



TO: Airport Land Use Commission

DATE: May 24, 2023

FROM: Matthew Click, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the May 24, 2023, agenda for your review and action.

1. Airport Land Use Commission Fee – No Annual Fee Adjustment for FY 2023/24

On December 1, 2021, the Airport Land Use Commission (ALUC) adopted an updated fee schedule. ALUC fees were updated to account for staff costs associated with project application reviews. These costs are now recouped from project proponents.

The updated fee schedule went into effect January 31, 2022. The updated fee schedule includes a procedure to annually review and adjust the fees based on the federal Consumer Price Index and upon ALUC approval, the fee adjustment would go into effect July 1st of the new fiscal year.

During fall 2021 General Plan-Airport Land Use Compatibility Plan (ALUCP) consistency requirements for the cities of Auburn and Lincoln and Placer County were conditionally approved by the ALUC. The ALUC has approved time extensions for the City of Auburn and Placer County to complete their consistency conditions. The City of Lincoln has achieved General Plan consistency with the ALUCP. The result of these actions limits the ALUC's authority to review proposed projects around an airport and is now the responsibility of the local jurisdiction with land use authority within the specific airport influence area. Projects requiring a mandatory review continue to be referred to the ALUC. Mandatory project referrals include General Plan Amendments; Specific Plans and amendments thereto; Zoning Ordinance and Building Code changes; and Special Condition Exception requests. During FY 2022/23 the ALUC completed only one mandatory review for a General Plan Amendment and Rezone application.

Notwithstanding the present inflationary environment, there is no justification currently to support a fee adjustment. Staff recommends no annual ALUC fee adjustment for FY 2023/24. The PCTPA TAC concurred with the staff recommendation.

2. 2021 Airport Land Use Compatibility Plan (ALUCP) Basic Compatibility Criteria Table: Recommended Revisions to Clarify Airspace Review Requirements

Airspace protection policies seek to prevent land use features that pose a hazard to aircraft in flight such as tall buildings near runways and antenna towers in flight pattern areas. Airspace hazards can be physical (tall structures), visual (glare), electronic (interference for aircraft navigation and communications equipment), or uses that attract wildlife (i.e. birds). The policies in the 2021 ALUCP rely upon regulations and standards enacted by the Federal Aviation Administration and the California Division of Aeronautics.

Revisions to ALUCP Basic Compatibility Criteria Tables for Auburn Municipal, Blue Canyon, and Lincoln Regional airports is needed to clarify that airspace review requirements include temporary objects, such as construction cranes. The attached table for the Auburn Municipal ALUCP identifies recommended revisions to Table AUB-4A. These revisions will also be incorporated into the ALUCPs for Blue Canyon Airport Table BLU-4A and Lincoln Regional Airport Table LIN-6A. Staff recommends ALUC approval of the Basic Compatibility Criteria Table revisions to clarify airspace review requirements. The PCTPA TAC concurred with the staff recommendation.

DM:rc:mbc:ss

2021 ALUCP Basic Compatibility Table
Recommended Revisions to Clarify Airspace Review Requirements

For Policy 3.5.5

No revisions are required for Policy 3.5.5 – Requirements for FAA Notification of Proposed Construction Project.

For Table AUB-4A: Basic Compatibility Table

Revisions are noted below for the Basic Compatibility Table.

Land Use Category	Legend (see last page of table for interpretation)				Additional Criteria	
▶ Multiple land use categories may apply to a project ▶ Land uses not specifically listed shall be evaluated using the criteria for similar uses ▶ Typical occupancy Load Factor [approx. # s.f./person] indicated for certain uses ³	Normally Compatible	Conditional	Incompatible			▶ Conditions listed below apply to uses listed as “Conditional” (yellow) for a particular zone ▶ Numbers in yellow cells are Floor Area Ratios (FARs) based on typical occupancy load factor indicated for that use and average intensity limit indicated for zone
Any use having structures (including poles or antennas) or trees 35 to 150 feet in height						B1, B2, C1: Ensure airspace obstruction does not occur B1, B2, Height Review Overlay Zone: Airspace review required for objects > 35 feet C1: Airspace review required for objects > 70 feet
Any use having structures (including poles, antennas, or cranes) or trees more than 150 feet in height						C2, D: Ensure airspace obstruction does not occur; airspace review required for objects > 150 feet

In the first Land Use Category:

- Modify the category description as follows: “Any use having structures (including poles or antennas), temporary objects (e.g., construction cranes), or trees 35 to 150 feet in height.”
- Under Additional Criteria for B1, B2 Zones, modify as follows: “Height Review Overlay Zone: Airspace review likely required-for objects >35 feet⁵”
- Under Additional Criteria for C1 Zone, modify as follows: “Height Review Overlay Zone: Airspace review likely required-for objects >70 feet⁵”

In the second Land Use Category:

- Modify the category description as follows: “Any use having structures (including poles or antennas, ~~or cranes~~), temporary objects (e.g., construction cranes), or trees more than 150 feet in height⁵”
- Under Additional Criteria for C2, D Zones, modify as follows: “Ensure airspace obstruction does not occur; airspace review likely required-for objects >150 feet⁵”

In the Table Notes section insert a new Note 5 as follows (also renumber all subsequent notes in this section and in table):

- The height referenced in this criterion is a general guideline for when objects may have heights which dictate notification to the FAA in accordance with CFR Part 77. Shorter objects are not likely to require notification to the FAA unless located on ground levels above that of the airport. See Policy 3.5.5 and Appendix B for details regarding notification requirements. Responsibility for submitting notification rests with the project applicant.

For Tables BLU-4A and LIN-6A

Make changes comparable to those shown above.