

EXHIBIT B

LAND USE

CHAPTER III - AIRPORT LAND USE COMPATIBILITY

SECTION 1: PURPOSE

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| Sec. L-III 1.1 | Purpose |
| Sec. L-III 1.2 | Basic Function of Airport Land Use Compatibility Planning |
| Sec. L-III 1.3 | Principal Airport Land Use Commission Compatibility Concerns |

Sec. L-III 1.1 Purpose

The purpose of this ordinance is to adopt specific sections of the Nevada County Airport Land Use Compatibility Plan (“NCALUCP”) and the Truckee Tahoe Airport Land Use Compatibility Plan (“TTALUCP”) as local land use policy. These plans serve as planning tools to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adopted of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports. (Ord. 2390. (10/28/2014))

Sec. L-III 1.2 Basic Function of Airport Land Use Compatibility Planning

The basic function of airport land use planning is to promote compatibility between the airport and surrounding land uses. As adopted by an Airport Land Use Commission (ALUC), an Airport Land Use Compatibility Plan (ALUCP) serves as a tool for use by the commission in fulfilling its duty to review airport and adjacent land use development proposals. The ALUCP sets compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development.

Any city, county, special district, community college district, or school district that exists, or may be established or expanded into the identified airport influence area defined by an ALUCP is also subject to the provisions of the plan, when making planning decisions regarding proposed development of lands within an airport

influence area. However, the authority of an ALUCP does not extend to state, federal, or tribal lands, to airport operations, or to existing land uses. (Ord. 2390. (10/28/2014))

Sec. L-III 1.3 Principal Airport Land Use Commission Compatibility Concerns

The ALUCs are concerned only with the potential impacts related to:

- A. Exposure to aircraft noise.
- B. Land use safety with respect both to people on the ground and the occupants of aircraft.
- C. Protection of airport airspace from tall objects and certain other land use characteristics (e.g., bird attractions, sources of smoke, glare, etc.).
- D. General concerns related to aircraft overflight. (Ord. 2390. (10/28/2014))

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SECTION 2: NEVADA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN

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| Sec. L-III 2.1 | Applicability |
| Sec. L-III 2.2 | Geographic Scope |
| Sec. L-III 2.3 | Adoption of Policy |

Sec. L-III 2.1 Applicability

The Nevada County Airport Land Use Commission adopted the Nevada County Airport Land Use Compatibility Plan “NCALUCP” on September 21, 2011 to articulate the procedures and criteria, established in accordance with the California State Aeronautics Act, Cal. Pub. Util. Code § 21670 – 21679.5 applicable to airport land use compatibility planning in the vicinity of the Nevada County Airport. The NCALUCP sets forth compatibility criteria applicable to Nevada County in the preparation or amendment of land use plans and ordinances, and to landowners in their design of new development. (Ord. 2390. (10/28/2014))

Sec. L-III 2.2 Geographic Scope

The Nevada County Airport lies in the western portion of Nevada County within the Loma Rica Industrial Area and east of the City of Grass Valley. The influence area for the Nevada County Airport extends 1.7 miles from the airport’s runway. This influence area encompasses land within the jurisdictions of Nevada County and the City of Grass Valley.

As established and adopted by the Nevada County Airport Land Use Commission, the geographic scope of the NCALUCP encompasses all lands on which the uses could be negatively affected by present or future aircraft operations at the Nevada County Airport, as well as lands on which the uses could negatively affect airport usage.

The specific limits of the Nevada County Airport influence area and the compatibility zones are depicted by NCALUCP Map 2A (Compatibility Policy Map) contained therein. (Ord. 2390. (10/28/2014))

Sec. L-III 2.3 Adoption of Policy

The following sections of Chapter 2 of the NCALUCP, adopted by the Nevada County Airport Land Use Commission in September of 2011, are hereby incorporated by reference, and adopted as Nevada County local land use policy:

- A. Section 1. General Applicability.
- B. Section 2. Review Process and as outlined in General Plan Land Use Element Policy 1.10.2, as may be amended.
- C. Section 3. Compatibility Criteria for Land Use Actions.
- D. Section 5. Specific Compatibility Criteria. (Ord. 2390. (10/28/2014))

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CHAPTER III - AIRPORT LAND USE COMPATIBILITY

SECTION 3: TRUCKEE TAHOE AIRPORT LAND USE COMPATIBILITY PLAN

Sections:

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| Sec. L-III 3.1 | Applicability |
| Sec. L-III 3.2 | Geographic Scope |
| Sec. L-III 3.3 | Adoption of Policy |

Sec. L-III 3.1 Applicability

The Truckee Tahoe Airport Land Use Commission adopted the Truckee Tahoe Airport Land Use Compatibility Plan “TTALUCP” on October 19, 2010 to articulate the procedures and criteria, established in accordance with the California State Aeronautics Act, Cal. Pub. Util. Code §§ 21670 – 21679.5, applicable to airport land use compatibility planning in the vicinity of the Truckee Tahoe Airport. The TTALUCP sets forth compatibility criteria applicable to Nevada County in the preparation or amendment of land use plans and ordinances and to land-owners in their design of new development. (Ord. 2390. (10/28/2014))

Sec. L-III 3.2 Geographic Scope

The Truckee Tahoe Airport is located approximately two miles east of the Town of Truckee off of State Route 267 and is located in the unincorporated areas of both Nevada County and Placer County. The influence area for the Truckee Tahoe Airport extends roughly 2.7 miles from the airport runways. This influence area encompasses lands within three local jurisdictions: County of Nevada, County of Placer, and the Town of Truckee.

As established and adopted by the Truckee Tahoe Airport Land Use Commission, the geographic scope of the TTALUCP encompasses all lands on which the uses could be negatively affected by present or future aircraft operations at the Truckee Tahoe Airport, as well as lands on which the uses could negatively affect airport usage.

The specific limits of the Truckee Tahoe Airport influence area and compatibility zones are depicted in TTA-LUCP Figure 2A (Compatibility Map) contained therein. (Ord. 2390. (10/28/2014))

Sec. L-III 3.3 Adoption of Policy

The following sections of Chapter 2 of the TTALUCP adopted by the Truckee Tahoe Land Use Commission in October of 2010 are hereby incorporated by reference and adopted as Nevada County local land use policy:

- A. Section 1. General Applicability.
- B. Section 2. Review Process and as outlined in General Plan Land Use Element Policy 1.10.2, as may be amended.
- C. Section 3. Basic Compatibility Criteria.
- D. Section 4. Supporting Compatibility Criteria. (Ord. 2390. (10/28/2014))