



AIRPORT LAND USE COMMISSION

FOR **ORANGE** **COUNTY**
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

AGENDA ITEM 4

January 20, 2022

TO: Commissioners/Alternates
FROM: Lea U. Choum, Executive Officer
SUBJECT: Administrative Status Report

The following attachments are for your review and information:

- ALUC comments on the City of Irvine IS/ND for Proposed General Plan 6th Cycle Housing Element 2021-2029 Update
- Referral Confirmation Letter to the City of Cypress Proposed 2021-2029 Housing Element Update
- Referral Confirmation Letter to the City of Westminster Proposed 2021-2029 Draft Housing Element Update
- Determination Letter to the City of Buena Park Proposed 2021-2029 Housing Element Update
- Referral Confirmation Notice for City of Irvine Proposed 2021-2029 Draft Housing Element Update
- Determination Letter to the City of Westminster 2021-2029 Draft Housing Element Update
- Referral Confirmation Notice for the City of Costa Mesa 2021-2029 Draft Housing Element Update
- Determination Letter for County of Orange General Plan Amendment H 20-01 Housing Element Update 2021-2029 with Site Modifications
- Referral Confirmation Letter for City of Buena Park Proposed 2021-2029 Housing Element Update with Site Modifications
- Letter from City of Costa Mesa Withdrawing the Costa Mesa Draft Housing Element Update from ALUC consideration for the January 20, 2022 meeting

Respectfully submitted,

Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 15, 2021

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

Subject: City of Irvine IS/ND for Proposed General Plan 6th Cycle Housing Element 2021-2029 Update

Dear Ms. Chao:

Thank you for the opportunity to review the Initial Study/Negative Declaration (IS/ND), prepared in accordance with the California Environmental Quality Act (CEQA), for the City of Irvine Housing Element Update 2021–2029 (Update). In the context of the Airport Environs Land Use Plan for John Wayne Airport (*AELUP for JWA*), the Airport Land Use Commission for Orange County (ALUC) offers the following comments and respectfully requests consideration of these comments prior to City action on the proposed Negative Declaration and Housing Element Update.

The Housing Element, as part of the Irvine General Plan, establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for this planning period in accordance with the City's stated housing goals and state law.

Portions of the City of Irvine fall within the 60 and 65 dB CNEL noise contours for JWA including sections of the Irvine Business Complex (Planning Area 36) located to the north and west of the Airport. ALUC does not support residential uses within the 65 dB CNEL contour. In accordance with the *AELUP for JWA* Section 3.2.3, all residential units within the 65 dB CNEL contour are inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposure so as not to exceed an interior standard of 45 dB CNEL. As for residential development within the 60 dB CNEL contour, the ALUC may not find residential units incompatible in this area but would strongly recommend that residential units be limited or excluded from this area unless sufficiently sound attenuated not to exceed an interior level of 45 db.

The City's IS/ND for the proposed Update project has found that no adverse environmental impacts to either the human-made or physical environmental setting would occur, and no mitigation measures would be required. However, as part of our ALUC review, we have noted areas that have not been addressed in the IS/ND prepared for the proposed Update, as follows:

1. Update, Section 5.3.3.7 states, "Please note that the 5.2 IBC Industrial area is subject to a 35-foot maximum height, but there are no sites in this portion of the IBC, (and no units are planned in the 5.2 zone)." However, Figure 7-1, Area B1, shows a small area at the north end of the Airport on Red Hill Avenue within an industrial area that is shaded, and the corresponding legend shows "No Project Type Designation." It is unclear if this designation allows for a future project type to be designated or not. An explanation should be included that clarifies the intent of this small area and specifically states that this area is under the JWA primary aircraft approach corridor, within the 65 dB CNEL and within Safety Zone 5, as identified in the AELUP for JWA. The IS/ND for the Update should make clear that, in the future, this site will not be considered for any type of housing development due to aircraft noise and safety impacts.
2. Figure 7-1, Area C-1 on the western edge of JWA shows a portion shaded in light brown adjacent to MacArthur Blvd. that is labeled "Affordable Housing." (This area appears to include Sites 76, 78 and 82 noted in the Update Chapter 7 *Adequate Sites Inventory Analysis and Methodology* table.) However, the City of Irvine General Plan IBC Element (Supplement No. 8, June 2012), Page N-12, states that "The Business Complex District is applied to portions of the IBC characterized by existing longstanding office and industrial uses that are expected to remain. This District accommodates new industrial uses and an expansion of existing uses. Residential uses are not permitted in this area. [Underlining added.] The land use types and standards allowed in the district are determined by the base zoning designation." This "Business Complex District" along MacArthur Boulevard is also shown on the City's General Plan IBC Element Figure N-3. Additionally, please note that this area is immediately adjacent to, but outside the 65 dB CNEL noise contour for JWA, and within the 60 dB CNEL contour. The IS/ND should address the conflict between the proposed Update and the IBC Element. (IS/ND Checklist question 2.4.11 b (*Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*))
3. Because of the IBC proximity to airport noise, any prospective resident should be notified of the presence of aircraft overflight. We recommend that the IS/ND include reference to where in the City's General Plan or Zoning Code this notification requirement can be found, since the Housing Element is the primary

