

PLACER COUNTY AIRPORT LAND USE COMMISSION



Placer County Airport Land Use Commission

The Placer County Transportation Planning Agency (PCTPA) functions as the Placer County Airport Land Use Commission (ALUC) for the three airports in Placer County: Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Regional Airport. The ALUC is responsible for promoting land use compatibility around airports and is governed by elected officials from each of the County's jurisdictions.

Airport Land Use Compatibility Plans

The Airport Land Use Compatibility Plan (ALUCP), adopted by the ALUC, is the basic tool used to ensure compatibility between airports and future land use development in the surrounding areas to allow for continued airport operations. The Placer County ALUCP includes individual compatibility plans tailored for Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Regional Airport. Each plan defines policies, illustrates airport specific compatibility and noise maps, and provides criteria for allowable density and intensity of surrounding land uses.



Project Referral and Review Process

If your proposed project is located within the airport influence area of Auburn Municipal, Blue Canyon, or Lincoln Regional Airports, it may be subject to an ALUC review. Smaller projects such as residential developments of four or fewer lots, are generally exempt and typically will not require review by the ALUC. You should discuss your project's requirements with the local jurisdiction's planning department.

For projects subject to ALUC review, the local jurisdiction will forward a request for comments to the ALUC with appropriate materials. The ALUC reviews the project for consistency with the associated ALUCP. There is a fee associated for an ALUC review. (See Fee Table on the reverse). The ALUC staff will then notify the project applicant and the respective jurisdiction of its consistency determination, including recommended conditions, within 14 days for all voluntary project referrals and 60 days for all Mandatory Projects. Once a project has been found consistent with the ALUCP, there is generally no further ALUC review at subsequent stages of the planning process.

Appeals Process

Any person may appeal a consistency determination by the ALUC by submitting an Appeal Request Form within 10 days of the date when the determination was issued. Depending on the project category, staff review of an appeal will be completed within 14 days and the ALUC review within 60 days of the appeal date, including scheduling of the ALUC meeting. The appellant must be present at the ALUC meeting to state their case and explain why the consistency determination should be modified. The ALUC shall consider whether or not the appeal has merit.

Project Review Category and Fee Schedule

As allowed by State law, the ALUC approved the following Fee Schedule for the purpose of defraying costs associated with project reviews. The applicable fee must be submitted to the local jurisdiction along with the project application to initiate a consistency determination.

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CHECKS SHOULD BE MADE PAYABLE TO PLACER COUNTY AIRPORT LAND USE COMMISSION

	Fee	Supplemental Deposit
<p>Non-Mandatory Project Referrals</p> <p>A non-mandatory project may be referred to the ALUC for review on a voluntary basis. If the project conforms to the ALUCP, no further action is required; otherwise, the ALUC would recommend conditions for local jurisdiction approval of the project.</p>	\$500	Time & Materials Basis
<p>Mandatory Project Referrals</p> <p>The ALUCP identifies actions that require mandatory review pursuant to State law. Mandatory Projects include General Plan Amendments, Zoning Amendments, Specific Plans, Special District Facility Master Plans, Building Code changes and airport planning projects (i.e., Airport Master Plans). For a complete list of Mandatory Projects refer to Policy 2.4.1 of the ALUCP at the ALUC website: www.pctpa.net/aluc. Mandatory Projects must always be submitted to the ALUC for review.</p>	\$2,500	Time & Materials Basis
<p>ALUC Appeals</p> <p>Appeals to the ALUC consistency determination.</p>	\$200	Not Applicable

1. Fees established by the ALUC will be reviewed annually or upon recommendation of the ALUC Executive Director and adjusted as necessary (ALUC Policy 2.2.7). Adjustment of the fees will be based on the federal Consumer Price Index and upon ALUC approval, go into effect July 1st of each fiscal year.
2. Application fee is the minimum charge and is non-refundable. Fee must be paid to PCTPA or referring agency prior to project referral (ALUC Policy 2.8.4).
3. If it is determined that technical assistance is needed to complete the review, a supplemental deposit would be requested and charged on a "time and materials" basis. At the time the cost of the review reaches 80 percent of the deposited amount, the project proponent will be notified that additional payment may be required upon completion of the review. After the project review is completed, the project proponent will either receive an invoice for the additional amount due or a refund depending on the actual costs incurred.
4. See ALUC Policy 2.4.1 and 2.5.1 for list of actions requiring mandatory referral. Mandatory Project Referral fee waived for local member agency documents; however, a supplemental deposit may be requested if technical consulting services are needed.
5. Appeals and fee must be submitted within 10 days of the date the ALUC made its consistency finding (ALUC Policy 2.10.3).