

**STAFF REPORT -- AIRPORT LAND USE COMMISSION  
CITY OF PLEASANTON APPLICATION FOR GENERAL PLAN AMENDMENTS  
RELATED TO THE ALAMEDA COUNTY'S UPDATED LIVERMORE AIRPORT LAND  
USE COMPATIBILITY PLAN  
JANUARY 16, 2013 – AGENDA ITEM 4**

**BACKGROUND**

Within 180 days of the ALUC's adoption or amendment of an airport's Airport Land Use Compatibility Plan (ALUCP), each local jurisdiction must amend its general plan and any applicable specific plan to be consistent with the ALUCP or, alternatively, adopt findings and override the ALUC in accordance with Section 21676(b) of the Public Utilities Code. If an applicable specific plan or general plan authorizes Existing Land Uses, the local jurisdiction need not amend the specific plan or general plan to make such Existing Land Uses consistent with the provisions of a newly adopted or amended ALUCP.

The Alameda County ALUC adopted an update to the Livermore Municipal Airport's ALUCP in July 2012. The 180 mandatory review period for local jurisdictions began October 1, 2012 and will end March 29, 2013. The City of Pleasanton has been engaged in amending its general plan to comply with the law. City staff presented their proposed general plan amendments (GPAs) to their Planning Commission on January 9, 2013. Attached is the city's staff report presented to the Pleasanton Planning Commission detailing their analysis and recommendations.

**SUMMARY OF THE CITY'S PROPOSED GENERAL PLAN AMENDMENTS (GPA)**

The recommended updates to portions of the general plan can be found specifically in Exhibit A and Appendix C within it of the attached staff report from the city. The following is a summary of those changes recommended by Pleasanton city staff.

**Exhibit A:**

- Updates narrative in the Aviation Hazards section from the Public Safety Element narrative to reflect current airport operational characteristics, and new ALUCP language.
- Recommends replacing the existing Figure 5-10 of the Public Safety Element with an updated figure depicting the new Safety Zones and AIA boundaries.
- Updates Goal 6, Policy 20 of the Goals, Policies and Programs section of the Public Safety Element to reflect simplified guidelines for referring projects to the ALUC, and addressing air navigation hazards.
- Updates narrative in the Aircraft Noise Section from the Noise Element.
- Appendix C lists specific clarifications to be used when interpreting the ALUCP. In general, the clarifications do the following:
  - Lists major exemptions from ALUCP review to provide additional clarity;
  - Clarify an expectation of support from ALUC staff and the ALUC for balanced amendments to the ALUCP, similar to exceptions which have been supported for Livermore;

**STAFF REPORT -- AIRPORT LAND USE COMMISSION  
CITY OF PLEASANTON APPLICATION FOR GENERAL PLAN AMENDMENTS  
RELATED TO THE ALAMEDA COUNTY'S UPDATED LIVERMORE AIRPORT LAND  
USE COMPATIBILITY PLAN  
JANUARY 16, 2013 – AGENDA ITEM 4**

- Clarify an expectation of support from ALUC staff and the ALUC for the relocation of existing projects within the same ALUCP zone;
- Clarify which projects require ALUC review;
- State when the “local agency” is not the City of Pleasanton (and is a district such as the Pleasanton Unified School District or other agency);
- State the project sponsor may include the property owner and/or its designee; and
- Clarify the project sponsor may work with and submit an application to the ALUC.

**ALUC STAFF ANALYSIS OF PROPOSED AMENDMENTS TO THE PLEASANTON GENERAL PLAN**

The city's report states that the ALUCP for the Livermore Municipal Airport is broadly written, and the proposed amendments are necessary clarifications for city staff to be able to interpret the document accurately. The report mostly calls attention to and just restates specific policies of primary importance to the city. However, there are three specific proposed policy amendments that the ALUC should consider in its deliberations today.

**1. Specific Plans**

The most significant of the proposed policy clarifications for the ALUC to consider are those regarding the exemption of Staples Ranch and portions of the East Pleasanton Specific Plans from future ALUC review. In the case of Staples Ranch, the entire specific plan is exempt as defined. In the case of the East Pleasanton Specific Plan (EPSP), the city identifies that all existing lakes as well as all existing plants, trees, wetland areas, arroyos, and ponds are “existing land uses” and exempt from further review. The city further states in the staff report that

*“In Pleasanton, the updated ALUCP would likely have the greatest impact on the EPSP area, as substantial portions of the plan area are undeveloped and the new safety zones significantly extend into this area. The EPSP would be subject to ALUC review, and future uses such as a large movie theater, large indoor sports facility, and a solar farm may be opposed by the ALUC necessitating two-thirds majority vote by the City Council to override the ALUC. Other uses, such as stormwater treatment areas, may require the implementation of ALUC conditions of approval.”*

**Discussion/Recommendation:**

**East Pleasanton Specific Plan:** Staff requests that the City develop clarifying policies for the EPSP for inclusion in their general plan amendments to reflect specifically which project types will be referred to the ALUC in the future for a compatibility determination.

