



**PRESENTED TO:  
EL DORADO COUNTY BOARD OF SUPERVISORS**

# El Dorado County Airport Land Use Compatibility Plan Update

**Cameron Airpark Airport**



**Georgetown Airport**



**Placerville Airport**



# EDCALUC – ALUCP Updates

## Airport Land Use Commission

Protect public health, safety and welfare by:

- Ensuring orderly expansion of airports
- Adopting land use measures to minimize exposure to noise and safety hazards around public airports...

*to the extent that the areas are not already devoted to incompatible uses (PUC 21670)*

**Note:** No effect on existing uses.

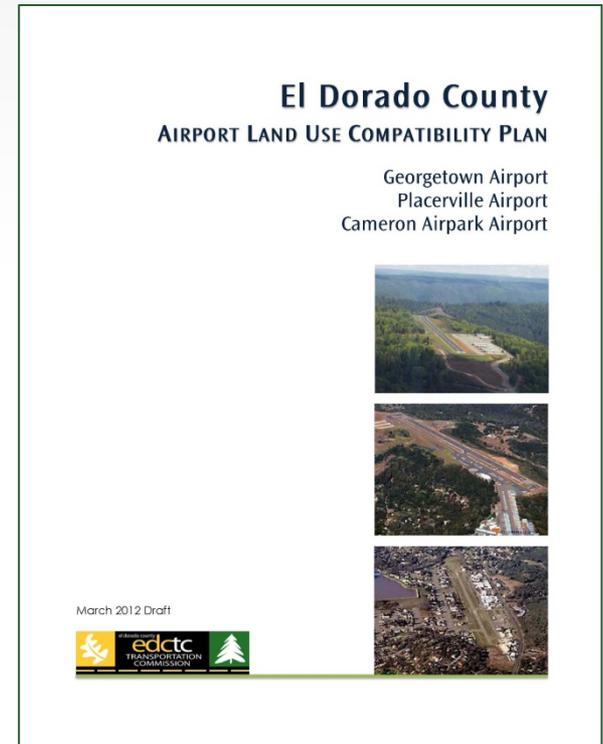


# EDCALUC – ALUCP Updates

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## Status Update (*what we've done*)

- Reviewed airport data
- Technical papers
- Working Group meetings
- Prepared Draft Plan
- Follow up: City/County Planning Staff
- CEQA analysis
- Notified residents



# EDCALUC – ALUCP Updates

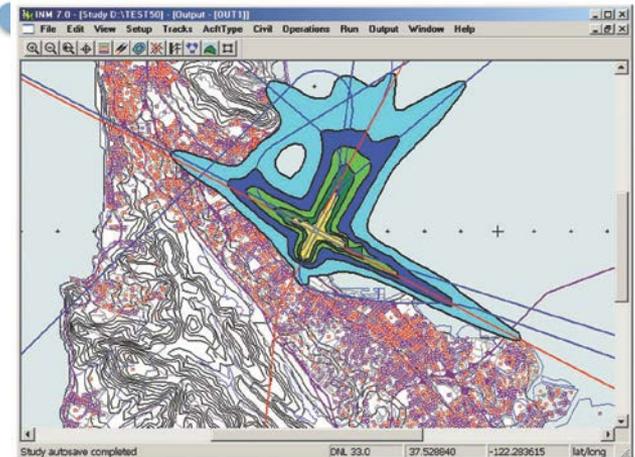
## *What's Different ?*

### Airport Differences (Not much!)

- Shorter runways (slightly)
- Similar forecasts
- Similar fleet mixes

### Better Tools

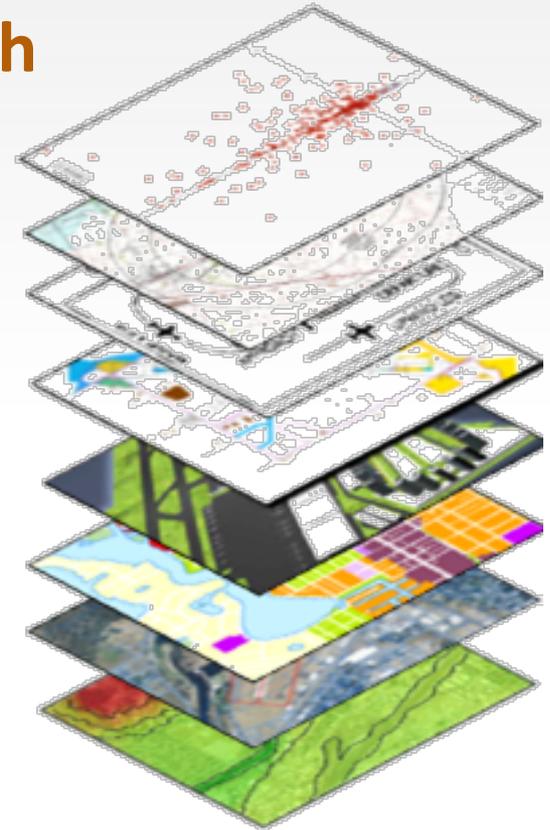
- GIS (greater precision)
- Improved Noise Model
- Revised Caltrans Guidance  
(1993, 2002, 2011)



