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Citizen Representative
CELIA McADAM
Executive Director

August 28, 2013

Michael J. Johnson, AICP
Agency Director
Community Development Resource Agency
3091 County Center Drive
Auburn CA 95603

RE: Placer County Airport Land Use Commission
Consistency Determination – ALUC Case No.: 2012/13 - 19
County of Placer 2013-2021 Housing Element Update

Dear *Michael* Mr. Johnson,

The Placer County Transportation Planning Agency (PCTPA) acts as the Placer County Airport Land Use Commission (ALUC) for the three public use airports in Placer County – Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Regional Airport.

The Placer County Airport Land Use Compatibility Plan (ALUCP) was adopted by the ALUC in October 2000. The ALUCP establishes land use compatibility criteria and zones based on noise, safety, airspace protection and overflight provisions.

On August 28, 2013, via a noticed public hearing, the ALUC determined that the County of Placer 2013-2021 Housing Element Update is consistent with the adopted ALUCP subject to the following recommendation:

Residential projects proposed with Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones shall not be counted in the Housing Element Inventory of Vacant Parcels.

Please note that there are currently no changes contemplated as part of the ALUCP update to the density criteria or the compatibility zones encompassing the unincorporated areas noted in the County’s draft Housing Element. Therefore, it is expected that the consistency determination under the adopted or updated ALUCP would be the same.

Enclosed is the staff memorandum from the hearing. I will forward the hearing minutes to you after they have been approved. Please thank Christopher Schmidt for his effort to facilitate this work. I also appreciate his attendance at the ALUC hearing.

Michael J. Johnson
August 28, 2013
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Please contact David Melko at 530-823-4090 or myself at 530-823-4030 if you have any questions.

Sincerely,



Celia McAdam, AICP
Executive Director

Enclosure

Copies: Airport Land Use Commission
 Paul Thompson, Planning Services Division
 Loren Clark, Planning Services Division
 Christopher Schmidt, Planning Services Division
 Maranda Thompson, Mead & Hunt



PLACER COUNTY
AIRPORT LAND USE
COMMISSION

MEMORANDUM

TO: Placer County Airport Land Use Commission **DATE:** August 13, 2013
FROM: David Melko, Senior Transportation Planner
SUBJECT: 9:00 A.M. - PUBLIC HEARING: COUNTY OF PLACER 2013-2021 HOUSING ELEMENT UPDATE CONSISTENCY DETERMINATION

ACTION REQUESTED

1. Conduct a public hearing to obtain public input on the County of Placer 2013-2021 Housing Element Update and its consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP).
2. Find that the County of Placer 2013-2021 Housing Element Update is consistent with the Placer County ALUCP, and include the proposed policy for County consideration.

BACKGROUND

Airport Land Use Commission (ALUC)

PCTPA acts as the Airport Land Use Commission (ALUC) for Placer County's three public use airports – Auburn Municipal, Blue Canyon, and Lincoln Regional. An ALUC's fundamental purpose is to protect public health, safety, and welfare by ensuring orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public use airports to the extent that these areas are not already devoted to incompatible uses. An ALUC accomplishes this purpose by: 1) preparing and adopting airport land use compatibility plans and 2) reviewing the plans, regulations, and other actions of local agencies and airport operators for consistency with the compatibility plan.

Placer County Airport Land Use Compatibility Plan

The ALUCP establishes land use compatibility criteria and zones based on noise, safety, airspace protection, and overflight provisions. It also establishes the types of actions subject to ALUC review. The ALUC adopted the Placer County Airport Land Use Compatibility Plan (ALUCP) in October 2000. The plan is currently being updated and scheduled to be presented to the ALUC for consideration later this year.

As required by state law, adoption of any amendment to a General Plan or specific plan affecting property within an airport influence area is an action which always requires ALUC review prior to the action's approval by the local jurisdiction. Reviews by the ALUC require that public notice be provided with opportunity for public input. To that end, a public hearing notice was published in the Auburn Journal and the Lincoln News Messenger as the newspapers serving the area in which the Auburn Municipal and Lincoln Regional Airports are located. Notification was also sent to Auburn and Lincoln airport stakeholders and posted on the PCTPA website.

