



PLACER COUNTY
AIRPORT LAND USE
COMMISSION

City of Lincoln General Plan Consistency Determination

Item G

October 27, 2021

ALUC Background

Plan Overview

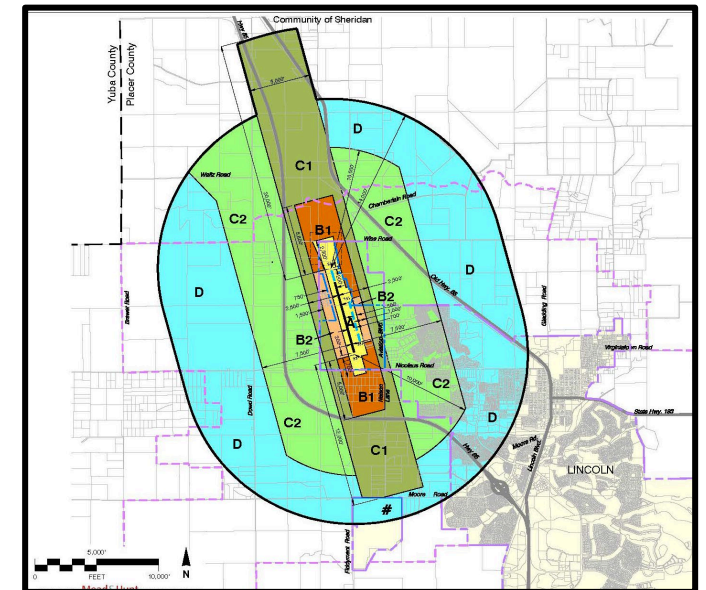
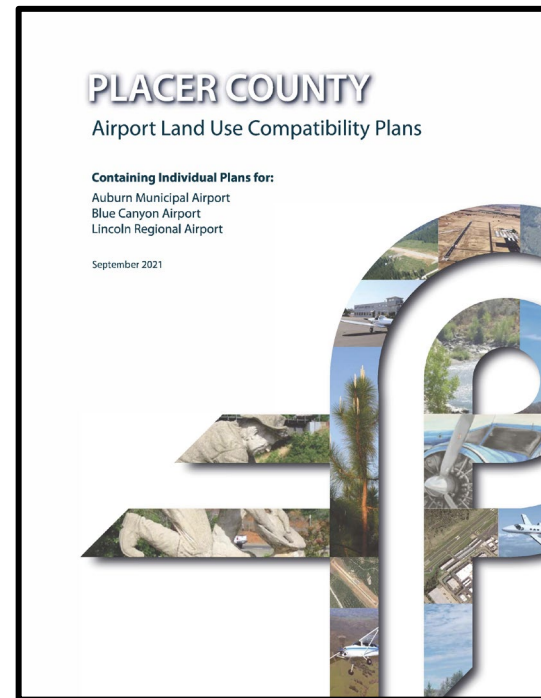
Consistency Determination

Next Steps



Role of Airport Land Use Commission

1. Adopt and maintain Airport Land Use Compatibility Plans.
2. Review changes to plans, zoning, regulations near airports.



ALUC Background

Plan Overview

Consistency Determination



State Law

- Jurisdictions with airports required to amend their General Plan within 180 days of adoption of the ALUCP; or
- Jurisdiction can adopt findings and override ALUC; or
- Jurisdiction can refer all projects within airport influence area until General Plan consistency is determined.
- Once consistent, ALUC's authority to review projects becomes limited and a local responsibility except for mandatory reviews.

**ALUC
Background**

**Plan
Overview**

**Consistency
Determination**

Next Steps



Three Potential Determinations

1. Consistent with the ALUCP.
2. Consistent with the ALUCP subject to conditions.
3. Inconsistent with the ALUCP based on specific conflicts.

