



Airport Land Use Commission (ALUC) Program

**FY 2022/2023
Annual Report**

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ALUC Overview

Background

State of California’s Public Utilities Code, Section 21675 requires the formation of an Airport Land Use Commission (ALUC) in any county “with an airport that is operated for the benefit of the public.” San Joaquin County deferred the responsibility of ALUC and SJCOG has acted as ALUC since 1972. The ALUC oversees the safety zones of the following six airports within San Joaquin County (SJC), with the goal of implementing the policies and procedures of Airport Land Use Compatibility Plan (ALUCP).

- Stockton Metropolitan Airport, *Stockton*
- Tracy Municipal Airport, *Tracy*
- New Jerusalem Airport, *Tracy*
- Lodi Airport, *Acampo*
- Lodi (Precissi) Airpark, *Lodi*
- Kingdon Airpark, *Lodi*

Purpose

The ALUC program’s objective is to protect and promote the safety and welfare of residents and airport users near the public use airports in the County, while promoting the continued operation of those airports. To meet this objective, the ALUC is responsible for performing land use consistency reviews of projects lying within a safety zone of any of the above listed airports and provide determinations to the appropriate jurisdiction.

Reviews Conducted - 22/23 Fiscal Year

Review Category	Reviewed Between July 1, 2022, Through June 30, 2023
Minor	3
Major	29
Total	32

Table 1: Major and Minor Reviews Conducted

There are two categories of ALUC reviews. *Minor Review* applies to projects such as subdivisions resulting in four parcels or more, modifications, grading excavations and sign permits. *Major Review* applies to projects such as general plan amendments, major subdivisions, site plan reviews, use permits and variances. Table 1 shows the number of minor and major reviews that were conducted during July 1, 2022, through June 30, 2023.

Example major development projects that ALUC reviewed during the 22-23 fiscal year included:

- San Joaquin County Mosquito & Vector Control District facility expansion – San Joaquin County
- 210 combined truck and trailer parking spaces on SR 99 Frontage Road – San Joaquin County near Stockton
- New 4,603 sq. ft. automated tunnel car wash - Tracy

Program Balance Sheet

Program Revenues

To recover program costs and to fund future ALUCP updates, a fee is charged to project applicants for minor and major reviews for land-use development projects or other planning document updates that fall within the airport influence areas of any of the six airports in San

Joaquin County. The most recent fee increase was in August 2022. For September 2022 to August 2023, the minor review fee was \$715.90, and the major review fee was \$1,851.35. **Table 2** shows the amount that was collected for minor and major reviews during July 1, 2022, through June 30, 2023.

	Fees Collected From July 1, 2022, Through June 30, 2023
Major & Minor Reviews	\$54,276.06

Table 2: Fees Collected

Program Expenses

ALUC program expenses include staff salaries/benefits, overhead, postage and any legal fees. Incurred expenses during July 1, 2022, through June 30, 2023, are listed in **Table 3**.

Expense	Costs Incurred From July 1, 2021, Through June 30, 2022
Administrative and Project Review	\$34,652.15
Legal / Other	None
Total	\$34,652.15

Table 3: Program Expenses

Comparison of Program Revenues and Expenses

In addition to covering program expenses, the fees collected are also expected to cover an

annual reserve for future ALUCP updates. The target annual reserve amount is based on an ALUCP update needed every five years with an estimated project cost of \$125,000. There is no prescribed update interval, but rather updates to the ALUCP are conducted as needed, owing to technical or regulatory changes. Updates may be needed to account for changes in airport operations or layout, or new technical criteria from the Federal Aviation Administration (FAA).

For the FY 22-23, program revenues were \$54,276.06 and program expenses were \$34,652.15 (See Tables 2 and 3). Thus, there was a surplus of \$19,623.91 at the end of the fiscal year that will be accrued to the program reserve.

Fee Update Process

On Oct. 24, 2019, the SJCOG Board adopted resolution 20-15 to implement the new ALUC fee schedule and the 2019 Project Review Guidelines. The new fees and procedures were effective on Jan. 1, 2020. The fees cover the costs of program administration and project review, any legal costs, and an annual set-aside for professional services for any required updates to the ALUCP. Updates are not required on a set schedule, but rather are completed as needed for technical or regulatory changes related to airport operations or layout plans, regulatory or legislative changes, or safety concerns. Without a source of available funding for these updates, any revenue above operational expenses is held in a reserve fund to cover these costs. The latest update of the ALUCP for Stockton Metropolitan Airport was in

2016, with a minor revision in 2018. The other six airports' ALUCP was last updated in 2009.

The current guidelines for the ALUC also provide for:

- An annual fee update based on the Consumer Price Index (CPI).
- An annual report to review fee revenue and operational costs over the previous year to provide the information necessary for the board to either implement the proposed CPI adjustment or an alternative fee adjustment based on changing assumptions for revenues and costs.

This report fulfills this requirement.

Further Information

Documents referenced in this report and other ALUC program information may be accessed here: <https://www.sjcoq.org/107/Airport-Land-Use-Commission-ALUC>

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