



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 19, 2023

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

The following attachments are for your review and information:

- JWA Statistics for August 2022 through October 2022
- Determination Letter for the County of Orange General Plan Amendment LU 22-01
- NOP for Draft Environmental Impact Report for 4665 Lampson Avenue Project
- Los Alamitos Draft House Element Update (2021-2029)
- Referral Confirmation – Los Alamitos House Element Update 2021-2029

Respectfully submitted,

A handwritten signature in blue ink that reads "Lea U. Choum".

Lea U. Choum
Executive Officer

John Wayne Airport Posts August 2022 Statistics

September 30, 2022

SANTA ANA, Calif. – Airline passenger traffic at John Wayne Airport increased in August 2022 as compared to August 2021. In August 2022, the Airport served 1,030,933 passengers, an increase of 24.0% when compared with the August 2021 passenger traffic count of 831,522.

- Compared to 266,986 passengers in August 2020, there was an increase of 286.1%.
- Compared to 942,385 passengers in August 2019, there was an increase of 9.4%.

Commercial aircraft operations in August 2022 of 8,369 increased 14.6% and commuter aircraft operations of 448 decreased 13.8% when comparing with August 2021 levels.

- Compared to 2020 levels of commercial aircraft operations, there was an increase of 117.3% and commuter aircraft operations decreased 18.2%.
- Compared to 2019 levels of commercial aircraft operations there was an increase of 8.4% and commuter aircraft operations decreased 17.8%.

Total aircraft operations decreased in August 2022 as compared with the same month in 2021. In August 2022, there were 28,857 total aircraft operations (takeoffs and landings) a 3.2% decrease compared to 29,814 total aircraft operations in August 2021.

- Compared to August 2020 of 22,963, total aircraft operations increased 25.7%.
- Compared to August 2019 of 29,921, total aircraft operations decreased 3.6%.

General aviation activity of 20,022 accounted for 69.4% of the total aircraft operations during August 2022, and decreased 8.8% compared with August 2021.

- Compared to August 2020 general aviation activity of 18,540, which accounted for 80.7% of total aircraft operations, operations increased 8.0%.
- Compared to August 2019, general aviation activity of 21,520, which accounted for 71.9% of total aircraft operations, operations decreased 7.0%.

The top three airlines in August 2022 based on passenger count were Southwest Airlines (372,157), United Airlines (161,387) and American Airlines (146,429).

John Wayne Airport
 Monthly Airport Statistics - August 2022

	August 2022	August 2021	% Change	Year-To-Date 2022	Year-To-Date 2021	% Change
Total passengers	1,030,933	831,522	24.0%	7,308,346	4,341,266	68.3%
Enplaned passengers	511,369	417,070	22.6%	3,637,078	2,160,186	68.4%
Deplaned passengers	519,564	414,452	25.4%	3,671,268	2,181,080	68.3%
Total Aircraft Operations	28,857	29,814	-3.2%	205,837	210,515	-2.2%
General Aviation	20,022	21,961	-8.8%	139,068	161,674	-14.0%
Commercial	8,369	7,305	14.6%	62,673	45,227	38.6%
Commuter ¹	448	520	-13.8%	3,784	3,335	13.5%
Military	18	28	-35.7%	312	279	11.8%
Air Cargo Tons ²	1,257	1,491	-15.7%	11,675	12,035	-3.0%
International Statistics ³					(included in totals above)	
	August 2022	August 2021	% Change	Year-To-Date 2022	Year-To-Date 2021	% Change
Total Passengers	33,889	9,691	249.7%	192,346	56,723	239.1%
Enplaned passengers	16,487	4,365	277.7%	95,727	27,222	251.7%
Deplaned passengers	17,402	5,326	226.7%	96,619	29,501	227.5%
Total Aircraft Operations	256	123	108.1%	1,859	694	167.9%

1. Aircraft used for regularly scheduled air service, configured with not more than seventy (70) seats, and operating at weights not more than ninety thousand (90,000) pounds.

