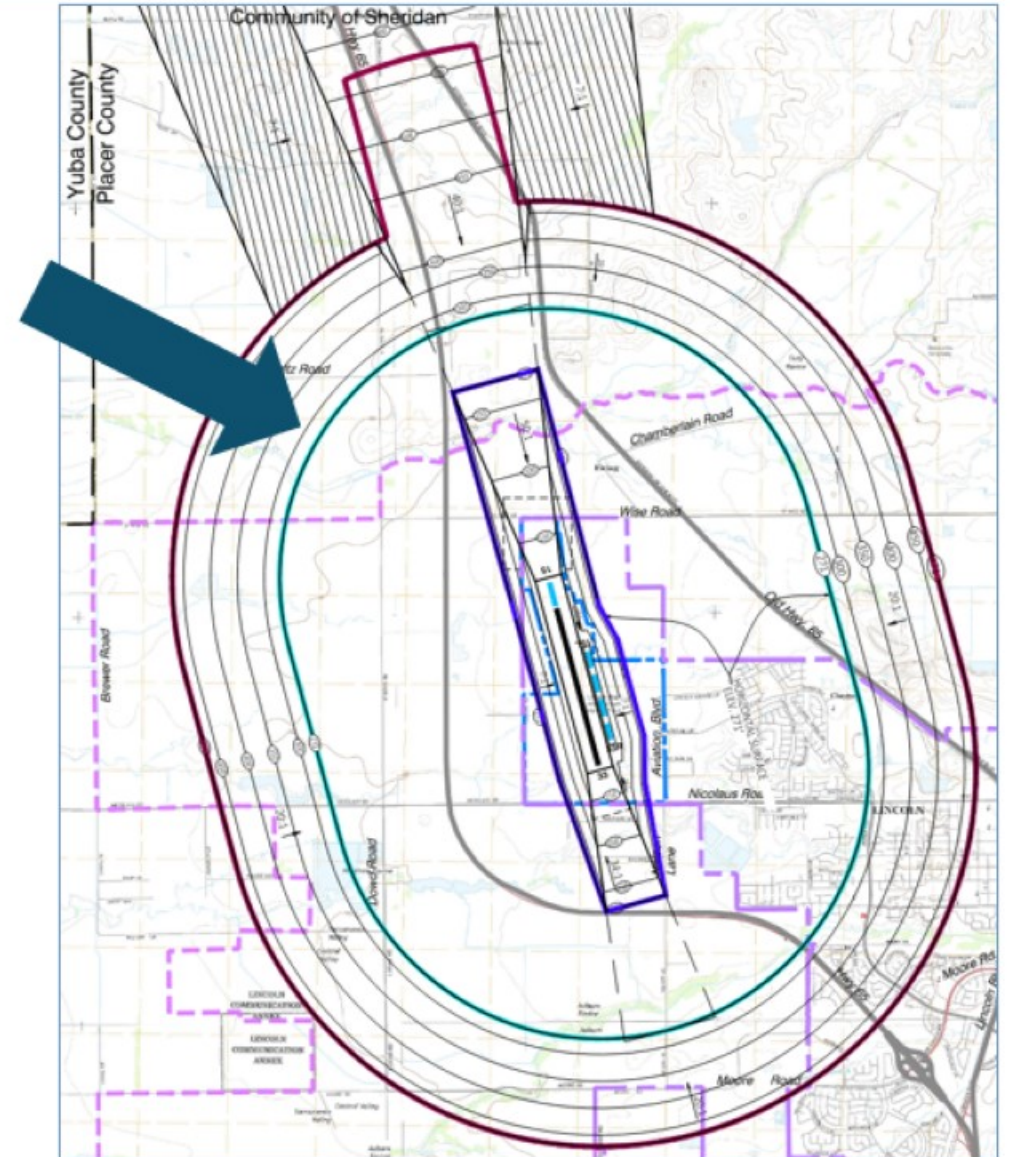
- Zone A (South)
 - Proposed Expansion
- All other Compatibility Zones
 - Remain as adopted in 2014
- Special Conditions Exceptions
 - Lincoln Wastewater Treatment Facility
 - Placer County Conservation Plan



ALUCP Update: Lincoln Regional Airport – New Wildlife Hazard Zone

- New Wildlife Hazard Critical Zone coincides with City's 2020 Part 77 Airspace Plan (~10,000' in diameter)
- New Wildlife Hazard policies applicable within new zone and recommended elsewhere in Airport Influence Area
- Addresses FAA concerns on wildlife, especially birds, near GA airports

Note: Coordinated with PCCP Administrator on hazard zone and policy development

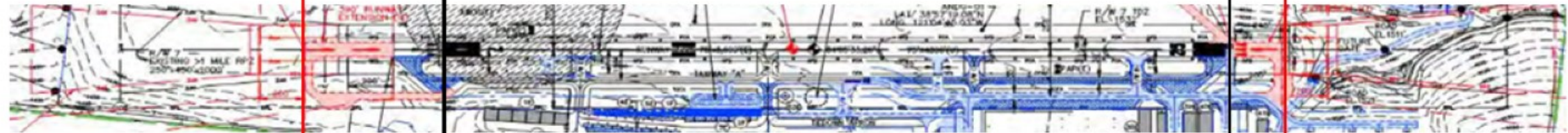


ALUCP Update: Auburn Municipal Airport – ALP Change

2012 ALP



2019 ALP

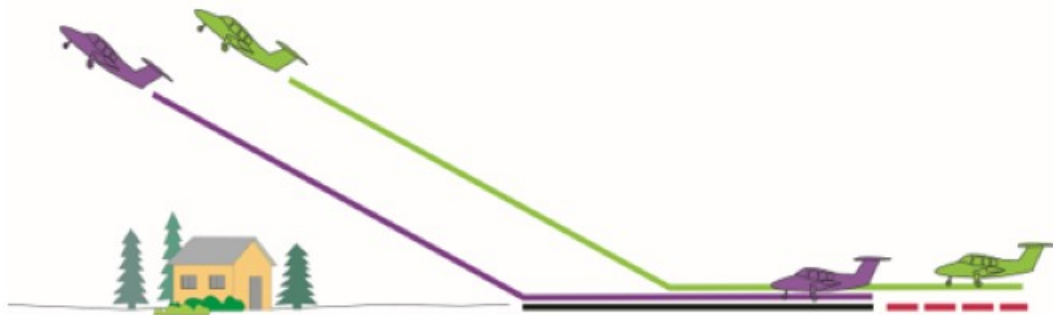


+390'

