

10-5-23: **AO, AIRPORT OVERLAY ZONE**

(A) Purpose: The purpose of this Zone is to:

1. Implement the Placerville Airport Land Use Compatibility Plan (ALUCP) in accordance with state law, adopted by the El Dorado County Airport Land Use Commission (ALUC) and incorporated into the General Plan Land Use Element by City Council Resolution 8105;
2. Implement the City's General Plan policy to provide for land uses surrounding the Placerville Airport that is consistent with the Placerville ALUCP;
3. Protect land uses around the airport from potential hazards of airport operations;
4. Identify a range of uses compatible with airport accident hazard and airport noise exposure;
5. Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare and to existing and future airport operations;
6. Require noise attenuated construction within the airport environs; and
7. Comply with federal aviation administration (FAA) regulations.

(B) Applicability: The standards and regulations of this Section apply to all lands within the AO overlay zone mapped on the official zoning map. The AO overlay zone is conterminous with the Placerville Airport Influence Area as identified in the adopted ALUCP Influence Area Map in [Chapter 4](#) and defined under Section 2.7 of [Chapter 2](#) of the ALUCP.

Regulations in the AO overlay zone modify and supplement the underlying zoning designation regulations. Within the AO overlay zone district, the Noise Impact Zones, Airport Safety Zones, Airspace Protection and Aircraft Overflight Zone policies of the ALUCP apply.

(C) Permitted Uses: All of the uses permitted in the underlying zone, provided the use is consistent with the land use compatibility policies and criteria with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas established in the ALUCP.

(D) Development Review Procedures: The Placerville ALUCP in effect at the time an application was deemed complete shall be the basis for compatibility review.

1. Development Services Department Review:

- (a) New development or expansion of existing development within this overlay zone shall be subject to review by the Development Services Director, or designee for ALUCP consistency. Depending on the type of land use development, a consistency review could also involve action by the Planning Commission and possibly City Council as part of other land use requests authorized within this Title. Examples of other land use requests include but are not limited to site plan reviews, tentative subdivision maps, general plan amendments, zone changes, variances, conditional use permits, etc.

Proposed land uses within the Zone shall be consistent with the following compatibility policies and maps in [Chapter 4](#) and [6](#) of the Placerville ALUCP:

- (1) Noise Compatibility Policies: Subsection 4.2.1 through 4.2.4 of Section 4.2, the Noise Compatibility Criteria in Table 1 of [Chapter 4](#), and the

Noise Zones Policy Map of [Chapter 6](#);

- (2) Safety Compatibility Policies: Subsection 4.3.1 through 4.3.8 of Section 4.3, the Safety Compatibility Criteria in Table 2 of [Chapter 4](#), and the Safety Zones Policy Map of [Chapter 6](#);
 - (3) Airspace Protection Policies: Subsection 4.4.1 through 4.4.5 of Section 4.4 of [Chapter 4](#) and the Airspace Protection Zones Policy Map of [Chapter 6](#);
 - (4) Overflight Policies: Subsection 4.5.1 through 4.5.3 of Section 4.5 of [Chapter 4](#) and the Overflight Zones Policy Map of [Chapter 6](#);
 - (5) Special Circumstances Policies: Section 4.6 of [Chapter 4](#);
 - (6) Additional Compatibility Policies: PLA.1 of [Chapter 6](#).
- (b) Minimum Submittal Requirements for Development Review:
- (1) Property location data (assessor's parcel number, street address, subdivision name, lot number).
 - (2) An accurately scaled map depicting the project site location in relationship to the airport boundary and runways.
 - (3) A description of the proposed use(s), current general plan and zoning designations, and the type of land use action being sought from the City (e.g., zoning variance, conditional use permit, site plan review, building permit).
 - (4) When determined by the Development Services Director or designee: a detailed site plan and supporting data showing: site boundaries and size; existing uses that will remain; location of existing and proposed structures, open spaces, and water bodies; ground elevations (above mean sea level) and elevations of tops of structures and trees. Additionally:
 - A. For residential uses, an indication of the potential or proposed number of dwelling units per acre (excluding any secondary units).
 - B. For nonresidential uses, the total floor area for each type of proposed use, the number of auto parking spaces, and, if known, the number of people expected to occupy the total site or portions thereof at any one time during busiest periods.
 - (5) Identification of features, during or following construction, that would increase the attraction of birds or cause other wildlife hazards to aircraft operations on the airport or in its environs (see [Policy 4.4.3\(a\)\(6\)](#)). Such features include, but are not limited to the following:
 - A. Open water areas.
 - B. Sediment ponds, retention basins.
 - C. Detention basins that hold water for more than 48 hours.
 - D. Artificial wetlands.
 - E. Conservation areas.