General Plan document for regulating new residential development in the City, and specifically within the IBC and Planning Area 36.

4. Generally, it seems that there would be potential CEQA impacts if sites that have not previously been identified for residential housing uses will now be designated as such. This is especially true for areas that may be affected by airport noise and safety requirements and should be addressed in the IS/ND.

5. Please clarify in the IS/ND that any future land use amendments and zone changes within the Airport Influence Area of JWA would be subject to ALUC review.

A referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area and due to the nature of the required City approvals (i.e. Housing Element Update) under PUC Section 21676(b). With respect to project submittals, please note that the Commission requests that referrals be submitted to the ALUC for a determination between the Local Agency's Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, complete submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing. A Housing Element Submittal form is available at:

<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Thank you for the opportunity to comment on this Draft Initial Study/Negative Declaration. Please contact Julie Fitch at (949) 252-5284 or via email at jfitch@ocair.com should you require additional information.

Sincerely,



Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 15, 2021

Alicia Velasco, Planning Director
City of Cypress
5275 Orange Ave.
Cypress CA 90630

Subject: ALUC Referral Confirmation for City of Cypress 2021-2029 Housing Element Update

Dear Ms. Velasco:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received your referral request for a consistency review of the City of Cypress 2021-2029 Draft Housing Element Update.

Your December 3, 2021 submittal is hereby accepted and deemed complete for a review and consistency determination by the Commission. It will be agendaized for the January 20, 2022 meeting of the Commission unless otherwise noticed. Your attendance at the meeting would be appreciated in case there are questions regarding this item.

A copy of the meeting agenda and staff report regarding your item will be provided to you prior to the Commission meeting. Please contact us at (949) 252-5170 or at alucinfo@ocair.com if you need additional information regarding the Commission's review of this project.

Sincerely,

Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 17, 2021

Sandie Kim, Associate Planner
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

Subject: ALUC Referral Confirmation for City of Westminster 2021-2029 Housing Element Update

Dear Ms. Kim:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received your referral request for a consistency review of the City of Westminster 2021-2029 Draft Housing Element Update.

Your December 9, 2021 submittal is hereby accepted and deemed complete for a review and consistency determination by the Commission. It will be agendaized for the January 20, 2022 meeting of the Commission unless otherwise noticed. Your attendance at the meeting would be appreciated in case there are questions regarding this item.

A copy of the meeting agenda and staff report regarding your item will be provided to you prior to the Commission meeting. Please contact us at (949) 252-5170 or at alucinfo@ocair.com if you need additional information regarding the Commission's review of this project.

Sincerely,

Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 17, 2021

Swati Meshram, PhD, AICP, Planning Manager
City of Buena Park
6650 Beach Blvd., P.O. Box 5009
Buena Park, CA 92622-5009

Subject: ALUC Determination for Buena Park Housing Element Update 2021-2029

Dear Dr. Meshram:

During the public meeting held on December 16, 2021, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a unanimous 6-0 vote, the Commission found the proposed Buena Park Housing Element Update (2021-2029) to be Inconsistent with the Orange County Airport Environs Land Use Plans (AELUPs), specifically the *AELUP for Fullerton Municipal Airport* and the *AELUP for Joint Forces Training Base Los Alamitos*.

Please contact me at lchoum@ocair.com or Julie Fitch at jfitch@ocair.com or (949) 252-5170 if you have any questions regarding this proceeding.