+240'

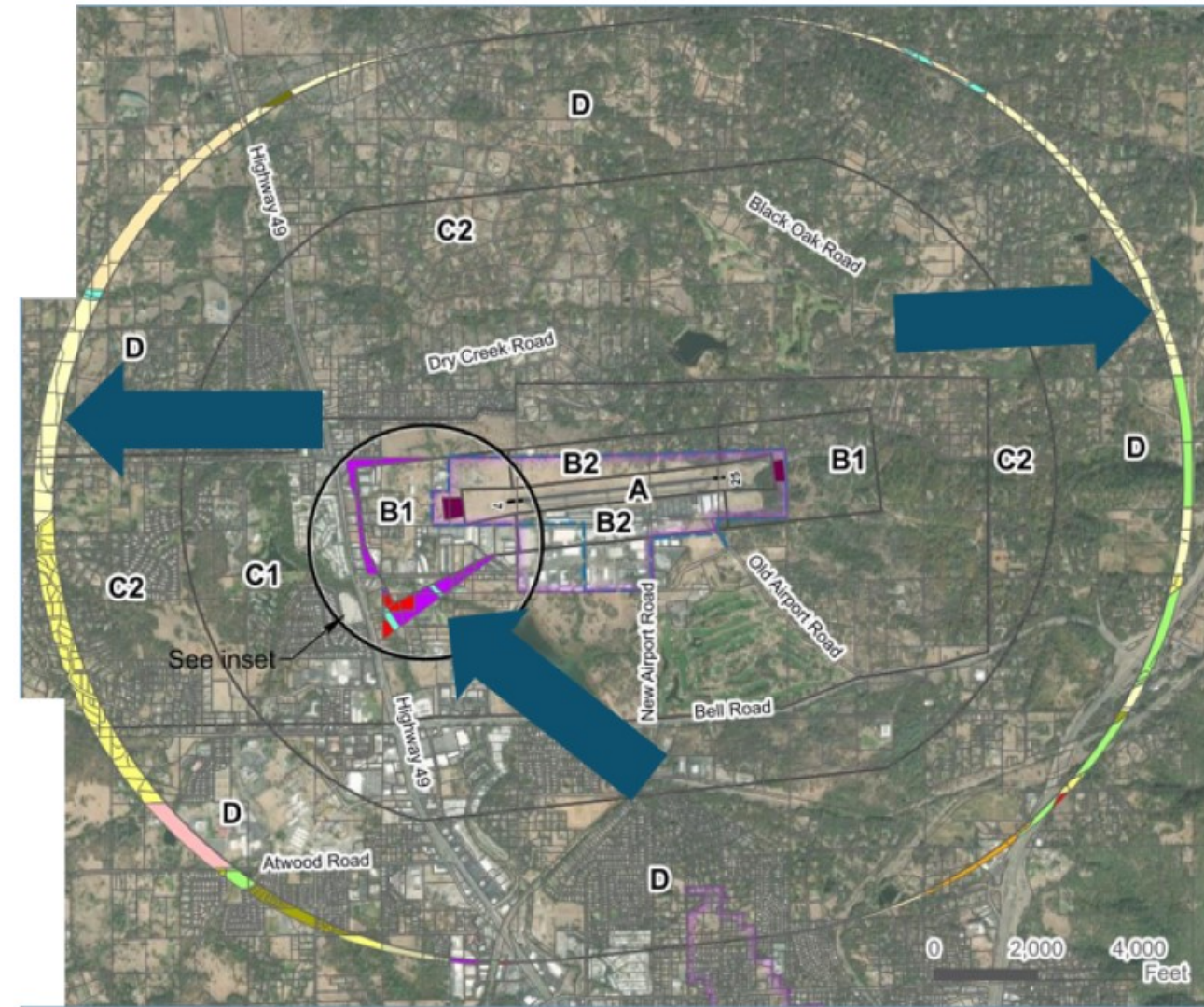
Note: Runway extension per City's 2019 ALP