ALUC Background

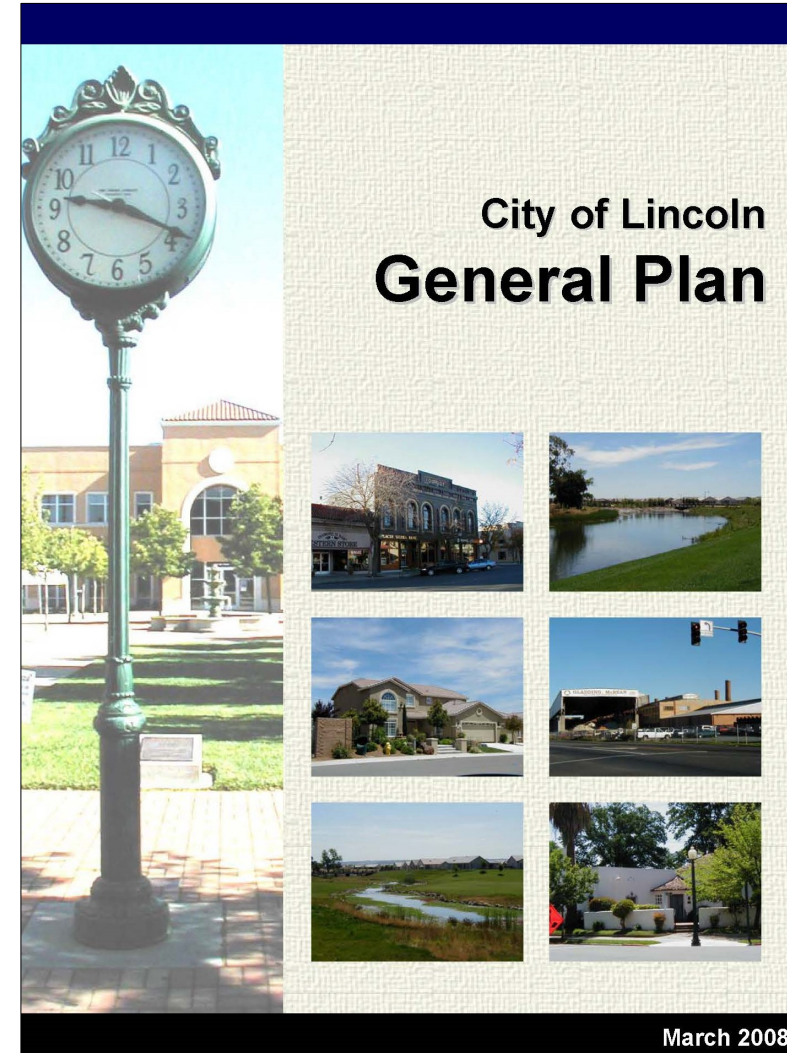
Plan Overview

Consistency Determination

Next Steps

Lincoln General Plan 2050

General Plan 2050
submitted for an
ALUC determination
of consistency.



ALUC
Background

Plan
Overview

**Consistency
Determination**

Next Steps



General Plan Consistency

- Four ways for General Plan to be consistent:
 1. Incorporate policies into General Plan Elements.
 2. Adopt a General Plan Airport Element.
 3. Adopt the ALUCP as a stand-alone document.
 4. Adopt an Airport Combining District or Overlay Zoning Ordinance.
- Lincoln's approach is to incorporate airport land use compatibility policies into General Plan.

ALUC
Background

Plan
Overview

**Consistency
Determination**

Next Steps



General Plan Consistency Cont'd.

- Per Caltrans Airport Land Use Handbook, General Plan does not have to be identical to be consistent.
- Two tests to determine consistency with ALUCP:
 1. No direct conflicts can exist between ALUCP and General Plan.
 2. Delineation of a mechanism or process for ensuring future land use development will not conflict with ALUCP.