County of Placer 2013-2021 Housing Element Update

The housing element is one of the mandated elements of the local general plan. State law requires that local governments address existing and projected housing needs through their housing element. The County of Placer 2013-2021 Housing Element Update consists of two

**Placer County Airport Land Use Commission
PUBLIC HEARING: COUNTY OF PLACER HOUSING ELEMENT CONSISTENCY
DETERMINATION**

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documents: a Background Report and Policy Document, which are incorporated by reference. The County's 2013-2021 Housing Element is an update of the existing Housing Element adopted by the Board of Supervisors in 2009. The Background Report provides a land inventory and housing unit capacity for vacant, underutilized and planned/entitled sites having the potential to accommodate the County's Regional Housing Needs Allocation requirements (RHNA). No land use or zoning changes are necessary to meet State mandated RHNA. Accordingly, the County's 2013-2021 Housing Element reflects a policy only update.

DISCUSSION

The County of Placer has requested that the ALUC make a consistency determination for its draft 2013-2021 Housing Element Update with the adopted ALUCP, as noted in Attachment 1. The ALUCP consistency review was prepared by Mead & Hunt, the consultant preparing the ALUCP update. The consistency review is detailed in Attachment 2. The County's response to the consistency review is shown in Attachment 3.

The consistency review considers the proposed housing unit capacity of each potential development site and compares it with the maximum allowable units provided under the ALUCP. An inconsistency would occur if the County's Housing Element would allow more housing units than would be allowed under the ALUCP. The review found inconsistencies with the County proposal to allow higher density housing on commercially zoned sites. This zoning designation does not exist within the unincorporated influence areas for Blue Canyon and Lincoln Regional Airports. The proposed change would allow by right multi-family dwelling of up to 20 units per acre. Projects with an affordable housing component could be allowed at up to 30 units per acre with approval of a minor or conditional use permit.

Mead & Hunt's consistency review recommends: (1) changing the zoning designations for vacant parcels; and (2) restricting residential densities in accordance with the ALUCP limits.

The draft Housing Element proposes no land use or zoning changes in order to meet RHNA requirements. Placer County anticipates initiating a comprehensive update of the General Plan in 2014. As noted in the County's comment letter, the County will explore how to align the General Placer update with the ALUCP update.

In lieu of land use or zoning changes, the County proposes to add a new Housing Element policy that would apply to new residential development, including Emergency Shelters. The proposed policy would require new residential development within Compatibility Zones C1 and C2 to conform to the ALUCP land use criteria. Further, the County proposes not to assign units to vacant parcels within Compatibility Zones C1 and C2. These parcels are not used to show that Placer County can meet its RHNA. Staff concurs with the two County suggestions and recommends the proposed policy should read as follows:

Proposed Policy

Residential projects proposed with Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within Compatibility Zones C1 and C2 shall not be counted in the Housing Element Inventory of Vacant Parcels.

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Staff notes that there are currently no changes contemplated as part of the ALUCP update to the density criteria or the compatibility zones encompassing the unincorporated areas noted in the County's draft Housing Element. Therefore, it is expected that the consistency determination under the adopted or updated ALUCP would be the same.

- Attachment 1 - County of Placer Request for Consistency Determination
- Attachment 2 - Consistency Review of County of Placer Draft Housing Element
- Attachment 3 - County of Placer Comment letter



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

June 25, 2013

RECEIVED

JUN 25 2013

PCTPA

David Melko
Placer County Airport Land Use Commission
299 Nevada Street
Auburn, CA 95603

SUBJECT: PLACER COUNTY HOUSING ELEMENT PCALUCP CONSISTENCY REVIEW

Dear Mr. Melko:

We are pleased to submit the 2013-2021 Placer County Housing Element for your review for consistency with the Placer ALUCP. Enclosed is the required \$70.00 filing fee.

The draft Housing Element is a minor update of the existing Housing Element, which the County Board of Supervisors adopted in April 2009. The California Department of Housing and Community Development found the 2009 Housing Element in substantial compliance with State law and conditions have not changed significantly since that time. The Draft Housing Element documents the progress we have made in providing housing opportunities for Placer County residents.

One of the most important aspects of the Draft Housing Element is to identify sufficient sites and provide land that is properly zoned to accommodate the County's fair-share of the region's affordable housing needs.

