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[www.aopa.org](http://www.aopa.org)

September 24, 2008

Ms. Joyce Horizumi  
Environmental Coordinator  
Department of Environmental Review  
Sacramento County  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814

RE: Revised Draft Environmental Impact Report (RDEIR) for Murieta Gardens I & II  
Rezoning and Development

Dear Ms. Horizumi:

The Aircraft Owners and Pilots Association (AOPA) represents the general aviation interests of 414,000 members, more than two-thirds of the nation's pilots – including 50,000 of our members in the state of California. On behalf of our membership, AOPA is committed to ensuring the future viability and development of general aviation airports and their facilities as part of a national transportation system.

In July 2007 AOPA commented to the original draft EIR and wishes to go on record once again in opposition to the proposed rezoning and development of the Murieta Gardens II project due to the incompatibility of residential housing so close to the Rancho Murieta Airport (RIU). It is the Association's view that actively pursuing a plan to allow 208 residences less than 700 feet from the end of the runway is a poor application of public policy.

While the RDEIR appears to show the project as being in compliance with CalTrans Aviation Bureau Compatible Land Use Guidelines, we believe that the County is opening itself up to complaints from future residents regarding normal airport operations. These complaints are usually in the form of a noise complaint or complaint of low flying aircraft over their property. Even though the traffic patterns for RIU should keep most aircraft south of the development, there may be occasional overflights from transient aircraft unfamiliar with the traffic patterns or from pilots exercising their responsibilities as Pilot in Command to resolve safety of flight issues.

As with Sacramento County's prior experiences, it is the Association's nation-wide experience that allowing non-compatible land uses such as residential development adjacent to vibrant airports is a root cause of the ultimate demise of the airport. Developers will build the homes, take their profits and move on to the next site, leaving local elected officials to deal with the concerns and complaints of the new airport neighbors.

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For the above reasons, we strongly urge the County to do the right thing and not allow residential development so close to the airport. In order to prevent future encroachment such as this, we also recommend that the County adopt a Comprehensive Land Use Plan for the Rancho Murieta Airport and incorporate it into the comprehensive planning for the city of Rancho Murieta.

Thank you for your consideration of our views on this issue. If we can be of further assistance please contact our staff at 301-695-2200.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Collins", written over a horizontal line.

John L. Collins  
Senior Liaison  
Airports

cc:

Mr. Michael Gilmore, Airport Manager, Rancho Murieta Airport  
Mr. Patrick Miles, Aviation Safety Officer, CalTrans Division of Aeronautics  
Mr. Walter Boeck, AOPA Airport Support Network Volunteer RIU