ALUCP Update: Auburn Municipal Airport – Runway Extension



ALUCP Update: Auburn Municipal Airport – Expanded AIA

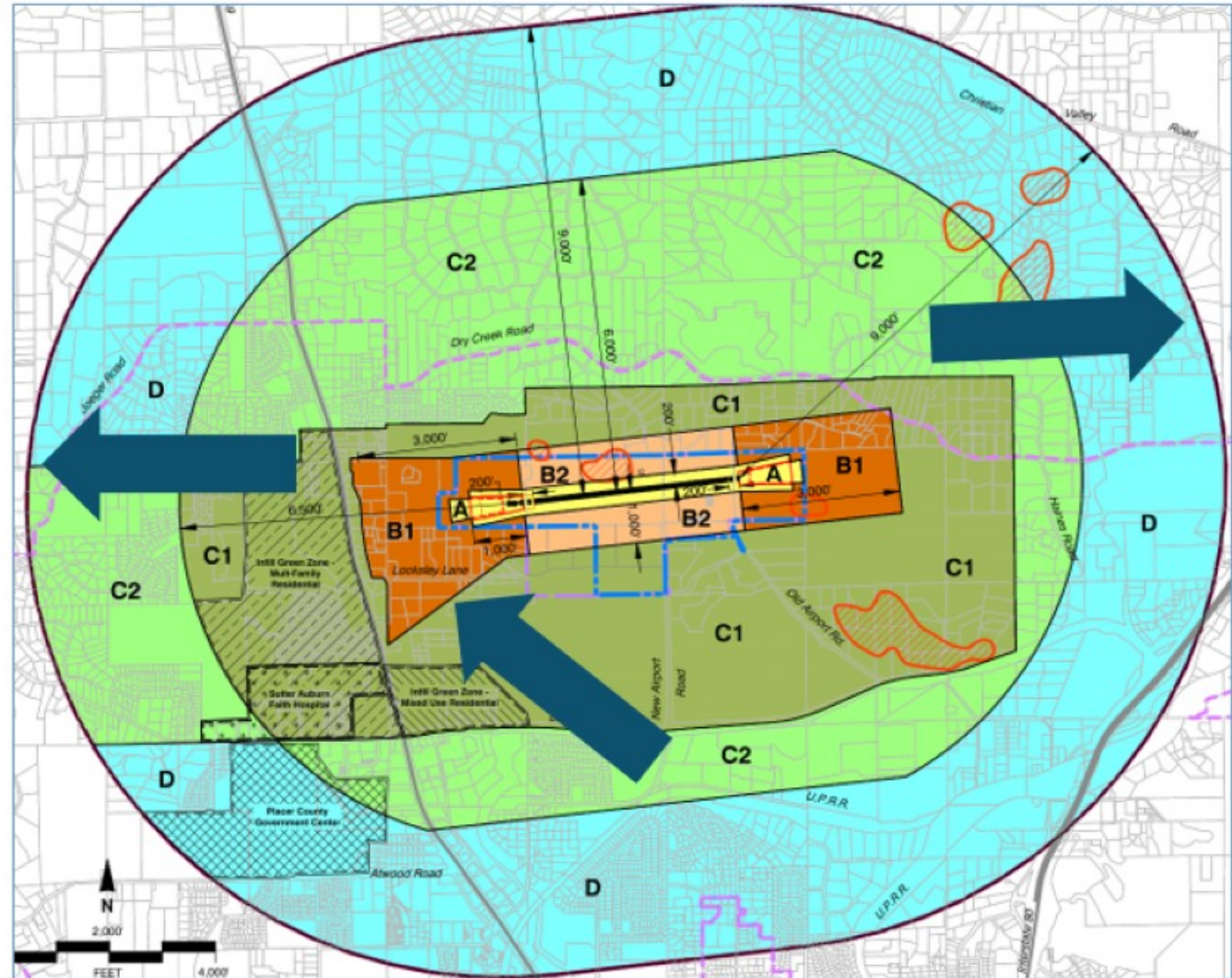
- Runway extension in 2019 ALP results in an expanded Airport Influence Area



ALUCP Update: Auburn Municipal Airport – Compatibility Zone Change

- Expanded Zones
 - Zone A (remains on airport)
 - Zone B1 (extends west and southwest)
 - Zone C2 and D (extend west and east)

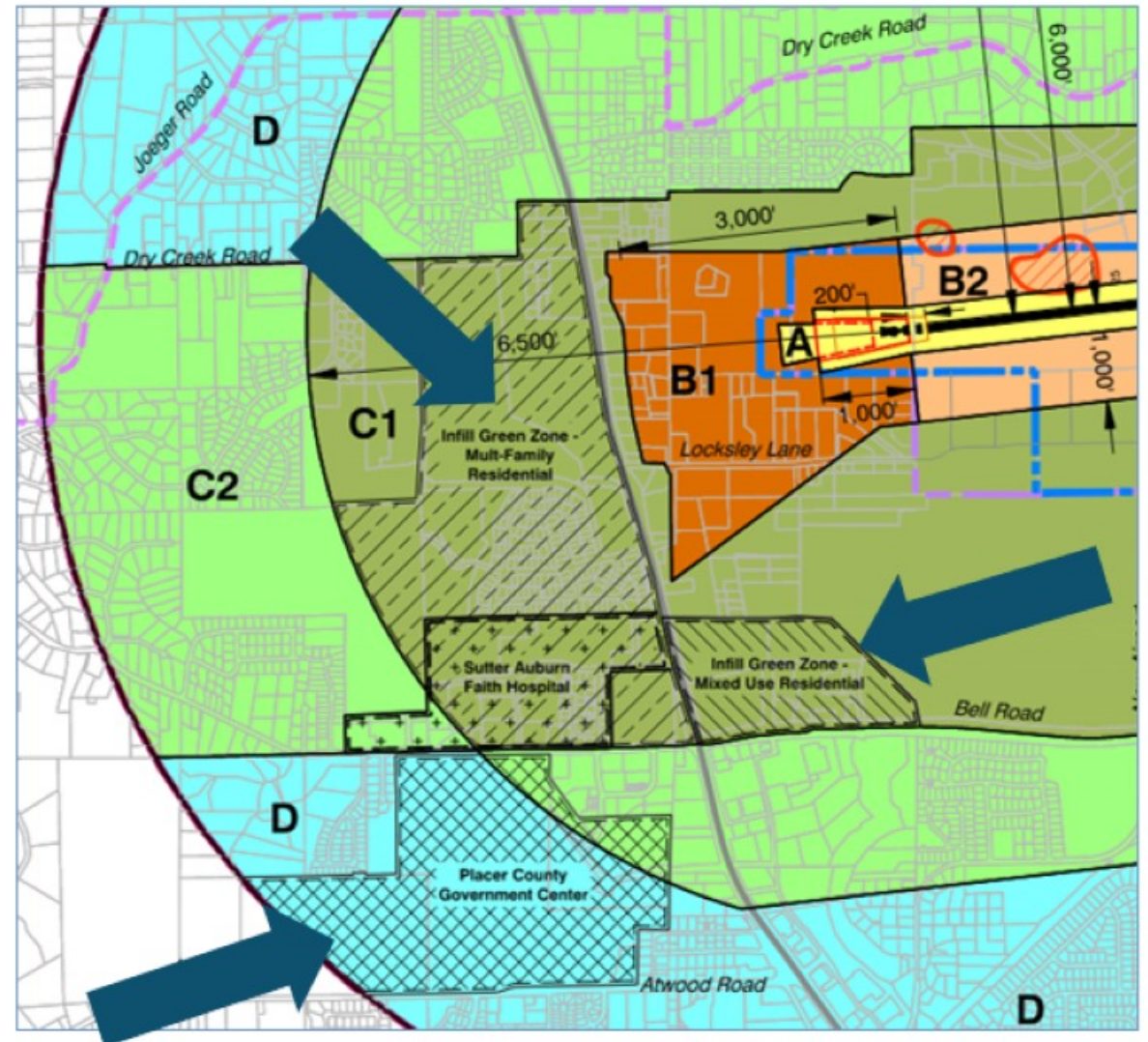
Note: Placer County will need to update its Aircraft Overflight Zoning Ordinance