The Resource Inventory section of the Housing Element identifies vacant land that is suitable and available within unincorporated Placer County for higher-density residential development. The Housing Element compares this inventory to the County's RHNA-assigned need for new housing.

Placer County has a holding capacity on vacant land with residential and non-residential designations available to accommodate 8,408 affordable housing units. Combined with the built and planned affordable housing units, the 9,062 unit holding capacity is 278 percent above the RHNA number assigned to Placer County. Therefore, no rezonings are necessary to accommodate the RHNA allocation. A Negative Declaration is currently being circulated for the Housing Element update.

If you have any questions about the Draft Housing Element, please feel free to contact Christopher Schmidt, Senior Planner, at (530) 745-3076 or crschmid@placer.ca.gov.

Sincerely,



Loren Clark
Assistant Director

Enclosures

CC: Michael Johnson, Agency Director
Chelsey Norton, Project Manager, Mintier Harnish

Project Memorandum



To: David Melko, PCTPA/Placer County ALUC staff

From: Maranda Thompson, Project Manager

Date: July 9, 2013

Subject: *Consistency Review of the Placer County Housing Element (June 2013 Draft)*

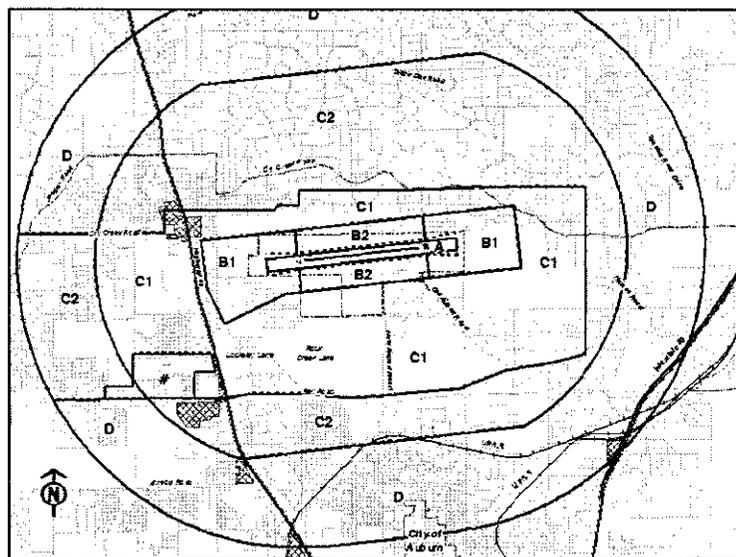
As requested, Mead & Hunt has reviewed the Placer County Housing Element dated June 2013 (draft) for consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP) adopted by the Placer County Airport Land Use Commission (ALUC) on October 25, 2000. We also reviewed the draft Housing Element against the draft ALUCP which is currently underway. At present, no changes are contemplated to the ALUCP density criteria or the compatibility zones encompassing the areas noted in the County's draft Housing Element. As such, a consistency determination under the adopted ALUCP would result in the same determination under the draft ALUCP.

Based on our review detailed below, we found potential inconsistencies with the allowable densities and intensities identified in the draft Housing Element. Addressing these inconsistencies would bring the draft Housing Element into consistency with the ALUCP. Recommendations on how to address the noted inconsistencies are provided for consideration.

Multi-Family Housing on Commercial Sites

Program B-12 of the County's draft Housing Element, Policy Document, proposes to allow high-density housing on commercially zones sites. The proposed change would allow by right (i.e., no discretionary action required) multi-family dwellings of up to 20 units per acre on sites with a Commercial C-1 and C-2 zoning designation. Projects with an affordable housing component could be allowed at up to 30 units per acre with a Minor or Conditional Use Permit.