Sincerely,

Lea U. Choum
Executive Officer

cc: ALUC Commissioners



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 20, 2021

Marika Poynter, Principal Planner
City of Irvine
1 Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575

Subject: Referral Confirmation Notice

Dear Ms. Poynter:

This is to confirm that the Airport Land Use Commission (ALUC) staff reviewed your submittal package requesting a Consistency determination for the proposed City of Irvine 2021-2029 Draft Housing Element Update. Prior to accepting the submittal as complete, ALUC staff will need the following revised exhibits:

1. **Notification Area exhibit:** The Red Hill Avenue property north of JWA should be listed in the list of addresses. (The property is shown in red on the map portion of the exhibit, but not listed.)
2. **Noise Contours exhibit:** The Red Hill Avenue property north of JWA should be listed in the list of addresses. (The property is shown in red on the map portion of the exhibit, but not listed.)
3. **Airport Safety Zones exhibit:** The Red Hill Avenue property north of JWA is *not* shown on the map portion of this exhibit, nor is it in the list of addresses. Please include.
4. **Obstruction Imaginary Surfaces exhibit:** The Red Hill Avenue property north of JWA should be listed in the list of addresses. (The property is shown in red on the map portion of the exhibit, but not listed.)

If the property does not have a Red Hill Avenue address, please clarify the specific address. This may be done as part of the resubmittal of a revised Airport Safety Zones exhibit. (As noted above, the current exhibit does not show this property.)

Conditional upon the prompt receipt (by 5:00 p.m. on Tuesday, December 28, 2021) of the additional information described above, and your referral being otherwise complete and sufficient, I would expect your project to be agendized for the meeting of January 20, 2022 for a consistency determination by the Commission. Your attendance at the meeting would be appreciated in case there are questions regarding this item.

Irvine Housing Element Referral Letter
12/20/21
Page 2

Assuming that the above process is completed in a timely manner, a copy of the staff report regarding your item will be provided to you prior to the Commission meeting. It would be helpful if you or a member of your staff could be at the Commission's meeting.

The meeting location is included below for your information:

4:00 p.m.
JWA/Eddie Martin Building/Airport Commission Meeting Room
3160 Airway Avenue
Costa Mesa, CA 92626

A copy of the meeting agenda and staff report regarding this item will be provided to you prior to the Commission meeting. Please contact Julie Fitch at (949) 252-5284 or via email at jfitch@ocair.com if you need additional details or information regarding the Commission's review of this project.

Sincerely,



Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 23, 2021

Sandie Kim, Associate Planner
City of Westminster
8200 Westminster Blvd.
Westminster, CA 92683

Subject: 2021-2029 Housing Element Update

Dear Ms. Kim,

Thank you for submitting the Westminster 2021-2029 Draft Housing Element Update to the Airport Land Use Commission (ALUC) for a consistency review. The Draft Housing Element Update includes goals, policies, and plans for achieving the City's assigned Regional Housing Needs Allocation (RHNA) of 9,759 units for the 2021-2029 planning period. The Update includes a housing inventory and site assessment to accommodate the RHNA requirements.

In relation to Joint Forces Training Base (JFTB) Los Alamitos, approximately half of the City of Westminster is located within the Federal Aviation Regulation Part 77 Notification Area (also known as the airport planning area), and the western part of the City is within the Obstruction Imaginary Surfaces. The City is entirely outside of the noise contours.

In 2016, the Westminster General Plan Update was reviewed by the Airport Land Use Commission (ALUC) for consistency with the *Airport Environs Land Use Plan (AELUP) for JFTB - Los Alamitos*. The 2016 Update included six Mixed-Use Corridors which would allow for housing in areas previously designated for commercial use. It also included policies related to height, heliports, noise and safety. In August of 2016, the ALUC for Orange County found the 2016 General Plan Update to be consistent with the *AELUP for JFTB - Los Alamitos* and the *AELUP for Heliports*.

The City of Westminster's December 10th submittal to ALUC, including the November 2021 Draft Housing Element Update, demonstrates that no new housing sites are identified within the Notification Area for JFTB Los Alamitos. Based upon a careful review of the submittal, we have determined that the referral of the Westminster 2021-2029 Draft Housing Element Update to the ALUC for Orange County is not required. If any future revisions to the Housing Element, General Plan or Zoning Code include new housing sites within the Notification Area for JFTB Los Alamitos, then a new submittal would be required.

Thank you for the opportunity to comment on the proposed Housing Element Update. Please contact me or Julie Fitch at 949.252.5284 or via email jfitch@ocair.com if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Lea U. Choum". The signature is fluid and cursive, with a long horizontal stroke at the end.