ALUCP Update: Auburn Municipal Airport – Compatibility Zone Change

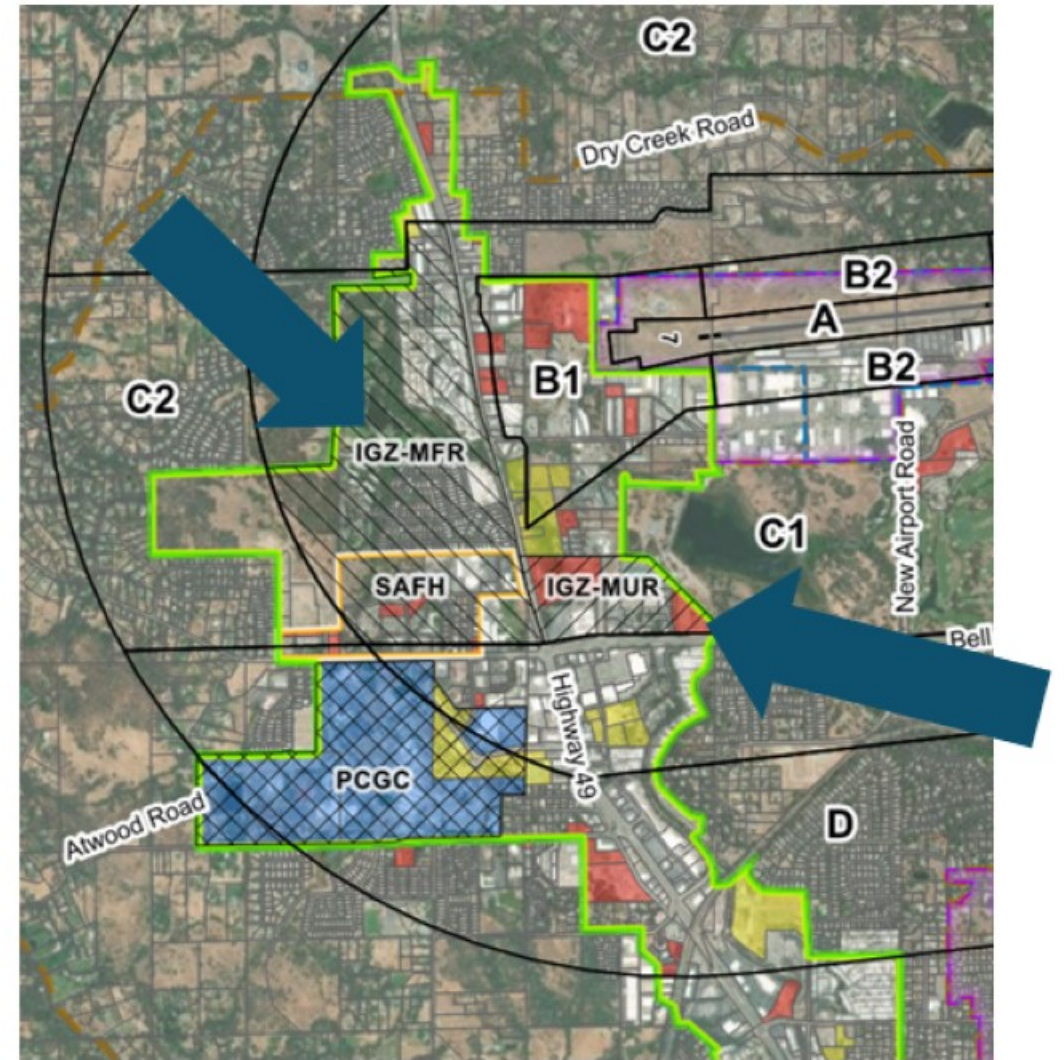
- Special Conditions Exceptions
 - Sutter Faith Hospital
 - Placer County Government Center (new)
 - Placer County Infill Green Zones (new)

Note: The team worked closely with Placer County Planning and Housing staff on exceptions