ALUC
Background

Plan
Overview

**Consistency
Determination**

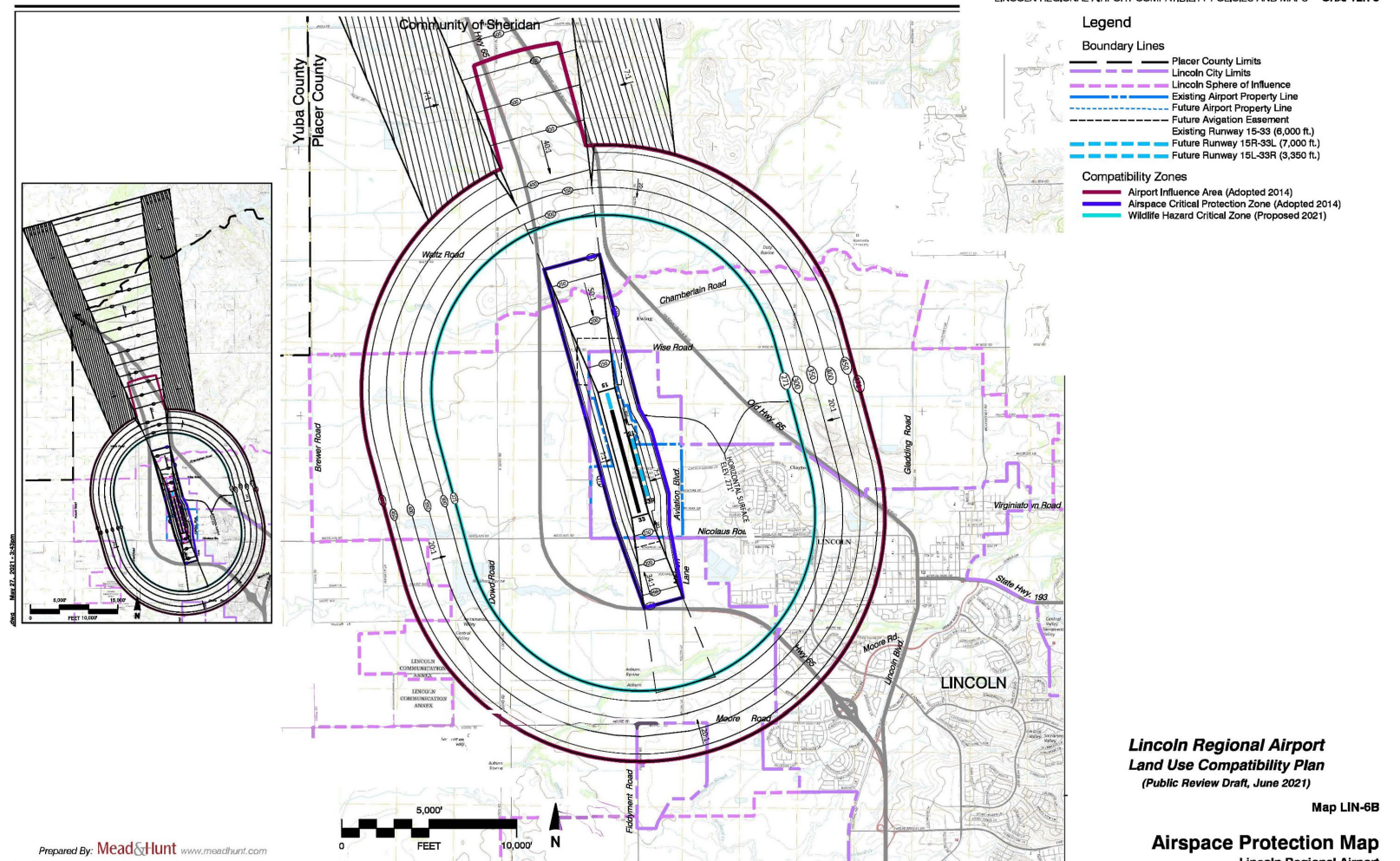
Next Steps



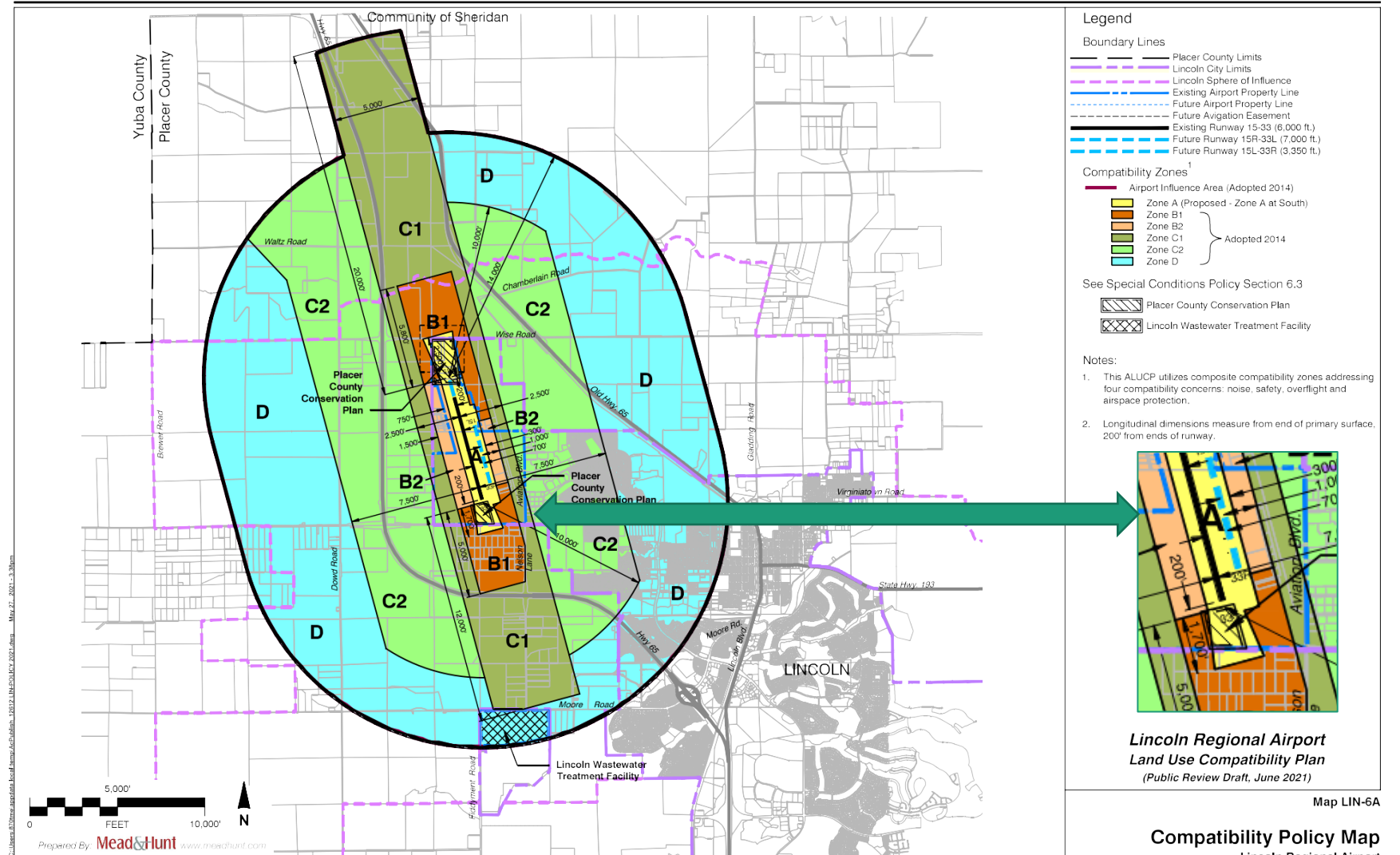
Test 1: No direct conflicts can exist...

- General Plan policies addressing airport land use compatibility eliminate direct conflicts and support policies/criteria of ALUCP.
- City will need to amend or supplement General Plan to reflect the new ALUCP map for Lincoln Regional Airport.
- Two conditions to bring General Plan into consistency:
 1. Reflect new Wildlife Hazard Critical Zone on General Plan maps.
 2. Reflect updated Compatibility Zone A (south) on General Plan maps.

Reflect New Wildlife Hazard Critical Zone on General Plan Map



Reflect Updated Compatibility Zone A (south) on General Plan Map



ALUC
Background

Plan
Overview

**Consistency
Determination**

Next Steps



Test 2: Delineation of a mechanism...

- Consistency between General Plan and ALUCP is established by Land Use Element.
- General Plan adoption by City Council establishes policy that all development must be consistent with ALUCP.
- Government Code requires Zoning Ordinance consistency with General Plan. Zoning Ordinance provides mechanism to assure compliance and implement ALUCP.
- All development is subject to some form of planning review. City review procedures are adequate to assure ALUCP criteria will be tied to development and be enforced.

ALUC
Background

Plan
Overview

**Consistency
Determination**

Next Steps



Staff Recommendation

- Recommend Lincoln General Plan 2050, subject to two conditions outlined below, is consistent because:
 1. There would be no direct conflicts with ALUCP; and
 2. A mechanism is in place for ensuring future development within airport influence area will not conflict with ALUCP.
- Two required conditions:
 1. Reflect new Wildlife Hazard Critical Zone on General Plan maps.
 2. Reflect the updated Compatibility Zone A (south) on the General Plan maps.

**ALUC
Background**

**Plan
Overview**

**Consistency
Determination**

Next Steps



Next Steps

1. Conduct a Public Hearing
2. Make a Consistency Determination

Questions?



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