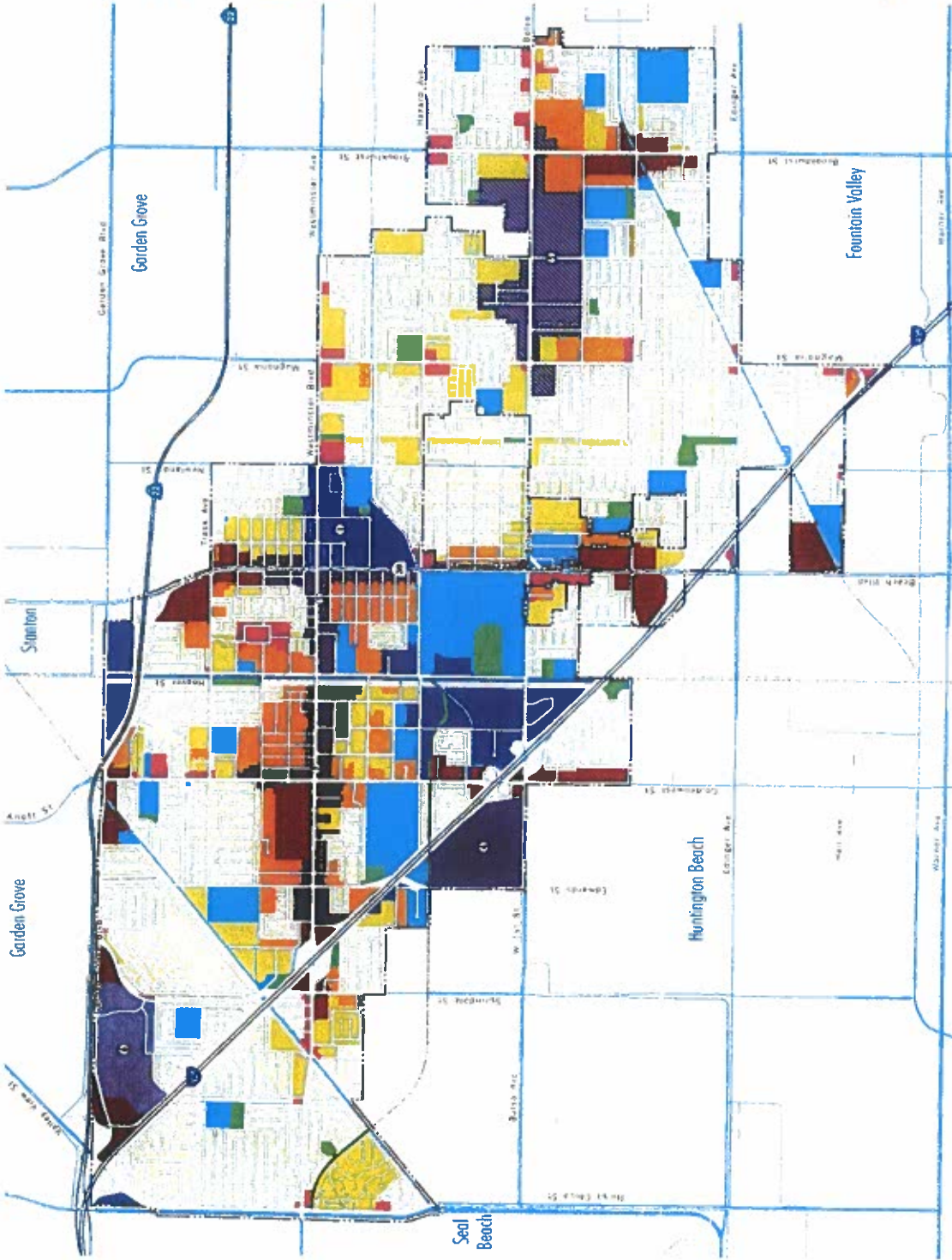
Lea U. Choum
Executive Officer

Attachments: 2016 General Plan Land Use Map
2021 Draft Housing Element Site Inventory