2. All-Cargo Carriers: 1,164 tons
 Passenger Carriers (incidental belly cargo): 93 tons
 Current cargo tonnage figures in this report are for: July 2022

3. Includes all Canada and Mexico Commercial passengers and operations.

John Wayne Airport Posts September 2022 Statistics

October 28, 2022

SANTA ANA, Calif. – Airline passenger traffic at John Wayne Airport increased in September 2022 as compared to September 2021. In September 2022, the Airport served 1,014,460 passengers, an increase of 29.4% when compared with the September 2021 passenger traffic count of 783,737.

- Compared to 274,813 passengers in September 2020, there was an increase of 269.1%.
- Compared to 859,174 passengers in September 2019, there was an increase of 18.1%.

Commercial aircraft operations in September 2022 of 8,190 increased 12.6% and commuter aircraft operations of 473 decreased 5.0% when comparing with September 2021 levels.

- Compared to 2020 levels of commercial aircraft operations, there was an increase of 159.9% and commuter aircraft operations decreased 3.3%.
- Compared to 2019 levels of commercial aircraft operations, there was an increase of 11.3% and commuter aircraft operations increased 6.3%.

Total aircraft operations decreased in September 2022 as compared with the same month in 2021. In September 2022, there were 26,209 total aircraft operations (takeoffs and landings) a 6.2% decrease compared to 27,956 total aircraft operations in September 2021.

- Compared to September 2020 of 22,844, total aircraft operations increased 14.7%.
- Compared to September 2019 of 26,218, total aircraft operations decreased 0.03%.

General aviation activity of 17,513 accounted for 66.8% of the total aircraft operations during September 2022, and decreased 13.2% compared with September 2021.

- Compared to September 2020 general aviation activity of 19,186, which accounted for 83.9% of total aircraft operations, operations decreased 8.7%.
- Compared to September 2019, general aviation activity of 18,309, which accounted for 69.8% of total aircraft operations, operations decreased 4.3%.

The top three airlines in September 2022 based on passenger count were Southwest Airlines (391,380), United Airlines (143,080) and American Airlines (142,259).

John Wayne Airport
 Monthly Airport Statistics - September 2022

	September 2022	September 2021	% Change	Year-To- Date 2022	Year-To- Date 2021	% Change
Total passengers	1,014,460	783,737	29.4%	8,322,806	5,125,003	62.4%
Enplaned passengers	498,822	389,625	28.0%	4,135,900	2,549,811	62.2%
Deplaned passengers	515,638	394,112	30.8%	4,186,906	2,575,192	62.6%
Total Aircraft Operations	26,209	27,956	-6.2%	232,046	238,471	-2.7%
General Aviation	17,513	20,173	-13.2%	156,581	181,847	-13.9%
Commercial	8,190	7,271	12.6%	70,863	52,498	35.0%
Commuter ¹	473	498	-5.0%	4,257	3,833	11.1%
Military	33	14	135.7%	345	293	17.7%
Air Cargo Tons ²	1,481	1,494	-0.9%	13,156	13,529	-2.8%
International Statistics ³	(included in totals above)					
	September 2022	September 2021	% Change	Year-To-Date 2022	Year-To-Date 2021	% Change
Total Passengers	29,316	7,967	268.0%	221,662	64,690	242.7%
Enplaned passengers	14,824	3,945	275.8%	110,551	31,167	254.7%
Deplaned passengers	14,492	4,022	260.3%	111,111	33,523	231.4%
Total Aircraft Operations	239	116	106.0%	2,098	810	159.0%

1. Aircraft used for regularly scheduled air service, configured with not more than seventy (70) seats, and operating at weights not more than ninety thousand (90,000) pounds.

2. All-Cargo Carriers: 1,355 tons
 Passenger Carriers (incidental belly cargo): 126 tons
 Current cargo tonnage figures in this report are for: August 2022

3. Includes all Canada and Mexico Commercial passengers and operations.

John Wayne Airport Posts October 2022 Statistics

December 2, 2022

(SANTA ANA, CA) –Airline passenger traffic at John Wayne Airport increased in October 2022 as compared to October 2021. In October 2022, the Airport served 1,079,792 passengers, an increase of 23.6% when compared with the October 2021 passenger traffic count of 873,422.

