

ALUCP Public Hearing – ALUCPs for Auburn Municipal and Lincoln Regional Airports

Item I

Placer County Airport Land Use Compatibility Plan Update

Placer County Airport Land Use Commission

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Agenda

- Staff Introduction
- Consultant Presentation
 - Background
 - ALUCP Update
 - CEQA Findings
 - Public Comment Summary
 - Next Steps
- Staff Recommendation
 - Conduct Public Hearing
 - CEQA Action
 - ALUCP Action



Background

Overview

- Role of Placer County Transportation Planning Agency (PCTPA)
 - Functions as Airport Land Use Commission for Placer County
 - Countywide Airport Land Use Compatibility Plan (ALUCP) adopted in 2000, amended in 2014
 - The proposed ALUCP Update will replace the 2014 edition
 - No authority over existing land uses or airport operations



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



ALUCP Update

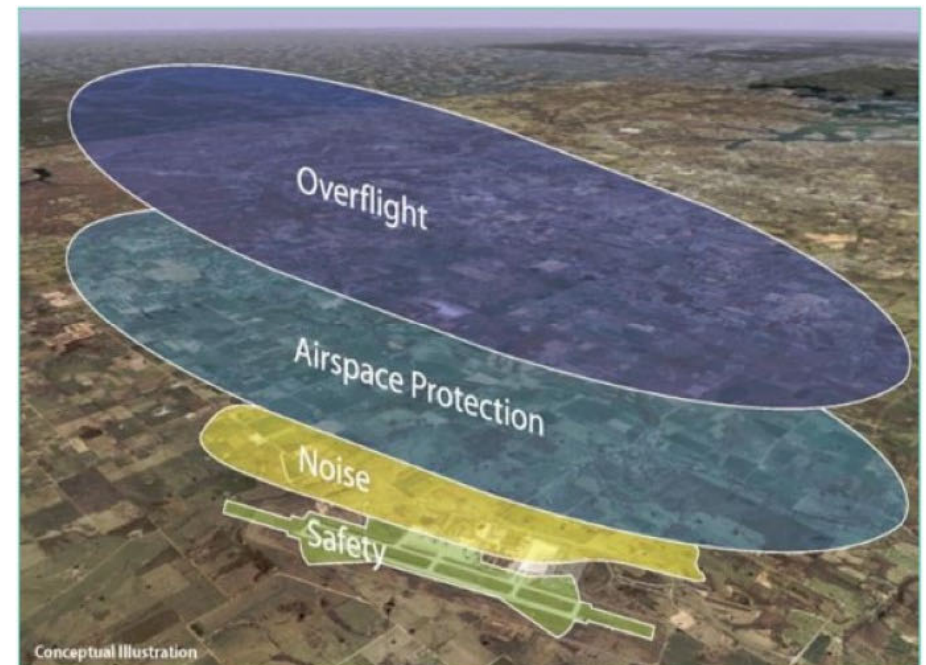
ALUCP Update: Project Development Team

- 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: Scope

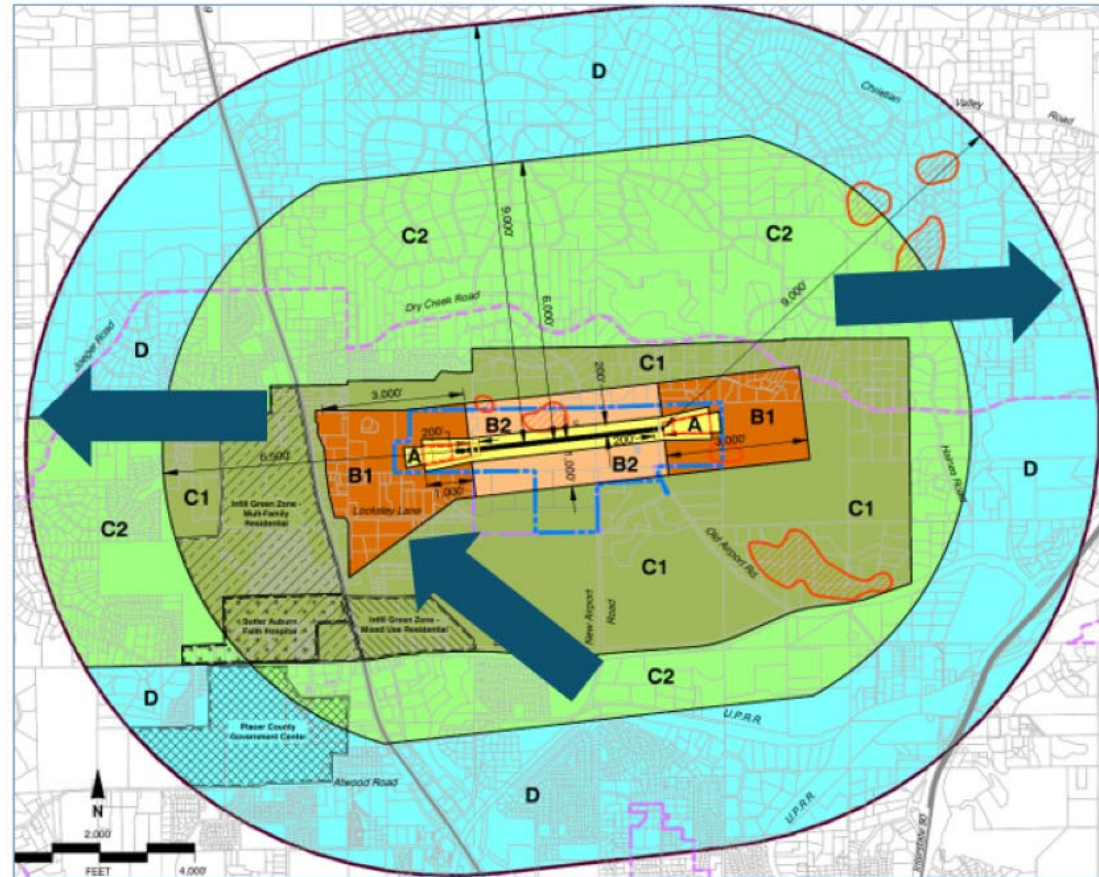
- Reflect new Airport Layout Plan (ALP)
 - Auburn Municipal
 - Lincoln Regional
 - Blue Canyon Airport (not updated)
- Policy Changes
 - Clarifications
 - Procedural Policies
 - Wildlife Hazards
 - Infill development
- Compatibility Criteria
 - No changes to density or intensity limits



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)

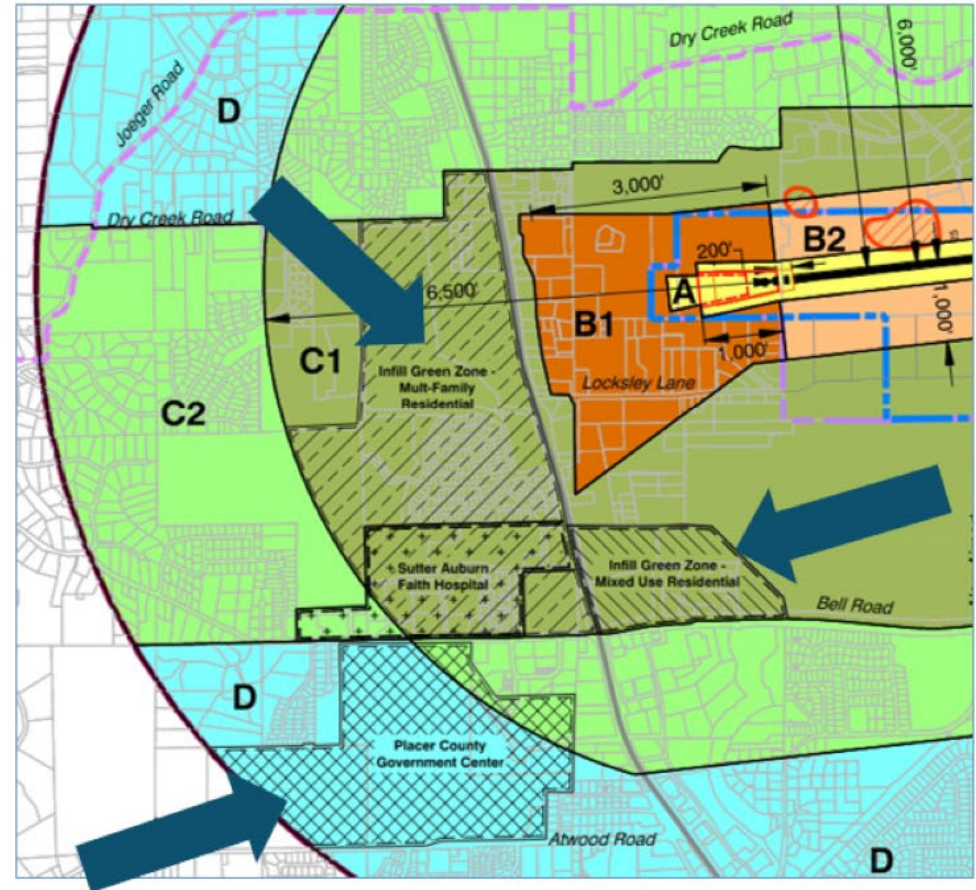
Note: Placer County will need to update its Aircraft Overflight Zoning Ordinance