Cc: ALUC Commissioners

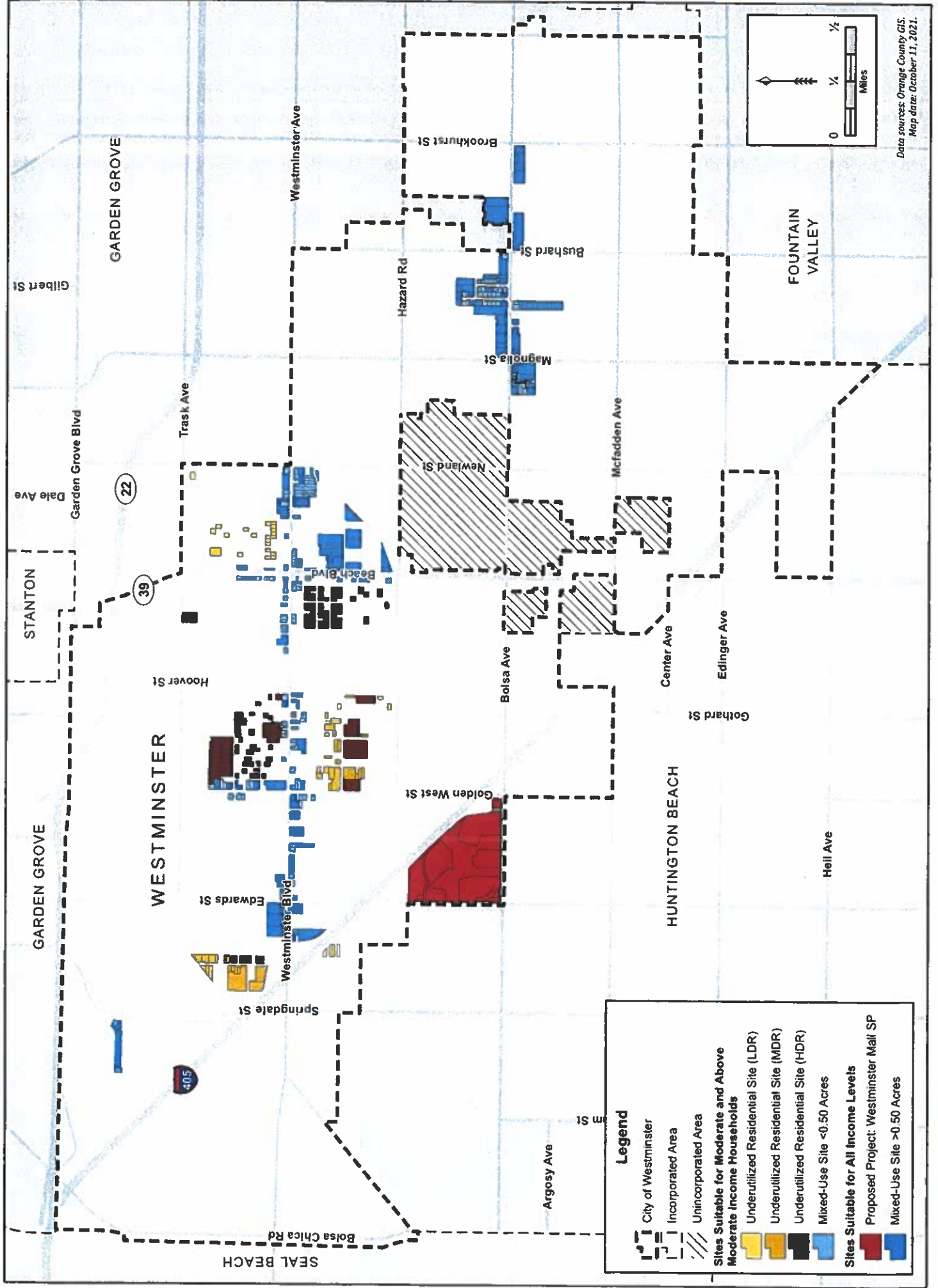
DRAFT FOR PUBLIC REVIEW 08.13.15
Proposed General Plan Land Use

- City of Westminster Boundary
- City of Westminster Sphere of Influence
- Other City Boundaries
- Proposed General Plan Designation**
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Neighborhood Commercial
- Regional Commercial
- 1) Mixed Use Civic Center
- 2) Mixed Use Westminster Blvd/Downtown
- 3) Mixed Use Corridor
- 4) Mixed Use Westminster Mall
- 5) Mixed Use Little Saigon
- 6) Mixed Use Northwest Districts
- Industrial
- Urban Industrial
- Public / Semi-Public
- Park / Open Space
- Flood Control Channel
- Public Utility Corridor
- Railroad R.O.W.