- Compared to 307,865 passengers in October 2020, there was an increase of 250.7%.
- Compared to 897,873 passengers in October 2019, there was an increase of 20.3%.

Commercial aircraft operations in October 2022 of 8,466 increased 15.3% and commuter aircraft operations of 567 increased 8.2% when comparing with October 2021 levels.

- Compared to 2020 levels of commercial aircraft operations, there was an increase of 154.1% and commuter aircraft operations increased 10.7%.
- Compared to 2019 levels of commercial aircraft operations, there was an increase of 11.8% and commuter aircraft operations increased 23.0%.

Total aircraft operations decreased in October 2022 as compared with the same month in 2021. In October 2022, there were 26,005 total aircraft operations (takeoffs and landings) a 0.6% decrease compared to 26,160 total aircraft operations in October 2021.

- Compared to October 2020 of 22,905, total aircraft operations increased 13.5%.
- Compared to October 2019 of 25,468, total aircraft operations increased 2.1%.

General aviation activity of 16,917 accounted for 65.1% of the total aircraft operations during October 2022, and decreased 7.4% compared with October 2021.

- Compared to October 2020 general aviation activity of 18,984, which accounted for 82.8% of total aircraft operations, operations decreased 10.9%.
- Compared to October 2019, general aviation activity of 17,317, which accounted for 67.9% of total aircraft operations, operations decreased 2.3%.

The top three airlines in October 2022 based on passenger count were Southwest Airlines (412,370), United Airlines (155,195), and American Airlines (155,070).

John Wayne Airport
 Monthly Airport Statistics - October 2022

	October 2022	October 2021	% Change	Year-To-Date 2022	Year-To-Date 2021	% Change
Total passengers	1,079,792	873,422	23.6%	9,402,598	5,998,425	56.8%
Enplaned passengers	533,481	433,153	23.2%	4,669,381	2,982,964	56.5%
Deplaned passengers	546,311	440,269	24.1%	4,733,217	3,015,461	57.0%
Total Aircraft Operations	26,005	26,160	-0.6%	258,051	264,631	-2.5%
General Aviation	16,917	18,261	-7.4%	173,498	200,108	-13.3%
Commercial	8,466	7,341	15.3%	79,329	59,839	32.6%
Commuter ¹	567	524	8.2%	4,824	4,357	10.7%
Military	55	34	61.8%	400	327	22.3%
Air Cargo Tons ²	1,461	1,563	-6.5%	14,617	15,092	-3.1%
International Statistics ³						(included in totals above)
	October 2022	October 2021	% Change	Year-To-Date 2022	Year-To-Date 2021	% Change
Total Passengers	33,336	13,284	150.9%	254,998	77,974	227.0%
Enplaned passengers	16,853	6,383	164.0%	127,404	37,550	239.3%
Deplaned passengers	16,483	6,901	138.8%	127,594	40,424	215.6%
Total Aircraft Operations	248	181	37.0%	2,346	991	136.7%

1. Aircraft used for regularly scheduled air service, configured with not more than seventy (70) seats, and operating at weights not more than ninety thousand (90,000) pounds.

2. All-Cargo Carriers: 1,338 tons
 Passenger Carriers (incidental belly cargo): 123 tons
 Current cargo tonnage figures in this report are for: September 2022

3. Includes all Canada and Mexico Commercial passengers and operations.



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

September 20, 2022

Justin Kirk, Planning Manager
OC Development Services
601 N. Ross Street
Santa Ana, CA 92701

Subject: ALUC Determination for County of Orange General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions)

Dear Mr. Kirk:

