

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 3/26/2013	(3) CONTACT/PHONE Bill Robeson, Supervising Planner/(805) 781-5607	
(4) SUBJECT Study Session and Legal Overview of the Formation, Purpose, Authority and Responsibilities of the San Luis Obispo County Airport Land Use Commission (ALUC)			
(5) RECOMMENDED ACTION Staff recommends that your Board conduct a study session and receive and file the information concerning the Airport Land Use Commission (ALUC).			
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. 1 hour)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP No	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 3			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Bill Robeson, Supervising Planner

VIA: Kami Griffin, Assistant Director, Department of Planning And Building

DATE: 3/26/2013

SUBJECT: Study Session and Legal Overview of the Formation, Purpose, Authority and Responsibilities of the San Luis Obispo County Airport Land Use Commission (ALUC)

RECOMMENDATION

Staff recommends that your Board conduct a study session and receive and file the information concerning the Airport Land Use Commission (ALUC).

DISCUSSION

Background

The Airport Land Use Commission (ALUC) is a seven member, independent body created by the Public Utilities Code (21670) with the responsibility to prepare and adopt an airport land use plan (ALUP) that addresses noise and safety concerns associated with the three airports in the county. The state legislature's purpose in requiring these Commissions was to "protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to the extent that these areas are not already devoted to incompatible uses." The ALUP is the tool by which an ALUC implements their main purpose. Furthermore, to achieve the goal of protecting public health, safety and welfare, local agencies that are within the review area of the ALUP, must have their legislative acts reviewed by the ALUC for conformity with the ALUP.

The ALUC does not report to the Board of Supervisors or to the elected officials in the cities. Their actions are independent of any local political body and binding unless overruled by a two-thirds majority of a quorum of a local agency. The local agency must include specific findings that the action meets the purpose of Article 3.5 of the State Aeronautics Act and other published case law when taking action to overrule.

San Luis Obispo County ALUC

The San Luis Obispo County ALUC was established in 1973. The ALUC has authority over the three airports within San Luis Obispo County (San Luis Obispo, Paso Robles and Oceano). Each airport has an adopted ALUP developed to ensure compatible land uses in their vicinity.

A majority of the development projects that the ALUC reviews are located in the City of San Luis Obispo and therefore reviewed against the San Luis Obispo County Regional Airport Land Use Plan. This ALUP was initially adopted in December of 1973 and subsequently amended in 2002, 2004 and 2005. The ALUP sets forth limitations such as: uses that are prohibited, population and residential density maximums and lot coverage. These limitations correspond to projected noise contour and safety area maps that are part of the ALUP.

The 2011 California Airport Land Use Planning Handbook, developed by the Caltrans Division of Aeronautics, recommends a comprehensive review and update at least every five years. The ALUC is currently considering the possibility of amending the San Luis Obispo County Regional Airport Land Use Plan.

OTHER AGENCY INVOLVEMENT/IMPACT

N/A

FINANCIAL CONSIDERATIONS

The Planning and Building's Department Budget (general fund) covers the costs of staffing the Airport Land Use Commission.

RESULTS

This study session is intended to provide the Board of Supervisors with information about the Airport Land Use Commission.