Attachment 1





Data sources: Orange County GIS
 Map date: October 11, 2021.

Figure H-2: Proposed Housing Sites



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 30, 2021

Scott Drapkin, Assistant Director
City of Costa Mesa/Development Services
P.O. Box 1200
Costa Mesa, CA 92628-1200

Subject: Referral Confirmation Notice

Dear Mr. Drapkin:

This is to confirm that the Airport Land Use Commission (ALUC) staff received your submittal requesting a Consistency determination for the City of Costa Mesa 2021-2029 Draft Housing Element Update. Your submittal will be deemed complete upon receiving the following revised exhibits:

1. **Separate exhibits for Noise Contours and Safety Zones** for Focus Areas 2 and 4. The December 23rd submittal includes exhibits for Noise and Safety Zones on the same page for each area.
2. **Noise Contours exhibits:** Please show the 65 CNEL contour in addition to the 60 CNEL contour on the Noise exhibits for Focus Areas 2 and 4, and on the Notification exhibit.

Upon the prompt receipt (by 5:00 p.m. on Tuesday, January 4th) of the additional information, and your referral being otherwise complete and sufficient, your project will be agendaized for the January 20, 2022 ALUC meeting. Your attendance at the meeting would be appreciated in case there are questions regarding this item. The meeting location is included below for your information:

Airport Commission Meeting Room
3160 Airway Avenue
Costa Mesa, CA 92626

A copy of the meeting agenda and staff report regarding this item will be provided to you prior to the Commission meeting. Please contact us at (949) 252-5170 or alucinfo@ocair.com if you need additional information regarding the Commission's review of this project.

Sincerely,

Lea U. Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

January 11, 2022

Laree Alonso, Interim Planning Manager
OC Development Services
601 N. Ross Street
Santa Ana, CA 92701

Subject: ALUC Determination for General Plan Amendment H 20-01 - Housing Element Update 2021-2029 with Site Modifications

Dear Ms. Alonso:

During the public meeting held on December 16, 2021, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a unanimous 6-0 vote, the Commission found the proposed General Plan Amendment H 20-01 Housing Element Update (2021-2029) with Site Modifications to be Consistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*.

Please contact me at lchoum@ocair.com or Julie Fitch at jfitch@ocair.com or (949) 252-5170 if you have any questions regarding this proceeding.

Sincerely,

Lea U. Choum
Executive Officer

cc: ALUC





AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

January 12, 2022

Swati Meshram, PhD, AICP, Planning Manager
City of Buena Park
6650 Beach Blvd., P.O. Box 5009
Buena Park, CA 92622-5009

Subject: ALUC Referral Confirmation – City of Buena Park Proposed 2021-2029 Housing Element Update with Site Modifications

Dear Dr. Meshram:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received the City of Buena Park referral request for the 2021-2029 Housing Element Update with Site Modifications.

Your submittal, being complete and sufficient, for a review and consistency determination by the Commission, is hereby accepted, and will be agendized for the next Commission meeting of January 20, 2022, unless otherwise noticed. Your attendance at the meeting will be appreciated in case there are questions regarding this item. The meeting location is included below for your information:

4:00 p.m.
JWA/Airport Commission Meeting Room
3160 Airway Avenue
Costa Mesa, CA 92626

If the meeting is held with a teleconferencing option, we will provide call-in details when the agenda is posted. A copy of the meeting agenda and staff report regarding your item will be provided to you prior to the Commission meeting. Please contact Julie Fitch at (949) 252-5284 or at jfitch@ocair.com if you need additional information regarding the Commission's review of this project.

Sincerely,

Lea U. Choum
Executive Officer



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

January 13, 2022

Lea U. Choum
Planning Manager, Facilities Development
John Wayne Airport, Orange County
3160 Airway Avenue
Costa Mesa, CA 92626

Dear Lea Choum,

As we discussed, this letter is in response to the City's recent submittal and request for scheduling the Housing Element consideration at the January 21, 2022 Airport Land Use Commission regular meeting. Thank you for the time that you and other ALUC staff has provided to Costa Mesa in this regard. As we discussed, staff is considering the best options going forward and, presently, narrowing-down what this path may be. Therefore, please consider this letter as the City's request to, for now, table the ALUC review. Staff will reach out to you once a clearer direction for this review is determined.

Thank you again for your efforts assisting the City with this matter.

Sincerely,

JENNIFER LE,

Director of Economic and Development Services