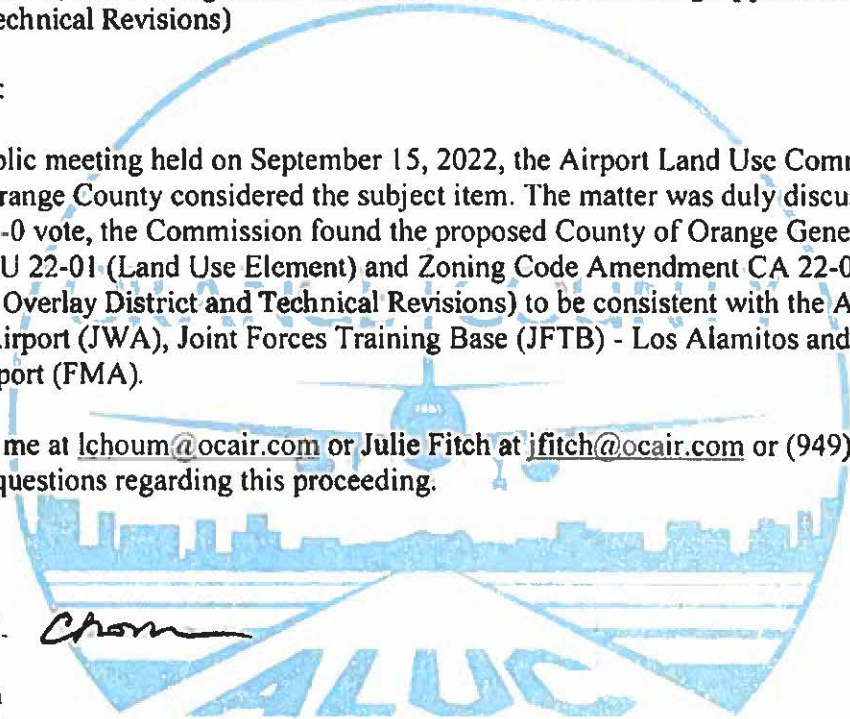
During the public meeting held on September 15, 2022, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a unanimous 6-0 vote, the Commission found the proposed County of Orange General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions) to be consistent with the AELUPs for John Wayne Airport (JWA), Joint Forces Training Base (JFTB) - Los Alamitos and Fullerton Municipal Airport (FMA).

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

November 2, 2022

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720

Subject: NOP for Draft Environmental Impact Report for 4665 Lampson Avenue Project

Dear Mr. Oliver:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 4665 Lampson Avenue Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos*. The proposed project would redevelop the existing office building on the 12.3-acre site with a residential development consisting of 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. The proposal also includes 21,000 square feet of common open space and 557 parking spaces. The proposed discretionary approvals include a General Plan Amendment, Zone Change, Specific Plan and Tentative Tract Map.

Paragraph II of the NOP states that the City is in the process of rezoning the project site from Community Facilities (C-F) to Multi-family Residential (R-3) "in accordance with the 2021-2029 Housing Element." Please note that in our November 1, 2021 letter in response to the NOI to adopt a Negative Declaration for the Housing Element Update, we stated, "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... under PUC Section 21676(b)." To date, the ALUC has not received a referral of the 2021-2029 Housing Element Update.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. The DEIR should discuss whether the proposed project penetrates the notification surface. Should any part of the proposed project penetrate the surface, the project proponent will need to file Form 7460-1 Notice of Proposed Construction or Alteration for Federal Aviation Administration (FAA) review. Please utilize the FAA Notice Criteria Tool at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> to determine if a 7460-1 is required. Given the proximity to the approach and departure corridors for JFTB Los Alamitos, prompt filing of a 7460-1 is highly recommended.

The DEIR should discuss whether the proposed project penetrates the FAR Part 77 Horizontal Imaginary Surface for the JFTB. As described in the *AELUP for JFTB Los Alamitos*, buildings that rise to the height of the Horizontal Surface (150 feet Above Ground Level (AGL)) will violate the established approach criteria for the primary JFTB runway. We recommend that the DEIR discuss the FAR Part 77 surfaces for JFTB Los Alamitos and provide the proposed building elevations above mean sea level (AMSL) using National Geodetic Vertical Datum of 1929 (NGVD29) and/or North American Vertical Datum 1988 (NAVD88).

