



PLACER COUNTY
AIRPORT LAND USE
COMMISSION

MEMORANDUM

TO: PCALUC Board of Directors **DATE:** February 11, 2014

FROM: David Melko, Senior Transportation Planner (DM)

SUBJECT: ADOPTION OF REVISED NEGATIVE DECLARATIONS/INITIAL STUDIES AND AIRPORT LAND USE COMPATIBILITY PLANS FOR AUBURN MUNICIPAL, BLUE CANYON AND LINCOLN REGIONAL AIRPORTS

ACTION REQUESTED

1. Adopt Resolution 14-02 for the Revised Negative Declarations/Initial Studies for Auburn Municipal, Blue Canyon and Lincoln Regional Airports; and
2. Adopt Resolution 14-03 for the Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports.

BACKGROUND

PCTPA serves as the designated Airport Land Use Commission (ALUC) for Placer County. ALUCs are required to prepare an Airport Land Use Compatibility Plan (ALUCP) for the area around each public-use airport. Placer County has three public-use airports: Auburn Municipal, Lincoln Regional and an emergency airstrip at Blue Canyon. The current ALUCP for the three airports was adopted on October 25, 2000.

DISCUSSION

The ALUC publicly released on December 16, 2013 draft Negative Declarations/Initial Studies and Airport Land Use Compatibility Plan for Auburn Municipal, Blue Canyon and Lincoln Regional Airports. A public hearing was held on January 22, 2014. Written comments were due by January 31, 2014. All comments received along with staff responses are summarized in Attachment 1. Where applicable and as shown on the attached matrix, the draft ALUCP was revised in response to comments received.

Based on the CEQA analysis, adoption and implementation of the ALUCPs, nor its subsequent implementation by the cities of Auburn and Lincoln and Placer County will lead directly to development or to any physical change to the environment. The ALUCPs do have the potential to indirectly cause a physical change in the environment by influencing future land use and development patterns through the establishment of compatibility guidelines that are intended to prohibit or constrain certain types of development within specifically delineated areas. No significant impacts to environmental resources were identified during the analysis performed for the Initial Studies.

The Negative Declarations/Initial Studies were revised to correct the statement that the ALUCPs will not indirectly change the environment. This revision brings the document in conformance with the Muzzy Ranch court case, which held that adopting an ALUCP was a "project" under the

Placer County Airport Land Use Commission
AIRPORT LAND USE COMPATIBILITY PLAN ADOPTION
February 2014
Page 2

California Environmental Quality Act (CEQA). The revised Negative Declarations are shown in Attachment 2; revisions to the Initial Studies are shown as Attachment 3.

Recirculation of the Revised Negative Declarations/Initial Studies is not required because such a change does not cause a substantial revision to the document. The revision merely clarifies existing language without changing the project. Further, changes to the ALUCP in response to comments did not create any new significant environmental impacts. Revisions to the ALUCP are shown as Attachment 4.

Staff recommends that the ALUC first adopt the Revised Negative Declarations/Initial Studies for by separate resolution and the adopt the Airport Land Use Compatibility Plan for Auburn Municipal, Blue Canyon and Lincoln Regional Airports by separate resolution. Both the ALUCP TAC and the PCTPA TACs concur with the staff recommendation.

CM: DM:ss

PLACER COUNTY AIRPORT LAND USE COMMISSION

**IN THE MATTER OF: RESOLUTION OF
THE PLACER COUNTY AIRPORT LAND
USE COMMISSION ADOPTING REVISED
NEGATIVE DECLARATIONS / INITIAL
STUDIES FOR PLACER COUNTY AIRPORT
LAND USE COMPATIBILITY PLANS FOR
AUBURN MUNICIPAL, BLUE CANYON AND
LINCOLN REGIONAL AIRPORTS**

RESOLUTION NO. 14-02

The following resolution was duly passed by the Placer County Airport Land Use Commission at a regular meeting held February 26, 2014 by the following vote on roll call:

AYES:

NOES:

ABSENT:

Signed and approved by me after its passage

Chair
Placer County Airport Land Use Commission

ALUC Secretary

WHEREAS, California Government Code, Title 7.91, Section 67910, created the Placer County Transportation Planning Agency as the local area planning agency to provide regional transportation planning for the area of Placer County, exclusive of the Lake Tahoe Basin; and

WHEREAS, California Government Code Section 29532.1(c) identifies Placer County Transportation Planning Agency as the designated Regional Transportation Planning Agency for Placer County, exclusive of the Lake Tahoe Basin; and

