

SBCAG STAFF REPORT

SUBJECT: Draft Airport Land Use Compatibility Plans

MEETING DATE: September 19, 2019

AGENDA ITEM: 5

STAFF CONTACT: Michael Becker, Andrew Orfila

RECOMMENDATION:

- A. After consideration of the proposed Final Negative Declaration together with the Initial Study and any comments received during the public review process, and on the basis of the whole record:
 1. Make the required CEQA findings as included in Attachment 1 of the Staff Report; and
 2. Adopt the Final Negative Declaration, included as Attachment 2 of the Staff Report.
- B. Adopt Resolution 19-36 adopting the 2019 Lompoc Airport Land Use Compatibility Plan (ALUCP) to supersede and replace the portion of the 1993 ALUCP that previously governed the Lompoc Airport.
- C. Adopt Resolution 19-37 adopting the 2019 New Cuyama ALUCP to supersede and replace the portion of the 1993 ALUCP that previously governed the New Cuyama Airport.
- D. Adopt Resolution 19-38 adopting the 2019 Santa Maria ALUCP to supersede and replace the portion of the 1993 ALUCP that previously governed the Santa Maria Airport.
- E. Adopt Resolution 19-39 adopting the 2019 Santa Ynez ALUCP to supersede and replace the portion of the 1993 ALUCP that previously governed the Santa Ynez Airport.
- F. Adopt Resolution 19-40 adopting the 2019 Vandenberg ALUCP to supersede and replace the portion of the 1993 ALUCP that previously governed the Vandenberg Airport
- G. Adopt Resolution 19-41 adopting the 2019 Santa Barbara Municipal ALUCP to supersede and replace the portion of the 1993 ALUCP that previously governed the Santa Barbara Municipal Airport.
- H. Authorize the Executive Director to submit the adopted resolutions and ALUCPs to the California Department of Transportation, Division of Aeronautics.
- I. **OR**, continue Items 5.A. through 5.H. to a future meeting for consideration.

DISCUSSION:

State law requires SBCAG, as the designated Airport Land Use Commission (ALUC), to develop and implement an airport land use plan for each general purpose airport. The purpose of the law is “to prevent the creation of new noise and safety problems, and 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 excessive noise and safety hazards...” (State Aeronautics Act, Public Utilities Code Section 21670(a)).

Background

SBCAG’s Airport Land Use Plan was adopted in 1981, amended in 1986 and re-printed in 1993. Since airport land use planning is an unfunded state mandate, SBCAG has been attempting, somewhat successfully, to fund its ALUP update with grants through the Caltrans Division of

Aeronautics. Staff has been working on an update with consultants and a Technical Advisory Committee over the last several years.

A draft Airport Land Use Compatibility Plan (ALUCP) was prepared during the first grant cycle and presented to the SBCAG Board for review and comment on July 19, 2012. The ALUCP was then “shelved” until additional funds could be secured for CEQA review of the draft Plan. The current Caltrans grant, obtained in 2017, allowed SBCAG to hire a consultant to update the Plan and conduct CEQA review.

Current Status

The changes made to the draft ALUCP were made in accordance with the 2011 Caltrans Handbook and were discussed at the project Technical Advisory Committee meetings in August 2017 and August 2018. Changes to the airport operational assumptions (included in Appendix A in all of the ALUCPs) were approved by Caltrans Division of Aeronautics staff in June 2018.

Throughout May and July 2019, SBCAG staff consulted with local planning staff (County of Santa Barbara, Cities of Santa Maria, Lompoc, and Goleta) on the draft ALUCP and the findings of the parcel-based analysis. Discussions with the City of Goleta staff, which are summarized in the consultation section below, ultimately resulted in the Draft ALUCP being revised and broken up into individual ALUCPs; Lompoc Airport, New Cuyama Airport, Santa Maria Airport, Santa Ynez Airport, Vandenberg Air Force Base, and Santa Barbara Municipal Airport (Attachments 9 - 14).