# EDCALUC – ALUCP Updates

## ALUCP Contents – A Layered Approach

- Noise (FAA Noise Model)
- Safety Zones (Accident data)
- Airspace Protection Zones  
(FAR Part 77)
- Overflight Area  
(State Laws, overflight notification)



# EDCALUC – ALUCP Updates

## Noise Analysis

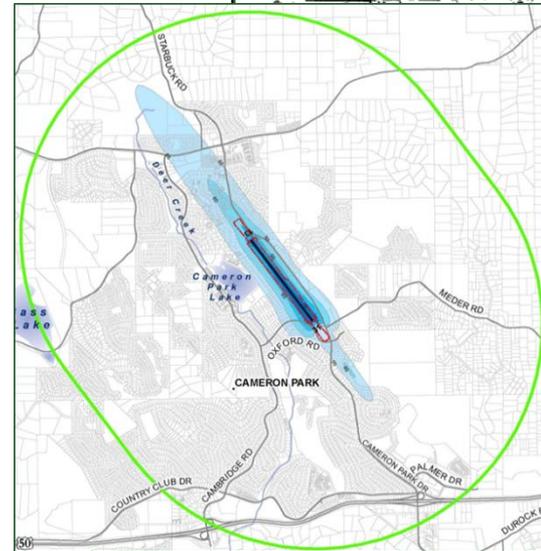
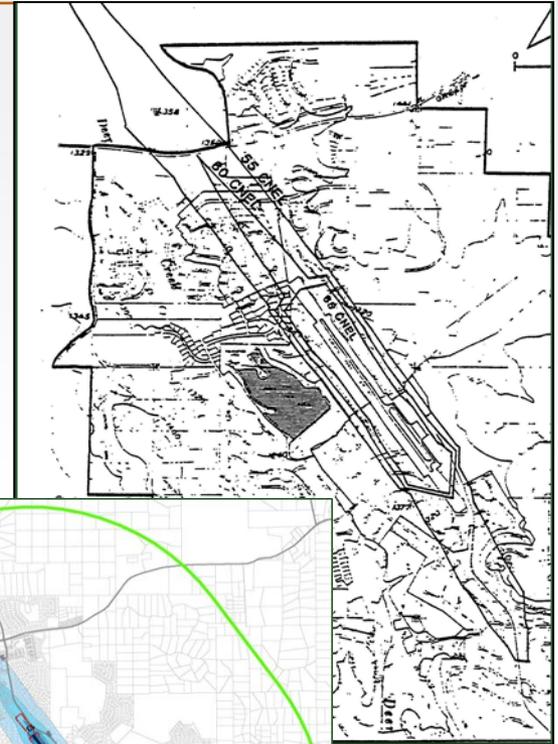
**Objective:** Avoid exposure  
(no new noise-sensitive uses in AIA)