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



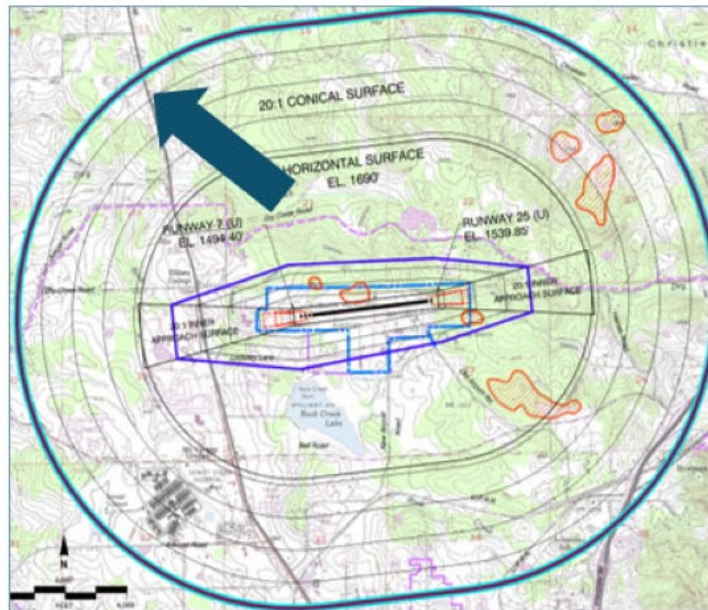
ALUCP Update: Lincoln Regional Airport – Compatibility Zone Changes

- 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

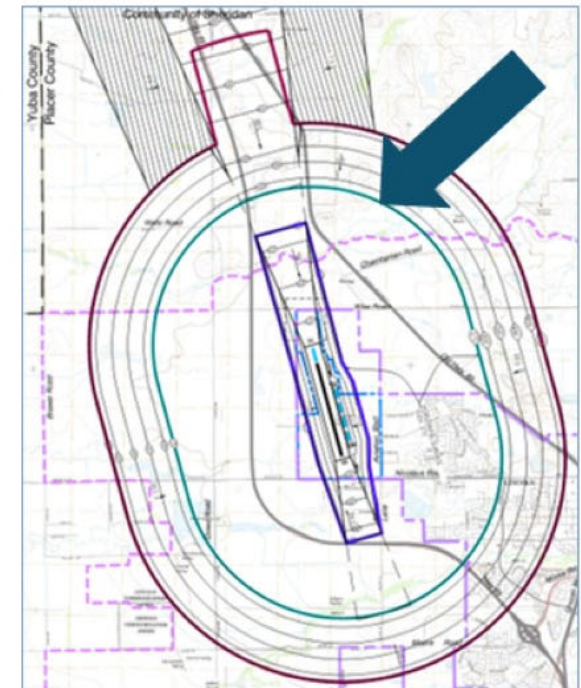


ALUCP Update: New Wildlife Hazard Zones

- Addresses FAA wildlife concerns
- Coordinated policies with PCCP Administrator



Auburn Municipal Airport



Lincoln Regional Airport

CEQA Findings

CEQA Findings: Conclusion

- Minor changes required to local general plans, zoning ordinances, and applicable specific plans for consistency with new ALUCP
- “No Effect Determinations” issued by Dept. of Fish and Wildlife for the Neg Decs.
- Notice of Exemption 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.



CEQA Findings: Conclusion (Cont.)

- Housing Displacement
 - Around Auburn Municipal Airport - No displacement in City of Auburn and limited in unincorporated Placer County
 - Around Lincoln Regional Airport - Minor displacement in City of Lincoln's sphere of influence and unincorporated Placer County
 - No affect on County's nor City of Lincoln's ability to fulfill their respective Regional Housing Needs Allocation (RHNA) requirements

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



Public Comments

Public Comment: Overview

- 30-Day Comment Period (June 23 to July 26)
 - Verbal comments at ALUC workshop and two virtual public workshops
 - Comment form on PCTPA/ALUC website
 - Emails, letters, and calls to PCTPA staff



Public Comment: Overview (Cont.)