WHEREAS, Resolution No.97-10 designated Placer County Transportation Planning Agency as the Airport Land Use Commission for Placer County; and

WHEREAS, PCTPA has prepared draft Negative Declarations and Initial Studies to determine whether any potentially significant environmental impacts would result from implementation of the proposed Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports; and

WHEREAS, on December 16, 2014 a notice of the January 22, 2014 public hearing and of document availability was mailed to all property owners within each airport influence area and a legal notice was placed in the Auburn Journal, Colfax Record and the Lincoln Messenger on January 9, 2014 regarding the public hearing and document availability, and notice was also placed on PCTPA's website (www.pctpa.net) and made available to all known interested airport stakeholders; and

WHEREAS, PCTPA has circulated the draft Negative Declarations and Initial Studies for the Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports for a 45-day public review period from December 16, 2013 to January 31, 2014; and

WHEREAS, a noticed public hearing was held on January 22, 2014 to receive comment from the public and airport stakeholders on the draft Negative Declarations and Initial Studies and the Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports; and

WHEREAS, based upon written and oral comments received during the public review period, responses to comments were prepared and revisions were made to the draft Airport Land Use Compatibility Plans in the form of Addendum No. 1; and

WHEREAS, the Negative Declarations and the Initial Studies were revised to correct the statement that the Airport Land Use Compatibility Plans will not indirectly change the environment because California law considers the Airport Land Use Compatibility Plans a project under the California Environmental Quality Act; and

WHEREAS, recirculation of the Revised Negative Declarations and the Initial Studies is not required because the changes merely clarifies existing language without changing the project and does not cause a substantial revision to the Negative Declarations and the Initial Studies; and

WHEREAS, recirculation was also not required as the changes to the draft Airport Land Use Compatibility Plans in response to comments received did not create any new significant environmental impacts; and

WHEREAS, no other substantive comments on the draft Airport Land Use Compatibility Plans or the draft Negative Declarations have been received; and

WHEREAS, the Placer County Airport Land Use Commission has considered all of the written and oral comments received, staff reports, and all other materials in the record of the proceedings, and is fully informed thereon; and

NOW THEREFORE BE IT RESOLVED by the Placer County Airport Land Use Commission that:

1. The foregoing recitals are true and correct and are hereby adopted.
2. The Revised Negative Declarations provide sufficient assessment of the environmental impacts of the Airport Land Use Compatibility Plans pursuant to the California Environmental Quality Act (CEQA).
3. Although the Revised Negative Declarations incorporate changes to the draft Negative Declarations, none of those changes constitutes 'substantial revision' requiring recirculation pursuant to the criteria set forth in CEQA Guidelines Section 15073.5.

4. The Revised Negative Declarations and the Initial Studies reflect the ALUC's independent judgment and analysis.
5. On the basis of the whole record there is no substantial evidence that adoption of the Airport Land Use Compatibility Plans, nor their subsequent implementation by local agencies, will have a significant effect on the environment, including fish and wildlife resources.
6. The Revised Negative Declarations/Initial Studies for the Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports are hereby adopted.
7. The Executive Director is authorized to file with the California Department of Fish and Game a "No Effect Determination Request" for the Revised Negative Declarations/Initial Studies.
8. Pursuant to the CEQA Guidelines, documents and other materials that constitute the record of proceedings upon which the ALUC Board of Directors has based its decision are located in and may be obtained from PCTPA, 299 Nevada Street, Auburn, California 95603.

PLACER COUNTY AIRPORT LAND USE COMMISSION

**IN THE MATTER OF: RESOLUTION OF
THE PLACER COUNTY AIRPORT LAND
USE COMMISSION ADOPTING PLACER
COUNTY AIRPORT LAND USE
COMPATIBILITY PLANS FOR AUBURN
MUNICIPAL, BLUE CANYON AND
LINCOLN REGIONAL AIRPORTS**

RESOLUTION NO. 14-03

The following resolution was duly passed by the Placer County Airport Land Use Commission at a regular meeting held February 26, 2014 by the following vote on roll call:

AYES:

NOES:

ABSENT:

Signed and approved by me after its passage

Chair
Placer County Airport Land Use Commission

ALUC Secretary

WHEREAS, California Government Code, Title 7.91, Section 67910, created the Placer County Transportation Planning Agency as the local area planning agency to provide regional transportation planning for the area of Placer County, exclusive of the Lake Tahoe Basin; and

