



PLACER COUNTY
AIRPORT LAND USE
COMMISSION

**City of Auburn General Plan
and
City Municipal Code, Section 159, Zoning
Consistency Determination**

Item I

December 1, 2021

ALUC Background

Plan Overview

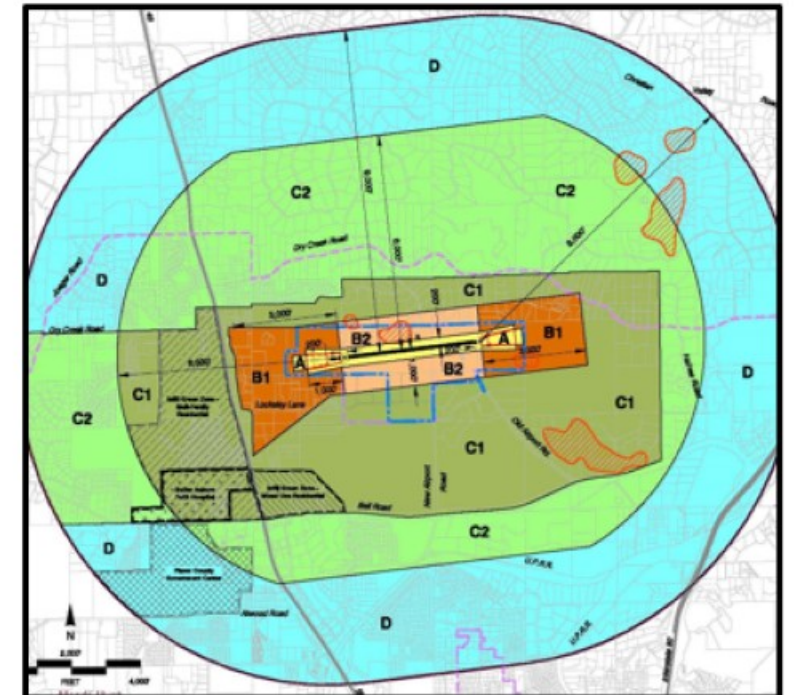
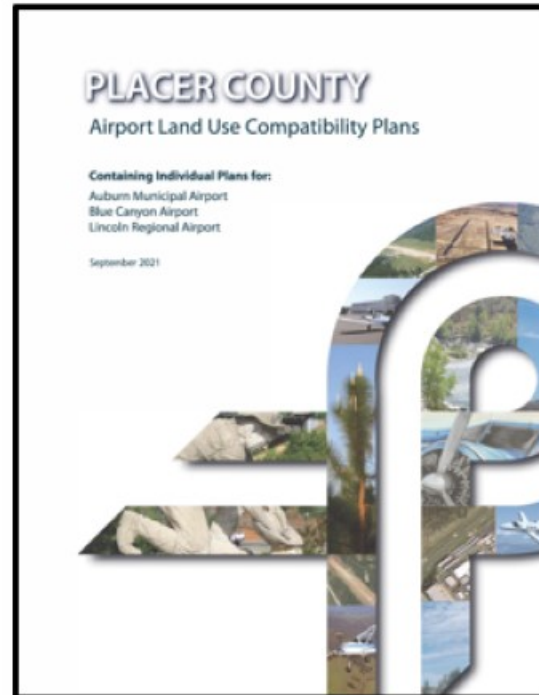
Consistency Determination

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 are required to amend their General Plan within 180 days of adoption of the ALUCP; or
- Jurisdiction can adopt findings and override the 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**

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Next Steps

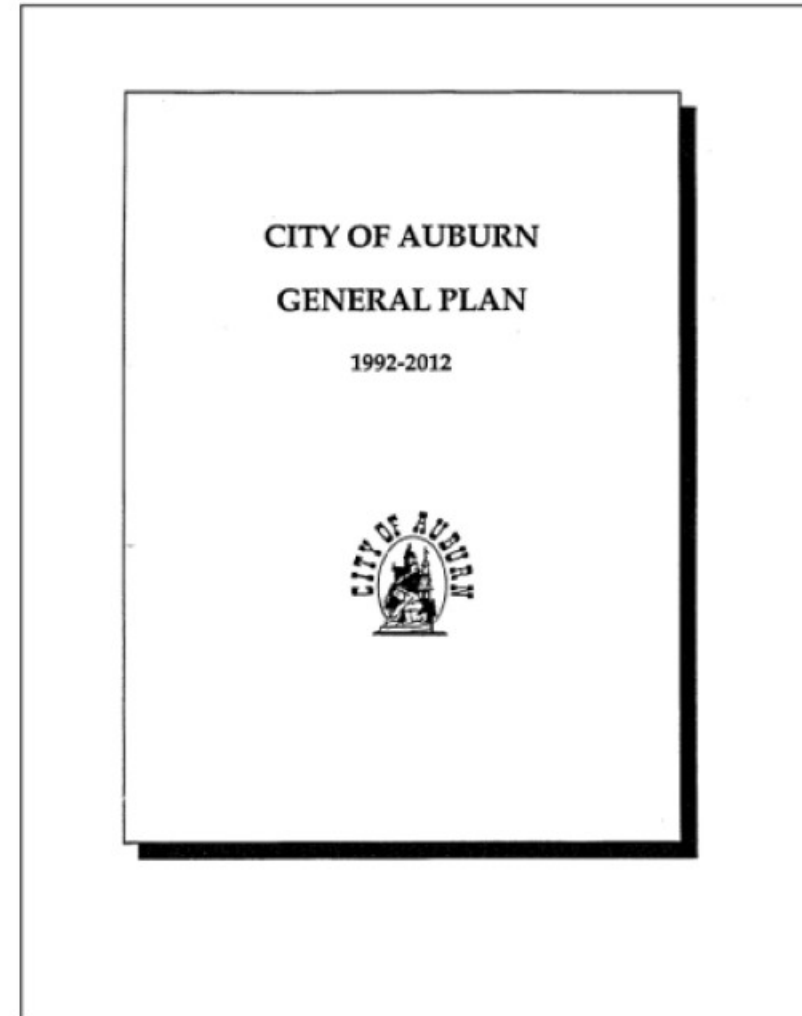


Three Potential Determinations

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

Auburn General Plan 1992-2012

General Plan 1992-2012 submitted for an ALUC determination of consistency.