ALUCP Update: Auburn Municipal Airport – Infill Green Zone

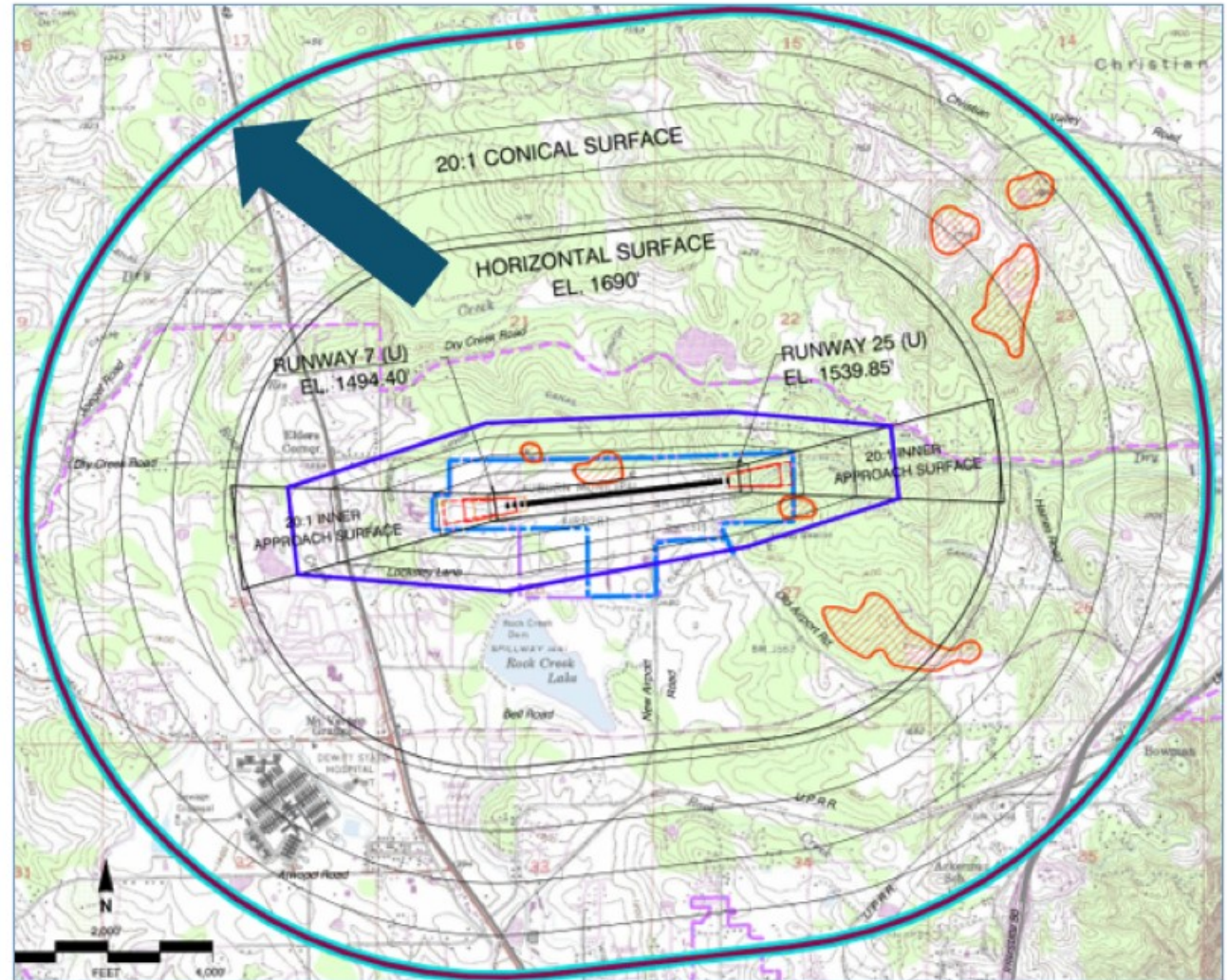
- Placer County Infill Green Zones
 - Multi-Family Residential (west of Hwy 49)
 - Mixed-Use Multi-Family Residential (east of Hwy 49)



ALUCP Update: Auburn Municipal Airport – Wildlife Hazards

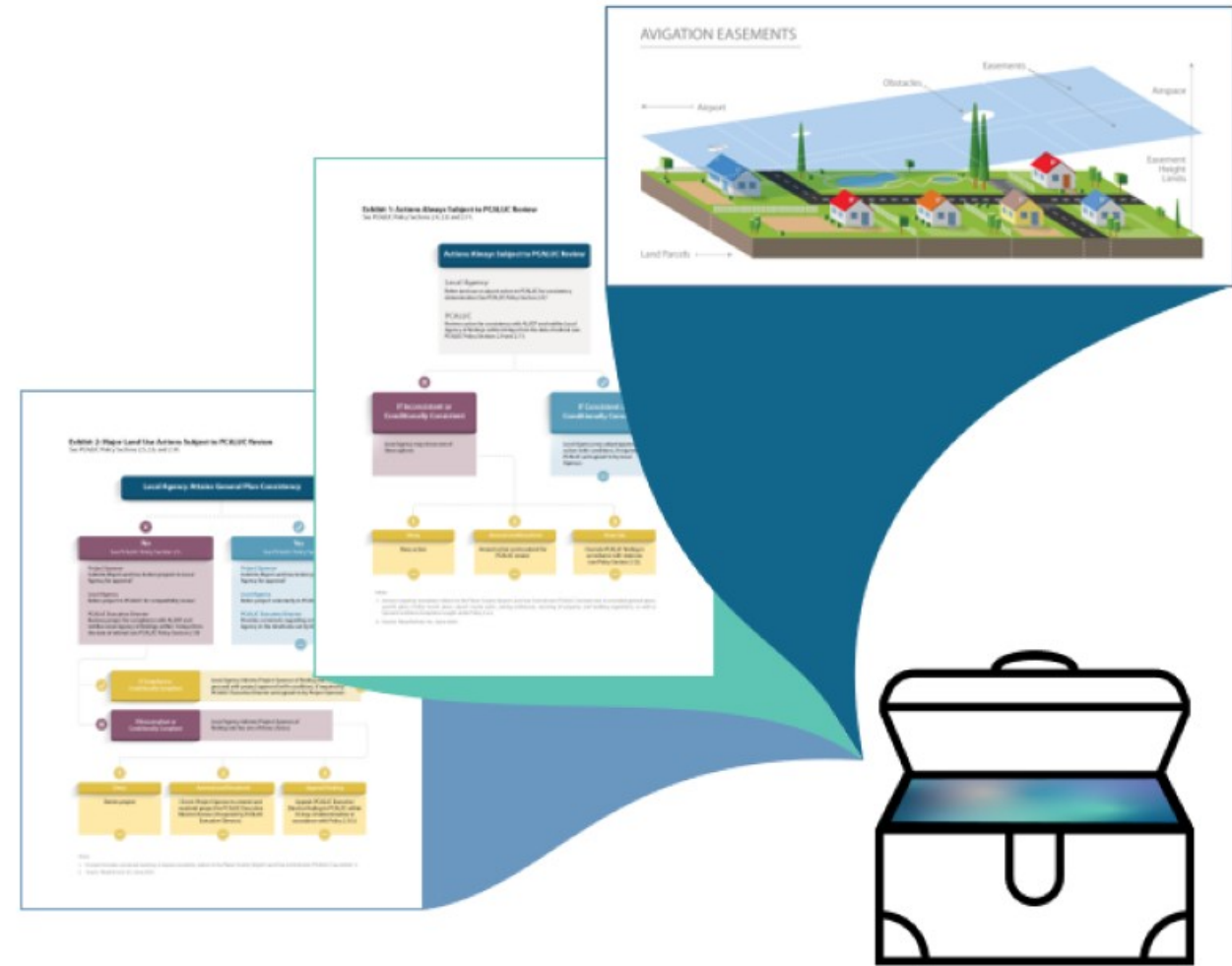
- New Wildlife Hazard Critical Zone conterminous with proposed Airport Influence Area
- New Wildlife Hazard policies applicable within Airport Influence Area
- Addresses FAA concerns on wildlife, especially birds, near GA airports