In August 2019, SBCAG staff had initially proposed to adopt five ALUCPs in the North County and delay implementation of the Santa Barbara Airport ALUCP until concerns heard from the City of Goleta could be resolved. Thereafter, the Caltrans Division of Aeronautics informed SBCAG that the grant required the ALUC to adopt a Countywide ALUCP or six ALUCPs. The letter from the Division of Aeronautics is included as Attachment 15.

Therefore, SBCAG staff prepared six individual ALUCPs and revised how the “project” was described for the purposes of review under the California Environmental Quality Act (CEQA). Staff re-circulated the Initial Study and Negative Declaration for the revised project for review.

Analysis of Potential for Displacement of Future Land Uses

The Caltrans California Airport Land Use Planning Handbook states that adoption of the Draft ALUCPs have the potential to cause the inadvertent displacement of future land uses within parts of the Airport Influence Areas (AIAs). The Draft ALUCPs include updated policies centered on noise, safety, airspace protection, and overflight notification. These four compatibility factors guide the policy framework of each of the Draft ALUCPs. Both the noise and safety compatibility factors (Review Area 1) include compatibility criteria that identify specific land uses as “compatible”, “conditionally compatible”, or “incompatible” in areas located within the Community Noise Equivalent Level (CNEL) contours or Ldns (Day-Night average sound level) and safety zones or Compatible Use Districts (CUDs) for each Plan area. The noise and safety compatibility criteria have been developed to address the unique environments in which the County’s Airports are located. These policies are included in Chapter 3 of the ALUCPs.

SBCAG’s consultant (ESA) completed a parcel-based analysis and technical reports for each of the County’s Airports to identify the potential for displacement of future land uses in their respective AIAs resulting from the policies in each of the Draft ALUCPs. Attachments 16.a. – 16.d. provides a summary of the analysis results for each ALUCP area and affected jurisdiction. The public draft Initial Study / Negative Declaration (IS/ND) for the Airport Land Use Compatibility

Plans was released for review on August 16 and is available for comment until September 16. More information regarding the CEQA process is available in the CEQA section below.

The local jurisdictions retain all land use authority within their jurisdictions. ALUCPs are not final land use determinations. Once the ALUCPs are adopted by the ALUC, the local jurisdictions will have 180 days to adopt land use plans (i.e. General Plans and Community Plans) that are consistent with the ALUCP, or overrule the ALUCP.

Consultation with Affected Local Jurisdictions

County of Santa Barbara

SBCAG staff met with the County of Santa Barbara Planning staff on May 29 and received a comment letter on July 9. The County comment letter is included as Attachment 17.a. and SBCAG staff responses are included as Attachment 17.a.i. The County submitted another comment letter specifically addressing the Initial Study and Negative Declaration on September 11 (see Attachment 17.b).

City of Goleta

SBCAG staff met with the City of Goleta planning and environmental review (PER) staff on June 28 and with the Goleta PER staff and City Manager on July 11 to address concerns related to implementation of the ALUCP. The City of Goleta is primarily concerned with implementation of the Plan and its effect on existing land uses. Goleta city staff have asserted that the Plan would render some existing buildings legal, non-conforming and thus inhibit owners' ability to redevelop. SBCAG received a comment letter from the City identifying a number of properties throughout the City that would be effected if the City implemented the Plan or by amending the City's General Plan.

Goleta PER staff requested that SBCAG and the consultant conduct a more thorough parcel-level analysis of where existing, developed land uses would be impacted if the City implemented the Plan. This level of work effort falls beyond the scope of what is required under state law and what was included in the grant application for the Countywide ALUCP. In late August, SBCAG staff determined that the best path forward for completion was to adopt individual ALUCPs and delay implementation of the Santa Barbara Airport Land Use Compatibility Plan until a future date. Thereafter, the Caltrans Division of Aeronautics informed SBCAG that the grant required the ALUC to adopt a Countywide ALUCP or six ALUCPs. (see Attachment 15.) Staff, therefore, re-circulated six ALUCPs, including the Santa Barbara Airport, and the corresponding environmental document.

