



COUNTY OF SANTA CLARA
AIRPORT LAND USE COMMISSION
FISCAL YEAR 2008 WORK PLAN
AND
2006 ACCOMPLISHMENTS

Robert Sturdivant, Chair
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MISSION STATEMENT:

The purpose of the ALUC is to review plans for development of areas surrounding public airports in Santa Clara County. It is also intended to minimize the public's exposure to safety hazards and excessive noise and to ensure that the approaches to public airports are kept clear of structures that could pose an aviation safety hazard.

The ALUC has three primary responsibilities:

- 1 To prepare and adopt a comprehensive land use plan (**CLUP**) for areas surrounding public airports in Santa Clara County.
- 2 To review general and specific plans prepared by local agencies for consistency with the ALUC's Comprehensive Land Use Plan for Areas Surrounding Santa Clara County Airports.
- 3 To review proposed land use actions for areas surrounding public airports.

Proposals for amendments to general or specific plans and either building or zoning regulations by local agencies must be submitted to the ALUC for a determination of consistency with its Comprehensive Land Use Plan for Areas Surrounding Santa Clara County Airports. Airport master plans are also subject to review for consistency with the ALUC's Comprehensive Land Use Plan. The purpose of **CLUP** is to provide guidance for the compatible growth of areas surrounding public airports in Santa Clara County. The Land Use Plan is intended to minimize the public's exposure to safety hazards and excessive noise. In formulating the plan, the ALUC established provisions for the regulation of land use, building height, safety, and noise insulation within areas adjacent to each of the public airports in the county. The jurisdiction of the ALUC does not include the current operation of any airport in Santa Clara County. Future growth and activity at each of the airports is, however, considered in the ALUC's Land Use Plan for purposes of determining appropriate land use policies.

HISTORICAL BACKGROUND:

The Airport Land Use Commission was established in 1971 pursuant to Public Utilities Code Section 21670, which mandates the establishment of an airport land use commission by counties with an airport served by a scheduled airline. The ALUC developed the Land Use Plan as a policy plan and adopted the document in 1973. In order to simplify the 1973 text, to clarify points, and to ensure that current practice is documented in written form, the plan was updated in 1992. A CLUP is now being drafted for each public airport in Santa Clara County.

FISCAL YEAR 2008 WORK PLAN

GOAL/OBJECTIVE	PROPOSED ACTIVITIES	PRIORITY RANKING	TIMELINE FOR COMPLETION
Evaluate referred land use applications and make determinations of consistency with ALUC Land Use Plan and CLUP for Areas Surrounding Santa Clara County Airports.	Review within 60 days referrals from the City of San Jose, City of Santa Clara, and County of Santa Clara involving proposed rezoning and general plan amendments for project sites/areas located within the ALUC's referral boundaries.	1	Fiscal Year 2008
Adopt amendments to ALUC Land Use Plan for Areas Surrounding Santa Clara County Airports	<ul style="list-style-type: none"> A. Adopt updated FAA Part 77 Imaginary Surface for San Jose International Airport. And adopt Downtown Building Height regulations as proposed by San Jose. B. Complete Initial Study and applicable environmental documents and adopt new comprehensive land use plan for Reid-Hillview Airport C. Prepare and review first draft of comprehensive land use plan for South County Airport. D. Clarify language in CLUP relating to applicability of FAR Part 77 surfaces E. Define a Minor Project 	2	December 2007
Evaluate fee schedule for the referral of land use applications to the ALUC (adopted by the Board of Supervisors June 2004)	Review the adopted fee schedule to evaluate whether the fees accurately cover County labor costs. Utilize concrete data regarding the number and type of project referrals and staff hours dedicated to the review of such referrals.	3	July 2007

PRIOR YEAR ACCOMPLISHMENTS

GOAL/OBJECTIVE	ACTIVITIES SUPPORTING GOAL	STATUS
Evaluate land use applications and make determinations of consistency with Land Use Plan for Areas Surrounding Santa Clara County Airports.	<p>A. Acted on 5 land use applications, 2 resolutions to override determinations of inconsistency, and 2 environmental documents referred to the ALUC by the City of San Jose, City of Santa Clara. Prepared and submitted comments to the City of San Jose, and testified before the City Council regarding potential land use safety issues pertaining to an override of ALUC inconsistency determination on a rezoning of property near Reid Hillview Airport.</p> <p>B. Reviewed two general Plan amendments from San Jose that would allow higher building heights near San Jose Airport and found them to be inconsistent with ALUC policy.</p> <p>C. Received briefings on the Airport Obstruction Study for buildings in the downtown area, and the Evergreen Development Plan, from San Jose Staff</p>	Complete
Adopt amendments to Land Use Plan for Areas Surrounding Santa Clara County Airports	<p>Formally adopted updated FAA part 77 imaginary surface rules for reviewing applications from San Jose in the Downtown area.</p> <p>B. ALUC commissioner, Walter Windus, prepared gratis (\$30,000-40,000 value) a comprehensive land use plan for Reid-Hillview Airport.</p>	Complete
Coordinate with Cities within Santa Clara County	Held a meeting with the City of San Jose Planning staff to discuss proposed override of ALUC action on a rezoning proposal near Reid Hillview Airport.	Complete

ONGOING PROJECTS

PROJECT	ACTIVITIES
Hold regular Commission meetings and workshops	Conduct regular business of the Commission, conduct joint meetings with other commissions and local organizations, conduct site visits to project referral locations within the Commission's jurisdiction and hold Commission Workshops when necessary.
Adopt amendments to Land Use Plan and CLUP for Areas Surrounding Santa Clara County Airports	<ul style="list-style-type: none"> • Begin preparing comprehensive land use plan for Palo Alto Airport. • Begin preparing comprehensive land use plan for Moffett Field.
Coordinate with Cities within Santa Clara County	Correspond and meet with Santa Clara County municipalities as needed to facilitate common goals relating to planning for appropriate land use for property surrounding the County's airports.