- (6) Identification of characteristics that could create electrical interference, confusing or bright lights, glare, smoke, or other electrical or visual hazards to aircraft flight.
- (7) Submittal requirements as part of other land use requests authorized within this Title.
- (8) Other relevant information that the ALUC or ALUC Executive Director, in consultation with the City Development Services Director, determine to be necessary to enable a comprehensive review of the proposed action.

2. Airport Land Use Commission Review:

- (a) Prior to the City approving any of the following land use actions located within Placerville Airport Influence Area as shown on the ALUCP Influence Area Policy Map (PLA-1) in [Chapter 6](#) of the ALUCP, the Development Services Department shall refer the proposed action to the ALUC for a formal determination of consistency with the policies of the ALUCP:

- (1) The adoption or approval of any new general or specific plan or any element thereto.
- (2) The adoption or approval of a zoning ordinance, including any proposed change or variance to any such ordinance, general regulation or development standard.

The land use action project applicant shall submit to the ALUC the applicable ALUC review fee set by the ALUC. Per Public Utilities Code Section 21676(d), the ALUC has 60-days to make a determination. Failure by the ALUC to make a determination within the 60-day period, the action will be deemed consistent with the ALUCP.

- (b) The Development Service Department shall refer to the ALUC for informal review and comment prior to the City approving any of the following land use actions located within the Placerville Airport Influence Area as shown on the ALUCP Influence Area Policy Map (PLA-1) in [Chapter 6](#) of the ALUCP:

- (1) Any proposed expansion of the City's sphere of influence, pre-zoning associated with future annexation of land to the City, development agreements or amendments to such agreements.
- (2) Any subdivision of land for residential purposes, including parcel divisions consisting of five (5) or more parcels or dwelling units, or the construction of residential units other than on a designated single-family residential parcel.
- (3) All discretionary development proposals having a building floor area of twenty thousand (20,000) square feet or greater unless only ministerial approval is required.
- (4) Any discretionary development proposal for projects attracting more than 100 people to outdoor activities on the project site.
- (5) Major infrastructure or other capital improvements which would promote urban uses in undeveloped areas, and proposed land acquisitions by the

City for any facility accommodating a congregation of people.

- (6) Any project involving a building, antenna or other built structure having a height that requires review by the Federal Aviation Administration (FAA) in accordance with Part 77 of the Federal Aviation Regulations.
 - (7) Any project that may cause electrical (interference with radio communications or navigational signals) or visual hazards to aircraft in flight (lighting which could be mistaken for airport lighting, or glare in the eyes of pilots using the airport).
 - (8) Any project (e.g. water treatment facilities, waste transfer or disposal facilities, parks with open water areas) or plan (e.g. Habitat Conservation Plan) having the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations in the airport vicinity.
 - (9) Any replacement or expansion of existing structures or uses on a site with new or additional structures or uses to replace an existing use at a density or intensity that may vary from the existing use.
3. Amendment Request to an Approved Development Permit: A request to amend an approved development permit (e.g. site plan review, conditional use permit, variance, subdivision map) that is not in substantial conformance with the previously approved permit shall be made compatible with the Airport Land Use Compatibility Plan in effect at the time the application for a development permit amendment is deemed complete.
4. Development Review Exemptions: The following shall be exempt from the requirements of this Division:
 - (a) Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the density, floor area ratio or height of an existing structure;
 - (b) Special Temporary Uses approved in accordance with Section 10-4-7 of the Zoning Ordinance. (Ord. 1655, 9 Jul 2013)