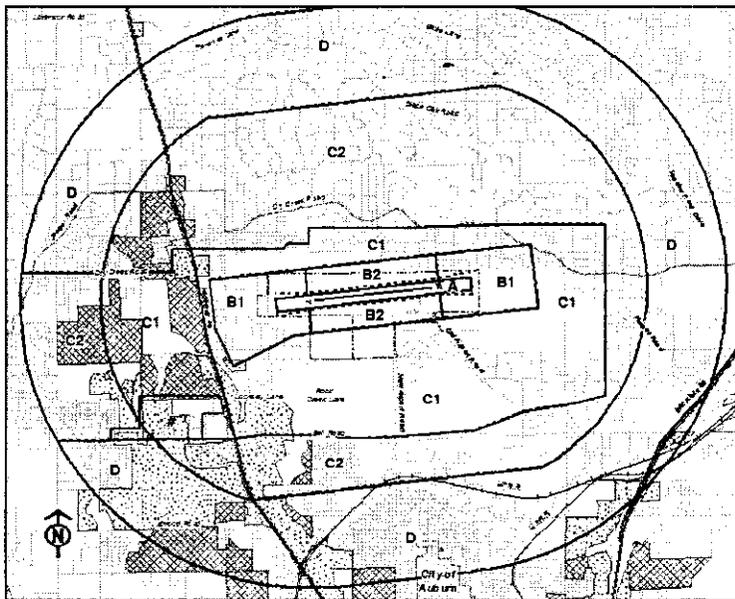
Based on the County's GIS data (July 2012), several parcels having a Commercial C-2 zoning designation exists within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see crosshatched area in adjacent map). Within ALUCP Zone C1, the ALUCP would restrict residential densities to a maximum of 0.5 dwelling units per acre (minimum parcel size of 2-acres). No residential limits apply within ALUCP Zones C2 and D. The Commercial C-1 and C-2 zoning designations do not exist within the airport influence areas for Blue Canyon and Lincoln Regional Airports.



The County's proposed change to allow by right high-density housing in the Commercial C-2 zone district would result in an inconsistency with the ALUCP as this designation would allow higher residential densities than what would be permitted under the ALUCP. To remove this inconsistency, the County should consider changing the zoning designations for the few vacant parcels that lie within ALUCP Zone C1.

Regional Housing Allocation

Based on the Regional Housing Need Plan (RHNP) prepared by the Sacramento Area Council of Governments (SACOG) in September 2012, the projected housing needs for the unincorporated areas of Placer County are 5,031 new housing units for the 2013 to 2021 planning period. The County's draft Housing Element, Background Report, provides an inventory of land suitable for future residential development, including vacant sites and sites having potential for redevelopment. Several general plan land use designations allowing multi-family development were retained in the County's inventory. Two of these general plan land use designations fall within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see map below). The Medium Density Residential designation allows up to 10 dwelling units per acre (blue cross hatch). The Commercial designation (red dot pattern) allows up to 21 dwelling units per acre. Both of these designations would result in an inconsistency with the ALUCP as they would allow higher residential densities than what would be permitted under the ALUCP. However, the inventory tables provided in the Background Report note that "no high residential density currently allowed [within the] Airport Overflight Zone." This acknowledgement is sufficient to find that the draft Housing Element is consistent with the ALUCP. For



enhanced clarity, however, Mead & Hunt recommends the following two changes:

1. Utilize current ALUCP terminology. That is, replace "Airport Overflight Zone" with "Airport Compatibility Zones A, B1, B2 and C1."
2. Clearly acknowledge the County's intent to restrict residential densities in accordance with the ALUCP limits by adding a policy to the County's draft Housing Element, Policy Document.

Emergency Shelters, Transitional Housing, Supportive Housing and Other Group Living

The County allows by right (i.e., no discretionary action required) emergency shelters, transitional housing and other group living uses with 60 or fewer beds in the Residential Multi-Family (RM) district.