Note: Coordinated with PCCP Administrator on hazard zone and policy development



ALUCP Update: Implementation Toolbox

- ALUC Referral Process Flowcharts
- Avigation Easement Exhibit
- Public Outreach Process Appendix
- Fee Structure Forms (pending)



CEQA Findings

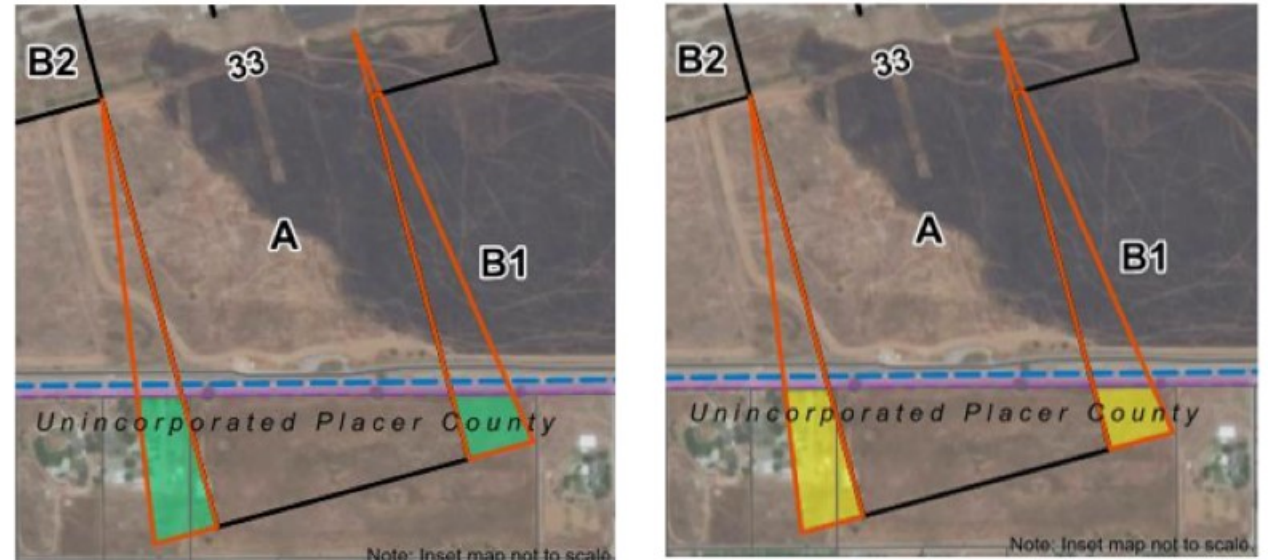
CEQA Findings: Overview

- CEQA required based on California Supreme Court finding
- ALUCP is considered a regulatory document
- No physical development is proposed
- Initial Studies focus on land use conflicts and displacement of future development



CEQA Findings: Lincoln Regional Airport

- Two parcels affected
- Housing displacement impact is less than significant
- Future dwellings could be located elsewhere on parcel outside of Zone A