### Changes:

- Revised noise model

### Effect on ALUCPs:

- Smaller noise contours/zones







# EDCALUC – ALUCP Updates

## Compatibility Factor: *Overflight*

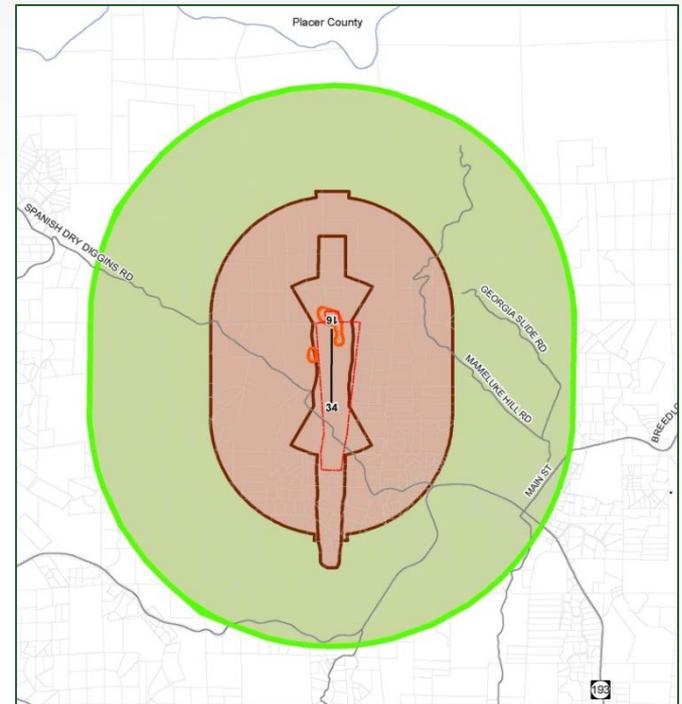
**Objective:** Increase awareness

**Approach:** Identify

- High Noise/Risk Zone
- Traffic <1,000 feet

***Notification not regulation!***

- Real Estate disclosures (state law)



# EDCALUC – ALUCP Updates

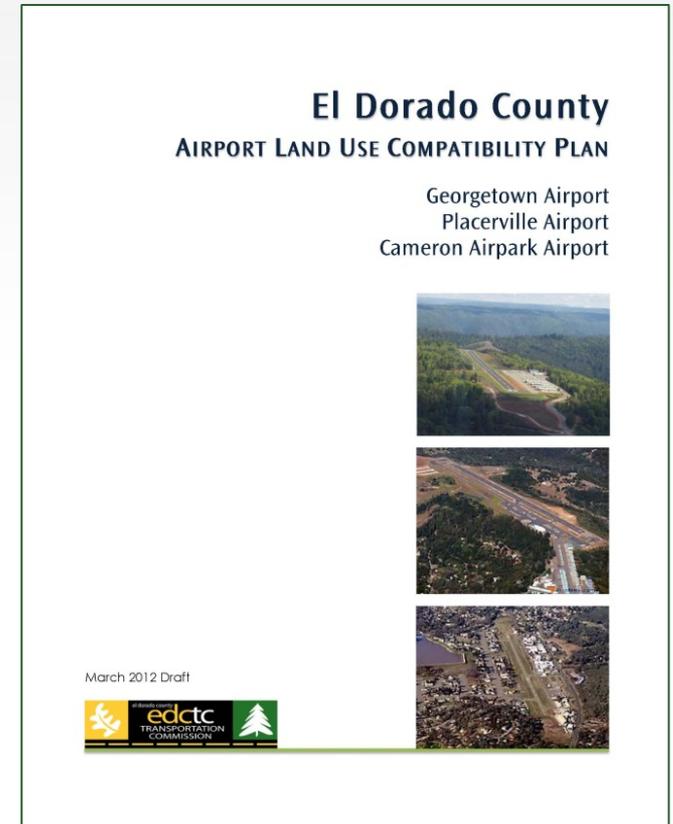
## CEQA Analysis

### Focus Areas:

- Land Use
- Population and Housing

### Rationale:

- No proposed development
- No physical changes to environment



# EDCALUC – ALUCP Updates

## Cameron Airpark Airport– CEQA Analysis

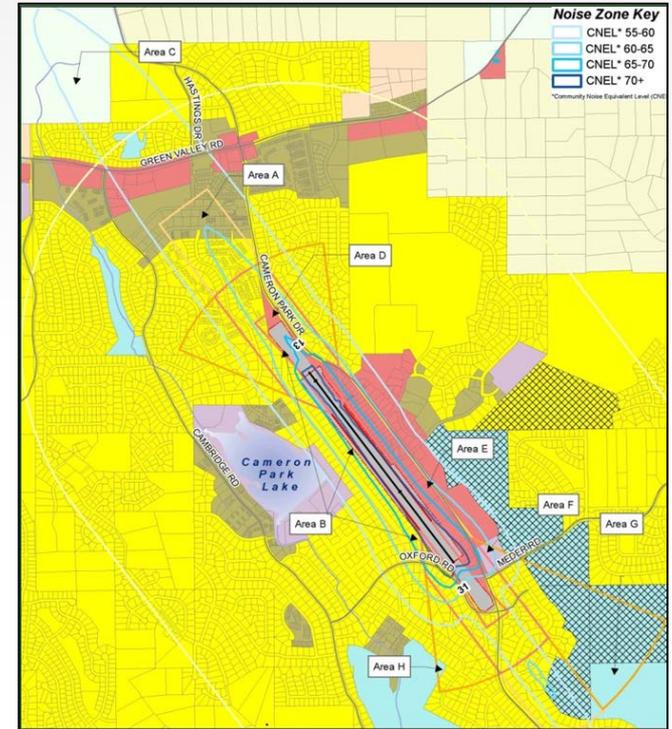
### Seven Potential Conflict Areas (A-G)