- 45 Comments Received (several duplicates)
 - ALUCP processes
 - Implication of wildlife policies and expanded compatibility zones on underlying land uses
 - Airport operations and planning processes (not within ALUC purview)
 - Existing noise impacts and complaints (not within ALUC purview)



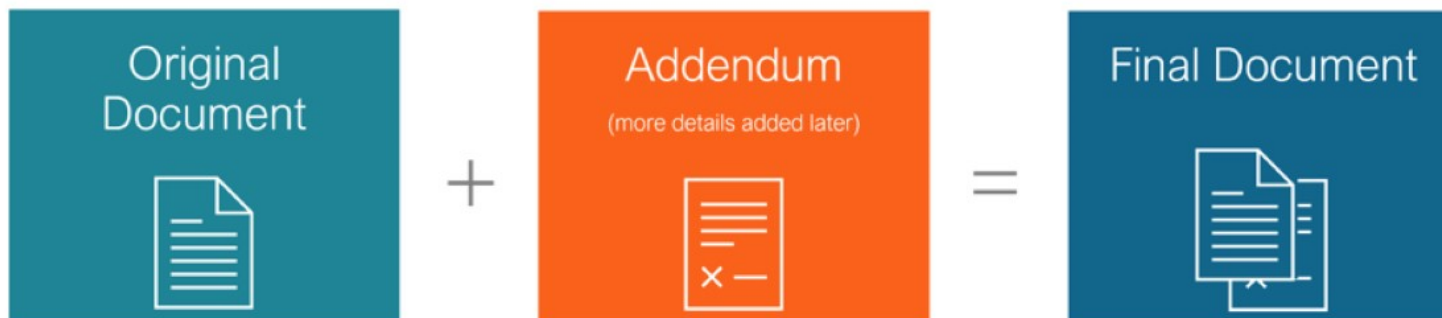
Public Comment: Overview (Cont.)

- Responses Prepared
 - No revisions required to draft ALUCP update to address comments
 - No new environmental impacts resulted
 - Forwarded airport comments to airport management



Public Comment: Addendum

- Technical revisions made to ALUCPs and Initial Studies (Addendum per airport)
 - ALUCPs updated FAA regulatory citations
 - Initial Studies corrected checkboxes between summary table and individual checklist
- Recirculation of ALUCP and Neg Decs not required because corrections do not cause a substantive revision



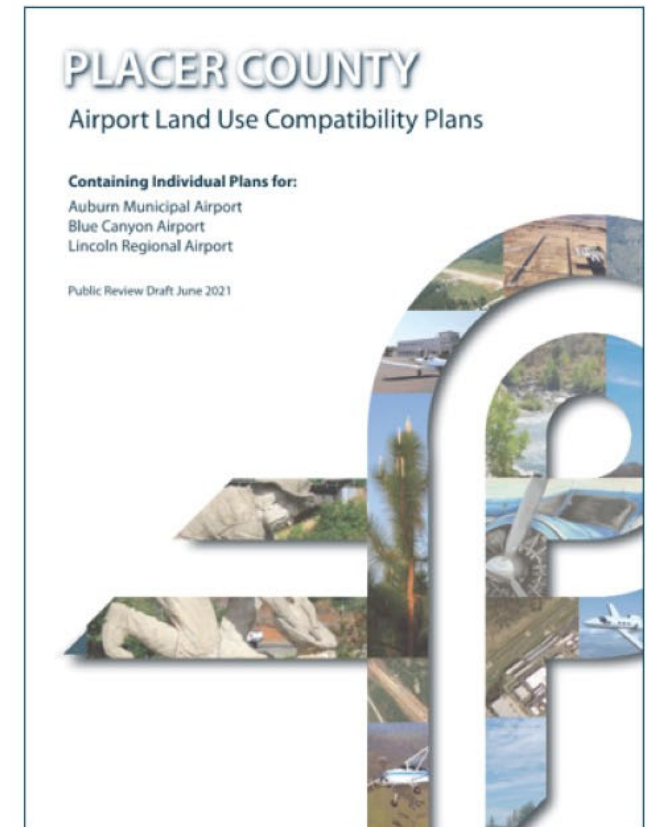
Next Steps

Next Steps

- ALUCP Adoption (today)
- Subsequent Actions
 - General Plan Consistency Determinations (Oct 27)
 - ALUC Fee Structure Update (Dec 1)
 - ALUCP Training (Spring 2022)

Staff Recommendation

- Conduct Public Hearing
- Adopt CEQA Neg Decs and Notice of Exemption
- Adopt ALUCPs and Addendums
 - ALUCPs become effective upon adoption
- Authorize Executive Director to:
 - Notify affected local agencies and California Division of Aeronautics of Plan adoption
 - Notify affected local jurisdictions of need to make respective general plans consistent with ALUCPs or overrule ALUC (180 days of adoption)



Thank you.