Project Memorandum

David Melko, PCTPA/Placer County ALUC staff

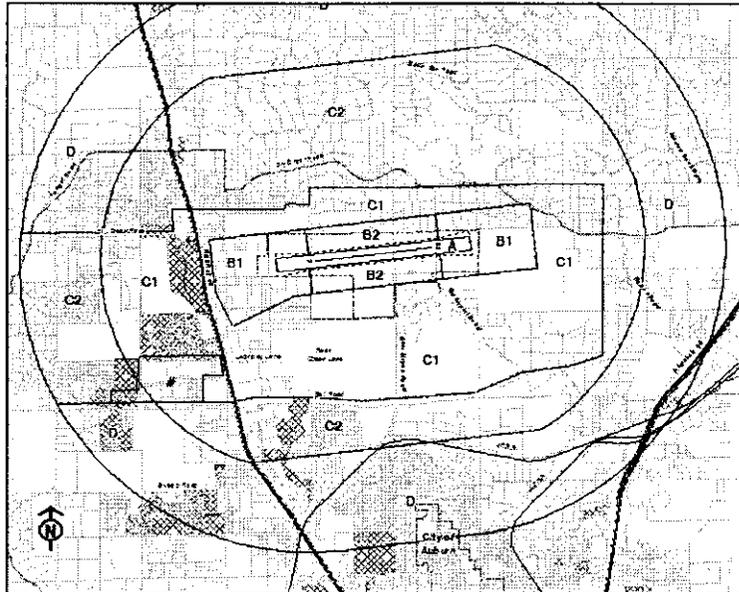
July 9, 2013

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Based on the County's GIS data (July 2012), the RM district exists within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see crosshatched area in adjacent map). The RM zoning designations does not exist within the airport influence areas for Blue Canyon and Lincoln Regional Airports.

The group living uses would have much more people than would be seen in a multi-family residential development. As such, from a compatibility planning standpoint, these group uses would be evaluated against the nonresidential intensity limits established by the

ALUCP. The ALUCP restricts nonresidential intensities to a maximum sitewide average of 75 people per acre in ALUCP Zone C1 and 100 people per acre in ALUCP Zone C2. No intensity limits apply within ALUCP Zone D. To be consistent with the ALUCP, the group living uses will need to satisfy the intensity limits of the ALUCP. The draft Housing Element indicates that group living uses are subject to the restrictions that apply to other residential and commercial uses within the same zone. It is unclear if these "restrictions" would include intensity limits established by the ALUCP. To ensure consistency with the ALUCP, the draft Housing Element should clearly indicate that these uses are subject to the intensity limits of the ALUCP.





COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

July 19, 2013

David Melko
Placer County Airport Land Use Commission
299 Nevada Street
Auburn, CA 95603

SUBJECT: PLACER COUNTY HOUSING ELEMENT PCALUCP CONSISTENCY REVIEW

Dear Mr. Melko:

Thank you for reviewing the County's draft Housing Element for consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP). We have reviewed the memorandum dated July 9, 2013 prepared by Mead & Hunt and the recommended changes to the County's draft Housing Element.

The draft Housing Element is a minor update of the County's existing Housing Element adopted by our Board of Supervisors in 2009. After review and analysis of the County's housing needs and stock, it was determined that no land use changes are required as part of the Housing Element update for the County to meet its State mandated Regional Housing Needs Allocation. Accordingly, the County's draft Housing Element is a policy-only update and Mead & Hunt's recommendation to change the zoning designations for vacant parcels that lie within ALUCP Zone C1 is infeasible at this time.

The County has prepared a negative declaration to adopt the Housing Element and is moving forward with Planning Commission and Board of Supervisors consideration. The draft Housing Element is scheduled for review by the Planning Commission on August 22, 2013 and we expect the Board of Supervisors to consider adoption of the document in early October 2013. The County must submit the Document to the California Department of Housing and Community Development for review by October 31, 2013.

In lieu of making land use changes, the County proposes adding a new Housing Element policy that would require residential development within Compatibility Zones C1 and C2 to conform with the

criteria found in Table 2A of the Placer County Airport Land Use Compatibility Plan. The suggested new policy would read as:

Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.

This policy would apply to all residential development types including Emergency Shelters. The County anticipates initiating an update to the 1994 General Plan late next year. At that time, the County can explore other means to align the General Plan with the current (or any subsequently adopted update to the) Placer County Airport Land Use Compatibility Plan.

Mead & Hunt's additional suggestion of revising the terminology in the inventory tables to be consistent with current ALUCP terminology is a sound one. The County proposes to revise the tables accordingly in the final document.

Thank you again for your review of the draft Housing Element. It is our hope that our response and proposed solutions above will provide satisfactory consistency between the County's State-mandated Housing Element and the ALCUP. If you have any questions or require additional information, please feel free to contact me at (530) 745-3076 or crschmid@placer.ca.gov.

Sincerely,



Christopher Schmidt
Senior Planner

Enclosures

CC: Michael Johnson, Agency Director
Loren Clark, Deputy Director
Chelsey Norton, Project Manager, Mintier Harnish