- Within Noise Contours (55 and 60 CNEL)
- Within Safety Zones 1-5

### No Conflict Identified

- Existing uses (no restriction)
- Infill development (permitted)
- General Plan defers to ALUCP (height)

**Conclusion:** *No Land Use Impact or displacement*



# EDCALUC – ALUCP Updates

## Georgetown Airport – CEQA Analysis

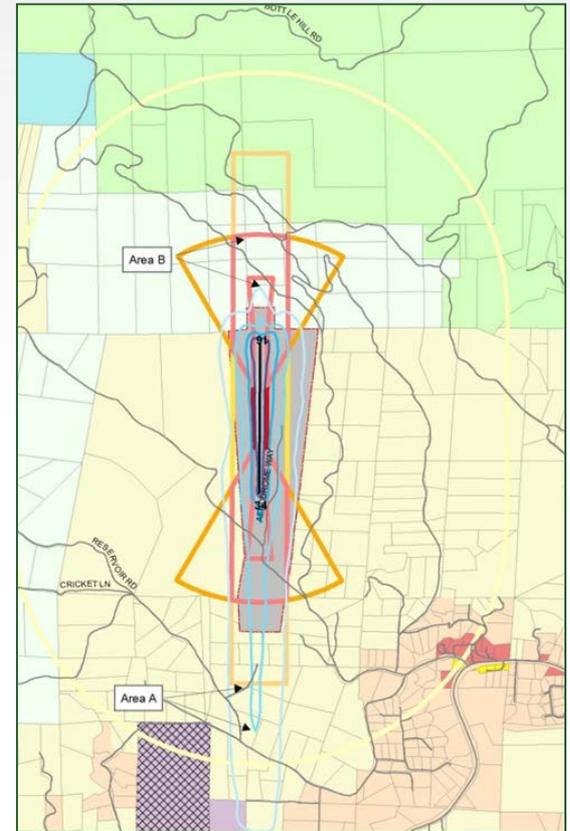
### Two Potential Conflict Areas

- Low-Density Residential Use - 60 CNEL (Area A)
- Rural-Residential Use - Zones 1 and 2 (Area B)

### No Conflict Identified

- Existing uses (no restriction)
- Dwelling permitted outside of zone
- General Plan defers to ALUCP