Upon re-circulation of the draft materials, the City of Goleta requested an informational presentation of the Airport Land Use Compatibility Plan update at its City Council meeting on September 3, 2019. Included in the agenda packet for the meeting was a response to the Caltrans letter (see Attachment 17.a). City of Goleta staff also submitted a letter of comments in response to the Negative Declaration (see Attachment 17.b).

Santa Maria & Lompoc

SBCAG staff met with Lompoc planning staff on May 28 and with Santa Maria planning staff on June 12. Staff from both jurisdictions asked specific questions regarding general plan amendments and requested GIS data as necessary.

CEQA Review

An Initial Study (IS) has been prepared that evaluates the potential environmental impacts of the ALUCPs on areas within the AIAs. The results of the IS supported the preparation of a Negative Declaration (ND). The IS/ND was initially circulated on August 7, 2019, but was then re-circulated on August 16, 2019 with the revision to include the Santa Barbara Airport. The public comment period will close on September 16, 2019. Public meetings were held in Santa Maria on August 20 and in Santa Barbara on August 29 to solicit comments on the Draft ALUCPs and IS/ND. Staff and the consultant also conducted an informational ALUCP update webinar on August 21. All Plan and environmental documents and materials are posted on the project webpage: <http://www.sbcag.org/airport-land-use-commission.html>, including a link to the SBCAG web-based mapping tool, MapGeo. The use of the tool will enable members of the public to do address- or APN-based spatial searches to determine where their property or project resides in relation to the ALUCP noise contours, safety zones, and/or AIAs.

On August 26, 2019, staff received an AB 52 request for tribal consultation on the project from the Santa Ynez Band of Chumash Indians. SBCAG staff met with tribal representatives on September 5 to gather their input on the Santa Ynez Airport Land Use Compatibility Plan.

Committee Review

The item was presented to the Technical Planning Advisory Committee on September 5 and to the North County and South Coast Subregional Planning Committee meetings on September 11.

Attachments:

1. CEQA Findings: ALUCPs Negative Declaration (web only)
2. [Initial Study & Negative Declaration – Santa Barbara County ALUCPs](#) (web only)
3. Resolution 19-36: Lompoc Airport ALUCP
4. Resolution 19-37: New Cuyama Airport ALUCP
5. Resolution 19-38: Santa Maria Airport ALUCP
6. Resolution 19-39: Santa Ynez Airport ALUCP
7. Resolution 19-40: Vandenberg Air Force Base ALUCP
8. Resolution 19-41: Santa Barbara Municipal ALUCP
9. [Draft Lompoc Airport Land Use Compatibility Plan](#) (web only)
10. [Draft New Cuyama Airport Land Use Compatibility Plan](#) (web only)
11. [Draft Santa Maria Airport Land Use Compatibility Plan](#) (web only)
12. [Draft Santa Ynez Airport Land Use Compatibility Plan](#) (web only)
13. [Draft Vandenberg Air Force Base Land Use Compatibility Plan](#) (web only)
14. [Draft Santa Barbara Airport Land Use Compatibility Plan](#) (web only)
15. Letter from Caltrans Division of Aeronautics – August 6, 2019 (web only)
16. Summary of Potential Displaced Land Uses (web only)
 - a. City of Goleta
 - b. City of Santa Maria
 - c. City of Lompoc
 - d. County of Santa Barbara
17. Summary of Comments (web only)
 - a. County of Santa Barbara – ALUCP and Initial Study 7.8.19
 - i. Responses to Comments from County of Santa Barbara – ALUCP and Initial Study
 - b. County of Santa Barbara – Initial Study and Negative Declaration 9.19.19 (web only)
 - c. City of Goleta – Response to Caltrans Division of Aeronautics Letter (web only)
 - d. City of Goleta – Comments on Negative Declaration (web only)