Auburn Municipal Code, Section 159, Zoning

City Municipal Code,
Section 159, Zoning
evaluated for an
ALUC determination
of consistency.

159 ZONING

[159 General Provisions \(Sections 159.001-159.006\)](#)
[159 Establishment Of Districts \(Sections 159.015-159.019\)](#)
[159 Uses Permitted \(Sections 159.030-159.047\)](#)
[159 Manufactured Homes And Mobile Home Park Developments \(Sections 159.055-159.068\)](#)
[159 Planned Unit Developments \(Sections 159.080-159.097\)](#)
[159 Design Review \(Sections 159.110-159.125\)](#)
[159 Airport Zoning \(Sections 159.140-159.151\)](#)
[159 Off-Street Parking And Loading \(Sections 159.165-159.175\)](#)
[159 Mobile Food Vendors \(Section 159.180\)](#)
[159 Signs \(Sections 159.185-159.198\)](#)
[159 Official Plan Lines \(Sections 159.220-159.229\)](#)
[159 Non-Conforming Uses And Buildings \(Sections 159.240-159.246\)](#)
[159 General Regulations \(Sections 159.260-159.265\)](#)
[159 School Mitigation Fees For Residential Development \(Sections 159.275-159.282\)](#)
[159 Sex-Oriented Entertainment Businesses \(Sections 159.295-159.299\)](#)
[159 Flood Damage Prevention \(Sections 159.310-159.315\)](#)
[159 Second Residential Units \(Sections 159.325-159.329\)](#)
[159 Residential Density Bonus \(Sections 159.335-159.342\)](#)
[159 Surface Mining Permits And Reclamation Plans \(Sections 159.345-159.356\)](#)
[159 Mineral Extraction Combining District \(ME\) \(Sections 159.370-159.377\)](#)
[159 Temporary Emergency Shelters \(Section 159.380\)](#)
[159 Large Family Day-Care Home Permit \(Sections 159.390-159.392\)](#)
[159 Use Permits \(Sections 159.405-159.409\)](#)
[159 Variances \(Sections 159.420-159.426\)](#)
[159 Reasonable Accommodation \(Sections 159.430-159.434\)](#)
[159 Amendments \(Sections 159.440-159.447\)](#)
[159 Hearings: Notice \(Sections 159.460-159.464\)](#)
[159 Administration And Enforcement \(Sections 159.475-159.479\)](#)
[159 Historic Preservation \(Sections 159.490-159.507\)](#)
[159 Short Term Rentals \(Sections 159.510-159.521\)](#)
[159 Bed And Breakfast Establishments \(Sections 159.540-159.699\)](#)
[159 Appendix A District Regulations](#)

159 General Provisions (Sections 159.001-159.006)

[159.001 Definitions](#)
[159.002 Title](#)
[159.003 Purpose](#)
[159.004 Authority](#)
[159.005 Planning Commission: Powers](#)
[159.006 Development Projects: Fee Or Charge For City's Costs](#)

HISTORY
Adopted by Ord. 21-01 on 1/11/2021

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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.
- Auburn's approach is to incorporate airport land use compatibility policies into General Plan.

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Zoning Ordinance Consistency

- State law also requires that any Zoning Ordinance that affects land within an airport influence area be reviewed for consistency with the ALUCP.
- Auburn's approach is to incorporate airport land use compatibility policies into specific sections of its Zoning Ordinance.

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Test 1: Eliminate direct conflicts...

- General Plan policies addressing airport land use compatibility eliminate direct conflicts and support policies/criteria of ALUCP.
- City recently updated General Plan Safety Element to include goals and policies specifically addressing airport safety hazards and land use compatibility impacts. ALUC determined that Safety Element was consistent with ALUCP in December 2020.
- Various sections of the General Plan need to be updated to reflect the new ALUCP for Auburn Municipal Airport.

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Test 2: Delineation of a mechanism...

- Consistency between General Plan and ALUCP is established by Safety Element.
- Safety Element adoption by City Council establishes policy that all development must be consistent with ALUCP.
- Government Code requires Zoning Ordinance consistency with General Plan. City's Municipal Code, Section 159, Zoning needs to be updated to reflect ALUCP. Once Zoning is updated, it will provide mechanism to assure compliance and implement ALUCP.
- All development is subject to some form of planning review. City review procedures per Safety Element policies assure ALUCP criteria will be tied to development and be enforced.

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Staff Recommendation

- Recommend Auburn General Plan 1992-2012 and City Municipal Code, Section 159, Zoning, subject to the conditions outlined in the Staff Memorandum, is consistent because:
 1. There would be no direct conflicts with the ALUCP; and
 2. A mechanism will be in place once Section 159, Zoning is updated by the City of Auburn for ensuring future land use development within an airport influence area will not conflict with the ALUCP.

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Next Steps



Next Steps

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

Questions?



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