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Proposed Negative Declaration for the Placerville Airport Land Use Compatibility Plan

Project Name: Placerville Airport Land Use Compatibility Plan

Lead Agency

The El Dorado County Airport Land Use Commission (ALUC) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) for the adoption of an Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport (proposed project), as described further below.

Project Contact: Mr. Woodward Deloria, Associate Planner
El Dorado County Airport Land Use Commission
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Project Location (Latitude/Longitude: 38-55-15.5000N / 120-51-53.4000W)

The proposed project is located at the Placerville Airport and within the associated Airport Influence Area (AIA). The AIA is defined as the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses. For Placerville Airport, the proposed AIA boundary extends approximately 1.8 statute miles beyond the Airport's runway ends and encompasses lands within the City of Placerville and unincorporated areas of El Dorado County (see **Exhibit 1 in the Initial Study**). The project area includes lands that are designated for various uses including: agricultural, residential, commercial, open space, industrial, and public facilities.

Project Description

The new ALUCP will replace the existing Comprehensive Land Use Plan for the Placerville Airport, which was adopted on June 5, 1996. A copy of the proposed ALUCP for El Dorado County, which includes the Placerville ALUCP, is presented as Appendix A to the Initial Study.

The preparation of compatibility plans for public-use airports is required by the California State Aeronautics Act (Public Utilities Code Section 21670 *et seq.*). The purpose of the ALUCP is to promote compatibility between an airport and the land uses in its vicinity to the extent that these areas have not already been devoted to incompatible uses. The ALUCP establishes a set of compatibility criteria that the ALUC will use to evaluate the compatibility of land use proposals within the airport vicinity, as well as long-range airport development plans.

The County of El Dorado and the City of Placerville have land use planning authority over most of the AIA, and these entities are expected to incorporate certain criteria and procedural policies from the proposed ALUCP into their general plans and zoning ordinances to ensure that future land use development will be compatible with the long-term operation of the Placerville Airport. The County and City also have the option of overruling the ALUC in accordance with the steps defined by state law.

Neither the proposed ALUCP nor the ALUC have authority over existing land uses, operation of the airport, or over state, federal, or tribal lands. No airport development or any other physical change to the environment is associated with the proposed project.

Potential Impacts

The proposed ALUCP is regulatory in nature, and neither the project—the adoption of the ALUCP—nor its subsequent implementation by local agencies will lead directly or indirectly to development or to any physical change to the environment. No impacts to environmental resources were identified during the analysis performed for the Initial Study (see attached).

Although the proposed ALUCP prohibits some specific land uses in certain locations, it does not prohibit new development in the vicinity of the Airport. The proposed ALUCP policies were reviewed and compared to the general plan policies for the County of El Dorado and the City of Placerville, and no direct conflicts were identified. Implementation and adoption of the proposed project would result in the displacement of two housing units in the unincorporated area of El Dorado County. The displacement would not affect the County's ability to fill its Regional Housing Needs Allocation requirement.

Based on the analysis performed for the CEQA analysis, adoption and implementation of the proposed ALUCP will not create a potentially significant effect on the environment.

Mitigation Measures

No mitigation measures are proposed.

Proposed Finding

Based on the Initial Study and in light of the whole record before the Commission, including comments received in response to this notice and the Initial Study, the El Dorado County Airport Land Use Commission finds that there is no substantial evidence that the proposed project may have a significant effect on the environment.

More Information

Additional information may be obtained from the Contact Person listed above. The Initial Study and Draft ALUCP are available on the El Dorado County Airport Land Use Commission website at <http://www.edctc.org/2/Airports.html>.

(Signed)

(Dated)