**Conclusion:** *No Land Use Impact or Displacement*

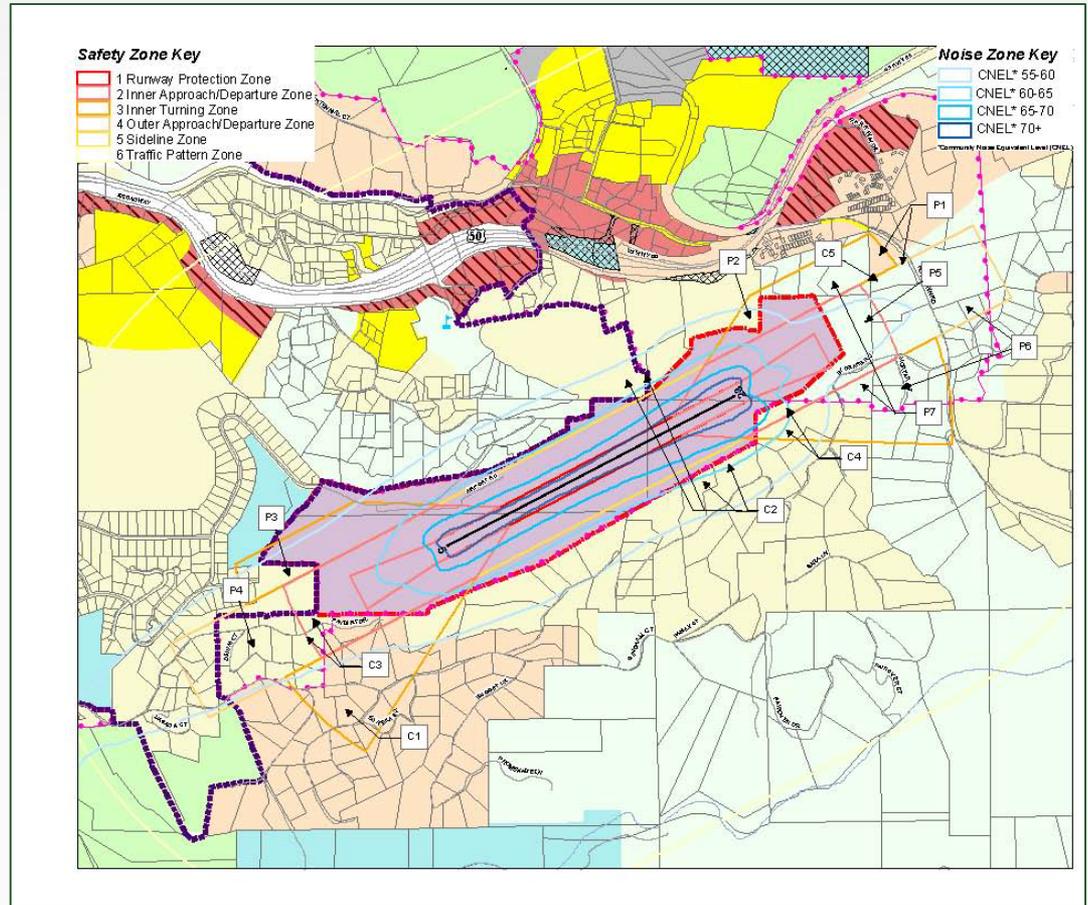


# EDCALUC – ALUCP Updates

## Placerville Airport – CEQA Analysis

### Potential General Plan Conflicts:

- County - 5 areas
- City/Sphere of Influence - 8 areas



# EDCALUC – ALUCP Updates

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## Placerville Airport – CEQA Analysis for Unincorporated Areas

13 Potential Land Use Conflicts in City/County (C1 –C5, P1 – P7,  
and one existing open space area)

- Parcels built out
- Infill (permitted)
- Development can occur outside of zone
- Subdivision of a single 3-acre parcel not allowed, but General Plan defers to ALUC safety policies (C-5).

**Conclusion:** No Land Use Impact

# EDCALUC – ALUCP Updates

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## Placerville Airport – Housing Displacement Analysis

### County Analysis

- Subdivision of a single 3-acre parcel not allowed (Area C5)
- Two future residential units potentially displaced
- No effect on Regional Housing Needs Assessment requirement (County exceeds its requirement threefold with 20,200 units)

**Conclusion:** Less than Significant Impact

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## Placerville Airport - Housing Displacement Analysis

### City of Placerville – Sphere of Influence

- 319 *future* units in Sphere of Influence
- Constraints include slopes, infrastructure, and current use
- Only 26 potentially displaced units if annexed and rezoned

### Existing Condition:

- Area has *not* been annexed
- SOI *not* included in Housing Element
- 26 units does not affect ability to meet RHNA requirement  
(388 units required, but 1,100 available in city limits)

**Conclusion:** No Impact

# EDCALUC – ALUCP Updates

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## Schedule

Meeting /Date	Task/Topic
March 2012	Draft ALUCPs (All Working Papers)
April 5, 2012	Presented Plan to ALUC
	<ul style="list-style-type: none"> <li>• Coordination with City Planners</li> <li>• Coordination with County Planners</li> <li>• General Press Release for Residents</li> </ul>
April 20 to - 24, 2012	Notification (post cards, papers)

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## *Schedule - continued*

Meeting /Date	Task/Topic
April 27 to May June 1, 2012	CEQA Publication and Outreach
Meetings  Workshops (5/1 to 5/3)	<ul style="list-style-type: none"> <li>• County Planning Commission (4/26)</li> <li>• County Board of Supervisors</li> <li>• City Council/Planning Commission</li> <li>• Placerville, Georgetown, and Cameron Airpark</li> </ul>
June 28, 2012	Project Completion/Adoption

# EDCALUC – ALUCP Updates

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Questions?