Placer County General Plan Land Use

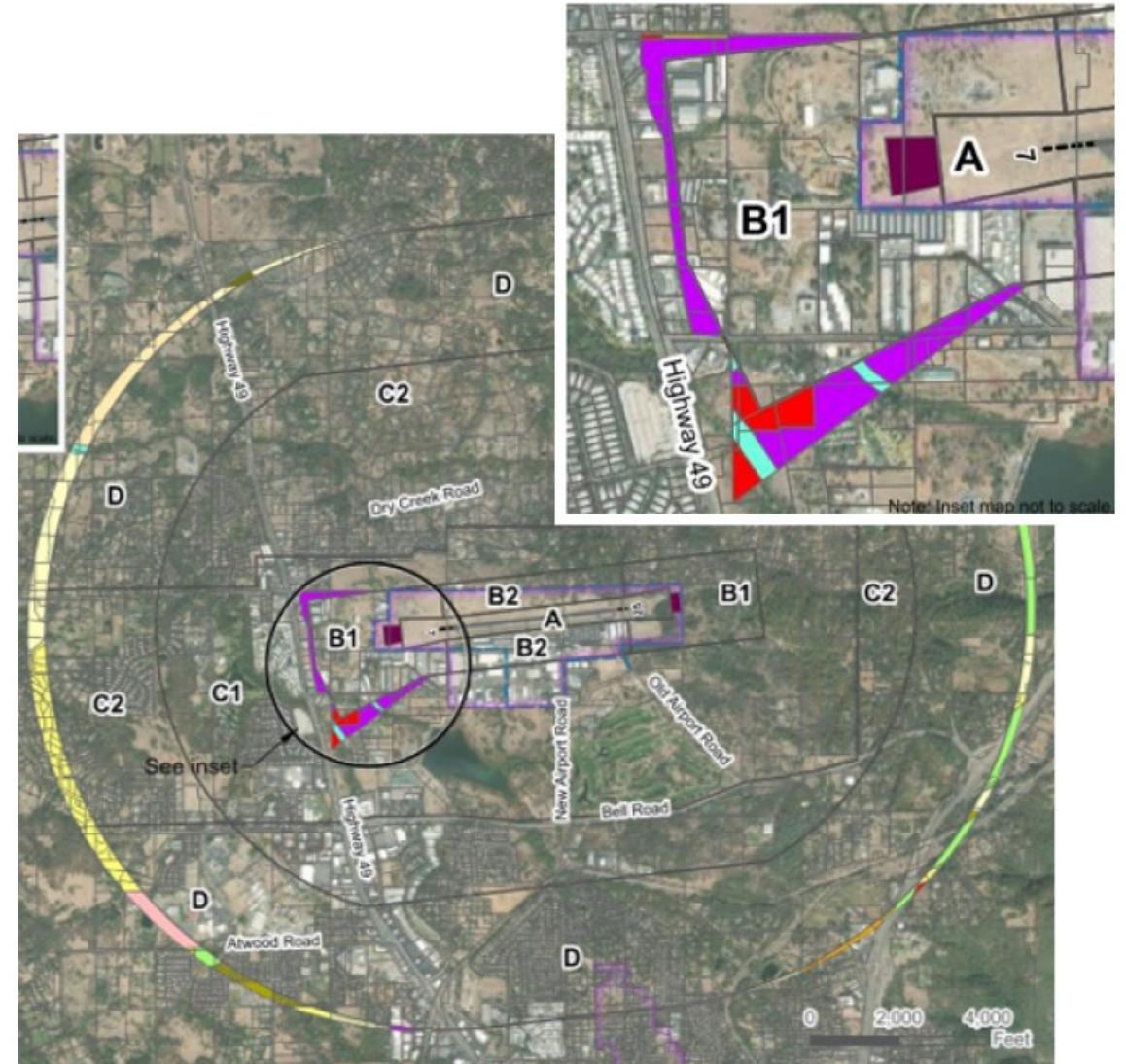
 Rural Residential 0.1 - 1 DU/Ac.

City Land Use (Future Annexation)

 Village Rural Residential 0.2 - 0.5 DU/Ac.

CEQA Findings: Auburn Municipal Airport

- No housing displacement impacts in expanded Zones A, C2, or D
- Housing displacement impact in Zone B1 is less than significant
- Proposed Placer County Infill Green Zone Exception in Zone C1 offsets housing displacement impacts



CEQA Findings: Conclusion

- Minor changes required to local general plans, zoning ordinances, and applicable specific plans
- Housing Displacement
 - Minor displacement of housing in the unincorporated areas of Placer County and City of Lincoln's sphere of influence
 - No affect on County's nor City of Lincoln's ability to fulfill their respective Regional Housing Needs Allocation (RHNA) requirements
 - No displacement of housing in the City of Auburn
- Notice of Exemption to be filed for Blue Canyon Airport (CEQA Section 15061(b)(3)).

Adoption of the ALUCPs and their subsequent implementation by local agencies will NOT have a significant or potentially significant effect on the environment.



Next Steps

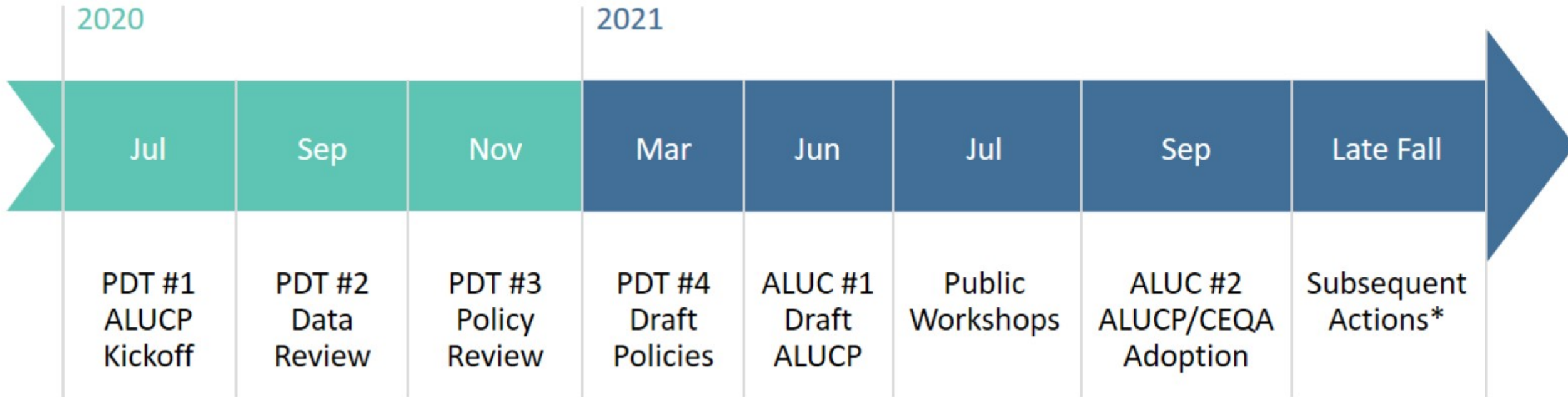
Next Steps: Public Outreach

- 30-Day Public Review Period
- Public Noticing
 - PCTPA website and social media
 - Emails to stakeholders and interested citizens
 - Published in local newspapers
 - Mailed to all property owners in Airport Influence Areas
- Live Virtual Public Workshops
 - Auburn: July 14 – 6pm
 - Lincoln: July 15 – 6pm