WHEREAS, California Government Code Section 29532.1(c) identifies Placer County Transportation Planning Agency as the designated Regional Transportation Planning Agency for Placer County, exclusive of the Lake Tahoe Basin; and

WHEREAS, Resolution No.97-10 designated Placer County Transportation Planning Agency as the Airport Land Use Commission for Placer County; and

WHEREAS, California Public Utilities Code Section 21670(a) requires Airport Land Use Commissions to prepare Airport Land Use Compatibility Plans for public-use airports to promote compatibility between airports and the land uses surrounding; and

WHEREAS, neither the Airport Land Use Commission nor the Airport Land Use Compatibility Plans have authority over existing land uses, operation of airports, or over state, federal or tribal lands; and

WHEREAS, PCTPA has prepared draft Airport Land Use Compatibility Plans for Auburn Municipal, Blue Canyon and Lincoln Regional Airports to replace existing Placer County Airport Land Use Compatibility Plan adopted on October 25, 2000 ; and

WHEREAS, the draft Airport Land Use Compatibility Plans were prepared with advice from a technical advisory committee that included representatives from the California Division of Aeronautics and local government and regional agencies, which might be affected by the draft Airport Land Use Compatibility Plans; and

WHEREAS, on December 16, 2014 a public hearing and document availability notice of the January 22, 2014 public hearing was mailed to all property owners within each airport influence area and a legal notice was placed in the Auburn Journal, Colfax Record and the Lincoln Messenger on January 9, 2014 regarding the public hearing and document availability, and notice was also placed on PCTPA's website (www.pctpa.net) and made available to all known interested airport stakeholders; and

WHEREAS, a noticed public hearing was held on January 22, 2014, to receive comment from the public and stakeholders on the draft Airport Land Use Compatibility Plans and the draft Negative Declaration/Initial Studies; and

WHEREAS, based upon written and oral comments received during the public review period, responses to comments were prepared and revisions were made to the draft Airport Land Use Compatibility Plans in the form of Addendum No. 1; and

WHEREAS, no other substantive comments on the draft Airport Land Use Compatibility Plans have been received; and

WHEREAS, the Placer County Airport Land Use Commission has adopted Revised Negative Declarations and Initial Studies for Auburn Municipal, Blue Canyon and Lincoln Regional Airports and has considered all of the written and oral comments received, staff reports, and all other materials in the record of the proceedings, and is fully informed thereon.

NOW THEREFORE BE IT RESOLVED by the Placer County Airport Land Use Commission that:

1. The Airport Land Use Compatibility Plans and Addendum No. 1 for Auburn Municipal Airport, Blue Canyon Airport and Lincoln Regional Airport, including revised Airport Influence Areas, are hereby adopted.
2. The Airport Land Use Compatibility Plans for Auburn Municipal Airport, Blue Canyon Airport and Lincoln Regional Airport are regulatory in nature, and neither the project—the adoption of the Airport Land Use Compatibility Plans —nor their subsequent implementation by local agencies will lead directly to new development, construction or to any physical change to the environment.
3. The Airport Land Use Compatibility Plans do have the potential to indirectly cause a physical change in the environment by influencing future land use and development patterns through the establishment of compatibility guidelines that are intended to prohibit or constrain certain types of development within specifically delineated areas. However, no significant impacts to environmental resources were identified during the analysis performed for the Negative Declarations and Initial Studies.

4. State law requires a local jurisdiction's general plan and any applicable specific plan to be consistent with the Airport Land Use Compatibility Plan within 180 days of adoption by the Airport Land Use Commission or to overrule the Airport Land Use Commission after a public hearing by a two-thirds vote of its governing body if it makes certain findings, as specified.
5. The Airport Land Use Compatibility Plans for Auburn Municipal Airport, Blue Canyon Airport and Lincoln Regional Airport will become immediately effective upon date of adoption.

DOCUMENT AVAILABILITY

Attachments 1 – 4, under **Item G** are available online at www.pctpa.net.

Attachments available for review and download include:

- Attachment 1: Response to Comments Document
- Attachment 2: Revised Negative Declarations
- Attachment 3: Revised Initial Studies – Addendum No. 1
- Attachment 4: Final ALUCPs for Auburn Municipal, Blue Canyon, and Lincoln Regional Airports – Addendum No. 1



PLACER COUNTY
AIRPORT LAND USE
COMMISSION