**Staples Ranch Specific Plan:** Although the Staples Ranch Specific Plan area is identified as an Existing Use as defined in the recently adopted Livermore Airport ALUCP, there are projects planned that remain of concern to staff due to potential safety and noise issues if built where currently identified. The Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR, certified in 2010 and approved with a Vesting Tentative Map in 2010 vaguely defined a high capacity athletic/sports facility currently proposed in Safety Zone 4-Outer Approach/Departure Zone, which prohibits such high-density concentrations of

**STAFF REPORT -- AIRPORT LAND USE COMMISSION  
CITY OF PLEASANTON APPLICATION FOR GENERAL PLAN AMENDMENTS  
RELATED TO THE ALAMEDA COUNTY'S UPDATED LIVERMORE AIRPORT LAND  
USE COMPATIBILITY PLAN  
JANUARY 16, 2013 – AGENDA ITEM 4**

people as envisioned for that facility. Other land uses within the Specific Plan area could also be cause for concern to the ALUC if developed as planned. Examples include plans for increasing wildlife habitat, and certain community park uses.

ALUCP policy 2.6.1.1 2(i-iii) shown below authorizes the ALUC to request such projects be referred for compatibility review in an advisory capacity. Staff requests the Commission send a letter to the City of Pleasanton requesting that the City refer all future development proposals within the Staples Ranch Specific Plan Area as they are received to the ALUC for an Administrative Review in accord with policy 2.6.1.1.

**2.6.1.1 Land Use Plans and Zoning Ordinances**

2. *After a local jurisdiction has revised its general plan or specific plan for consistency with the ALUCP or has overruled the ALUC by a two-thirds vote of its governing body, or if no such review is required because the applicable general plan or specific plan authorizes only Existing Land Uses, the ALUC does not have authority under state law to require that all actions, regulations, and permits be referred for review. However, the ALUC and the local agency can agree that the ALUC should continue to review individual projects in an advisory capacity.*

*i. The ALUC requests local jurisdictions to continue to submit major land use actions as listed in Section 2.6.2.*

*ii. Review of these actions is requested only if a review has not previously been conducted as part of a general plan, specific plan, or zoning ordinance action or if sufficient project-level detail to enable a full assessment of compatibility was not available at the time of a previous review.*

*iii. Because the ALUC is acting in an advisory capacity when reviewing projects under these circumstances, local jurisdictions are not required to adhere to the override process if they elect to approve a project without incorporating design changes or conditions suggested by the ALUC.*

**2. ALUC Support**

Additional GPA recommendations by the city to include the “expectation of support by the ALUC staff and the ALUC” for “balanced amendments to the ALUCP” citing similar exceptions that have been supported for the City of Livermore, and “expectation of support from ALUC staff and the ALUC for the relocation of existing projects within the same ALUCP zone.”

**STAFF REPORT -- AIRPORT LAND USE COMMISSION  
CITY OF PLEASANTON APPLICATION FOR GENERAL PLAN AMENDMENTS  
RELATED TO THE ALAMEDA COUNTY'S UPDATED LIVERMORE AIRPORT LAND  
USE COMPATIBILITY PLAN  
JANUARY 16, 2013 – AGENDA ITEM 4**

**Discussion/Recommendation:** These policy recommendations for inclusion in the city's general plan could be interpreted to request a "blanket" level of support by the ALUC for future project proposals the city or others may make regarding land uses that may or may not be consistent with the existing ALUCP for Livermore Airport. Staff is not clear how ALUC staff and the Commission should interpret such policies, nor understand fully what the impacts of such a policy would be on future project consistency determinations.

Staff spoke with city staff regarding the outcome of the city's January 9 Planning Commission hearing on the GP Amendments. They reported that there were some concerns raised at that meeting regarding this and other proposed policies, and city staff will report on this to the city council at their next meeting.

Staff expects city of Pleasanton staff will be present at the January 16 ALUC meeting, and will request further clarification from the City regarding this proposed language at that time.

---

**3. Pleasanton 2005 General Plan Figure 5-10, Livermore Airport Referral And Protection Areas**

**Discussion/Recommendation:** Figure 5-10 in the current Pleasanton General Plan is included in the city's staff report attached. They propose replacing it with an updated Figure 5-10 that is from a map developed for the 2005 General Plan EIR. The updated figure that is proposed is not reflective of the current map that was adopted by the ALUC in July 2012. Therefore, staff requests that the city include Figure 3-3 Safety Compatibility Zones map from the Livermore Airport ALUCP in the new Figure 5-10 of the Pleasanton General Plan.

**NEXT STEPS**

Conversation with city staff suggests that there will be modifications to the proposed GPAs based on feedback received from their Planning Commission. Staff recommends that the ALUC wait to take formal action on this referral until the City clarifies any outstanding questions from the ALUC, and determines final GPA language. A final GPA proposal should be resubmitted to the ALUC at that time to complete the ALUCP Consistency Determination.