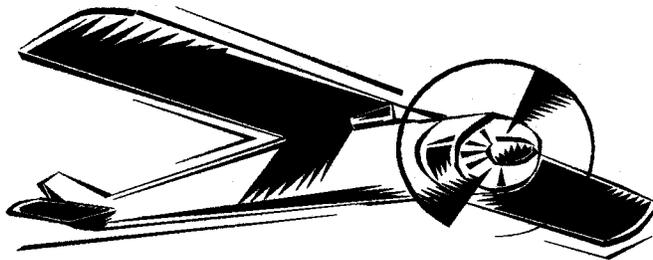


PLACERVILLE AIRPORT COMPREHENSIVE LAND USE PLAN



Airport Land Use Commission
560 Wall Street, Suite D
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*Prepared in coordination with Janet Atwood, manager, Placerville and
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INTRODUCTION

I

A. BACKGROUND

This Comprehensive Land Use Plan (CLUP) was prepared by the Foothill Airport Land Use Commission (ALUC) under the authority of the Airport Land Use Commission Law, Chapter 4, Article 3.5, California Public Utilities Code. The purpose of the Airport Land Use Commission Law is to:

1. ***Protect public health, safety, and welfare through the adoption of land use standards that minimize the public's exposure to safety hazards and excessive levels of noise.***
2. ***Prevent the encroachment of incompatible land uses around public-use airports, thereby preserving the utility of these airports into the future.***

These purposes are implemented through Airport Land Use Commissions. The Sierra Planning Organization (SPO) has been designated the ALUC for the counties of El Dorado, Nevada, Placer and Sierra. Under the provisions of the Law, the ALUC has certain responsibilities conferred upon it and specific duties to perform. While ALUCs work closely with cities, counties, and airport operators, they are autonomous agencies.

It should be noted that ALUC law does not give the Airport Land Use Commission jurisdiction over the operation of any airport. The ALUC, therefore, has no power over such things as the number of aircraft which can be based at an airport, the number of operations which can occur, the flight patterns which aircraft use, or the hours during which aircraft can use an airport.

The Airport Land Use Commission fulfills its responsibilities in four basic ways:

1. The adoption of a basic Airport Land Use Commission Policy Plan.
2. The adoption of land use plans for individual airports called "Comprehensive Land Use Plans" (CLUPs) which contain land use compatibility guidelines for height, noise, and safety.

3. The incorporation of the land use compatibility guidelines contained in the CLUP into the general plan and land use regulations by cities and counties with jurisdiction over any geographic area subject to the CLUP.
4. ALUC review and determination of compatibility of individual development proposals, general plan amendments, and other land use plans and regulations around airports.

The Comprehensive Land Use Plan (CLUP) is the key to implementation of the ALUC Plan. It provides the land use compatibility guidelines on which compatibility of land uses are determined. It also establishes the planning boundaries around the airport. Planning boundaries are established for height, noise, and safety.

Following adoption by the ALUC, a Comprehensive Land Use Plan is transmitted to all jurisdictions affected by the plan. State Law (Government Code, Section 65302.3) requires that the local jurisdiction take action within 180 days to assure that its land use regulations are consistent with the provisions of the Comprehensive Land Use Plan (CLUP). The law provides for two methods by which to achieve this consistency:

1. To amend pertinent portions of general plans, specific plans, zoning ordinances, or other land use regulations as necessary to achieve consistency with the CLUP. Once this is done, the local jurisdiction, through enforcement of its land use controls and regulations, effectively becomes the agency that actually implements the standards contained within a CLUP.
2. In the event a Board of Supervisors or City Council does not agree with specific provisions of a CLUP, it can satisfy the consistency requirement by overruling specific provisions of the ALUC plan by a two-thirds vote. The overruling must, however, be made after a public hearing and must be based on specific findings that the proposed action is consistent with the purposes of the Airport Land Use Commission Law.

If the ALUC finds that a city or county has not revised its general plan or specific plan, or overruled the ALUC, the ALUC may require that city or county to submit all subsequent actions, regulations or permits in the affected airport area to the ALUC for consistency determination. If the ALUC finds the proposed action inconsistent, the city or county must hold a public hearing to reconsider its proposal. If, after the public hearing, the city or county still wishes to pursue the action, it may overrule the ALUC on a two-thirds vote, based on specific findings.

Following adoption of a plan by the ALUC, and its incorporation into local land use regulations, certain types of projects must be referred to the ALUC by local jurisdictions for a review of project consistency with CLUP standards. Such projects include those requiring amendments to general plans or specific plans, amendments to or adoption of new zoning ordinances, and building regulations or annexations which affect land within a plan area. Usually, projects referred to ALUC staff consist of specific development proposals which are seeking a discretionary approval or permit from the local jurisdiction.

When ALUC staff receives a project for consistency review, the appropriate CLUP is consulted and a determination is made concerning which planning boundary, or boundaries, apply. Staff then determines the land use compatibility standards which apply to the project, and whether the project is compatible, compatible subject to specific conditions, or incompatible. A formal consistency review is subsequently transmitted to the referring agency. If a project is determined to be incompatible with a CLUP, it cannot be approved by the jurisdiction unless action is taken by the jurisdiction to overrule the ALUC determination. The overrule action is subject to the requirement for making specific findings.

B. SUMMARY

Following this introductory section, Section II describes existing and planned airport facilities, existing airport activity, and off-airport land use patterns. Section III establishes planning boundaries for height, noise and safety; and defines compatible and incompatible land uses within each planning boundary. Section IV describes the legal requirements for land use consistency.