For more information go to:
<http://pctpa.net/alucp/>



Next Steps: Schedule




*Subsequent Actions

- ALUC Fee Structure Update
- General Plan Consistency Determinations
- Project Closeout

Next Steps: ALUC Fee Structure

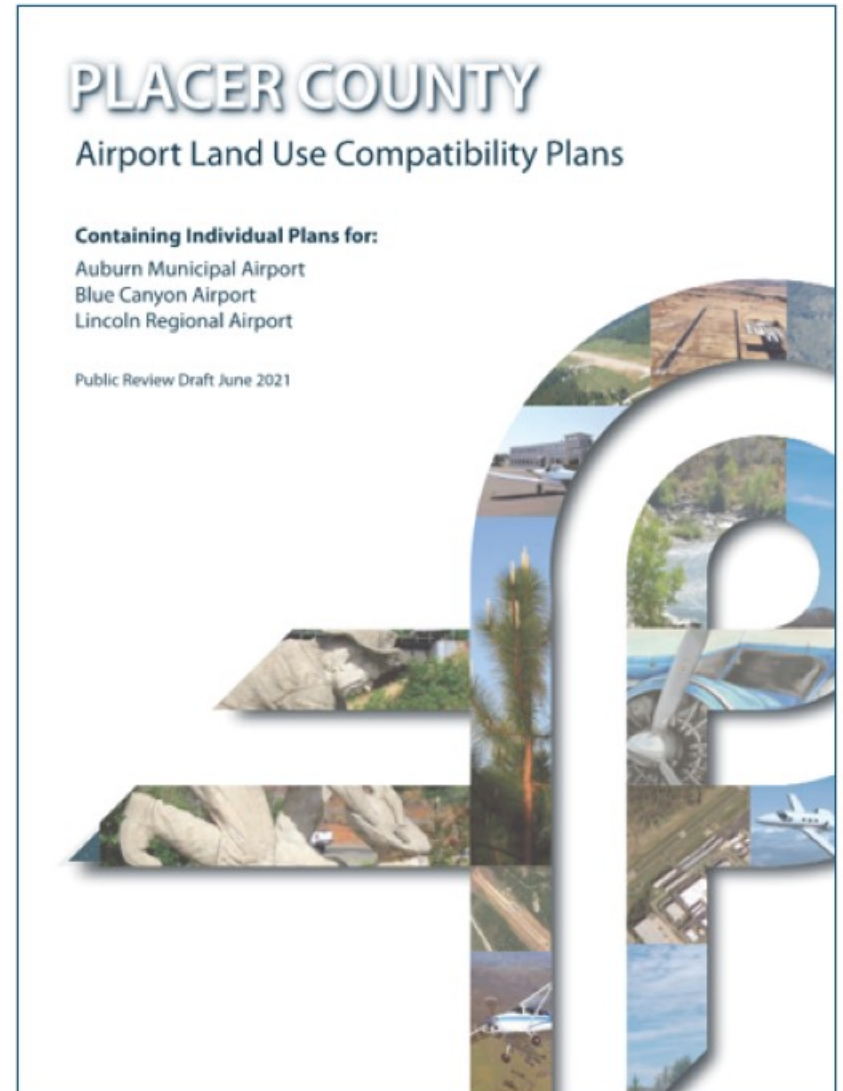
- ALUC Fee Structure
 - Fees will increase
 - Fee structure to come to ALUC late fall 2021
- Fee Collection Process
 - Streamline fee collection
- Fee Collection Tracking System
 - We are working with jurisdictions to collect fees

 PLACER COUNTY AIRPORT LAND USE COMMISSION	PROJECT APPLICATION FOR LAND USE ACTION REVIEW	ALUC Identification No. _____
		PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)
Date of Application _____	Applicant _____	Phone Number _____
Mailing Address _____		

Project Category	Fee ¹	Supplemental Deposit ²	Review Schedule
Minor Projects Minor Projects are considered to encompass those types of land use actions not defined as a Major or Mandatory Project and involves a discretionary entitlement.	\$250	Not Applicable	14 days
Major Projects Major Projects are related to proposed land uses for which compatibility with airport activity is a particular concern, but for which ALUC review is not always mandatory under State law. For a complete list of Major Projects refer to Policy 2.5.2 of the ALUCP. The cities of Auburn and Lincoln and Placer County must refer these projects.	\$750	\$2,500	14 days
Mandatory Projects The ALUCP identifies actions that require mandatory review, pursuant to State law. Mandatory Projects include General Plan Amendments, Zoning Amendments, Specific Plans, Special District Facility Master Plans, Building Code changes and airport planning projects (i.e., Airport Master Plans). For a complete list of Mandatory Projects refer to Policy 2.4.1 of the ALUCP.	\$1,250	\$2,500	60 days
ALUC Appeals Appeals to the ALUC consistency determination.	\$100	Not Applicable	Applicant must file within 10 days of Consistency Determination

Next Steps: Staff Recommendation

- Recommend PCALUC authorize staff to:
 - Begin the 30-day public review period (June 24 to July 26)
 - Release the *Placer County Airport Land Use Compatibility Plan (Public Review Draft June 2021)* and associated CEQA documents for public review and comment



Thank you.