With respect to noise impacts, the project site is within the 60 dB noise contour for JFTB Los Alamitos. Residential uses considered "conditionally consistent" with AELUP Noise limitations and must use sound attenuation as required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Residential use sound attenuation is required to ensure that the interior CNEEL does not exceed 45 dB.

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. General Plan Amendment, Zone Change, and Specific Plan) under PUC Section 21676(b). In this regard, please note that the Commission requests such referrals to be submitted to the ALUC for review after the City's Planning Commission Public Hearing, but prior to City Council approval. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing.

Thank you again for the opportunity to comment on the initial study. Please contact me at (949) 252-5170 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

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 12, 2022

Tom Oliver, Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Subject: Los Alamitos Draft Housing Element Update (2021-2029)

Dear Mr. Oliver:

We have received your December 5, 2022 letter requesting Airport Land Use Commission (ALUC) comments on the City's Draft Housing Element Update. Please be advised that this letter contains only ALUC staff comments and that a formal submittal to the Commission for a finding of consistency or inconsistency with the *Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base (JFTB), Los Alamitos* is required pursuant to California Public Utilities Code Section 21676(b) which states:

"Prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission."

As stated in our ~~May 6, 2021~~ letter to the Los Alamitos Acting Director of Community Development; our November 1, 2021 letter regarding the NOI to adopt a Negative Declaration; and again in our November 2, 2022 letter regarding the NOP for a Draft EIR for the 4665 Lampson project, the Housing Element Update includes new residential sites within the Federal Aviation Administration (FAA) Federal Aviation Regulation (FAR) Part 77 Notification Area (also known as the airport planning area) and within the Obstruction Imaginary Surfaces. Also, a part of the City is located within the noise contours for JFTB, Los Alamitos.

As discussed in our previous letters, the Lampson site is partially within the 60 CNEL noise contour. Per the *AELUP for JFTB, Los Alamitos* it is strongly recommended that residential units be limited or excluded from this area unless the sound attenuation provided is sufficient to ensure that interior noise levels do not exceed 45 dBA.

With respect to Housing Element Update 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. The next ALUC meeting is January 19, 2023.

The Council should not take a final action on the proposed Housing Element Amendment until after ALUC review. Please note that there have been cases where a city has adopted its Housing Element Update prior to ALUC review, and the Commission has acted in accordance with PUC Section 21676.5.(a), and required that the City submit all subsequent City actions, regulations, and permits within the airport influence area to the Commission for review until the City's General Plan (Housing Element Update) was found to be consistent with the AELUP, or specific overrule findings were made by a 2/3 vote of the City Council.

The Housing Element Submittal form is attached and can be found at:
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Thank you for the opportunity to comment on the Draft Housing Element. Please contact me or Julie Fitch at (949) 252-5170 if you have any questions.

Sincerely,



Lea Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

HOUSING ELEMENT UPDATE - SUBMITTAL FORM

1. **City/County:** Click or tap here to enter text.

2. **Contact information - Name/Title** Click or tap here to enter text.
Agency: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone/email: Click or tap here to enter text.

3. **Airport Planning Area(s):**
 John Wayne Airport Fullerton Municipal Airport Joint Forces Air Base Los Alamitos

4. **Are there additional General Plan Element(s) being submitted for review:** No Yes –
Name of Elements: Click or tap here to enter text.

5. **Scheduled date of Planning Commission Public Hearing:** Click or tap to enter a date.

6. **Tentative date of City Council Public Hearing:** Click or tap to enter a date.

7. **Requested month of ALUC Review:** Click or tap to enter a date.
(Complete submittal must be received by the first day of the month for the next meeting on the third Thursday of the month).

8. **Does the Housing Element Update identify new housing sites within the airport Notification/Planning Area*?** No (skip items # 9-12). Yes (continue below).

9. **Does the Housing Element Update identify new housing sites within the:** 60 CNEL or 65 CNEL Noise Contours of the airport(s)*? Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to noise contours.

10. **Are noise policies or mitigation measures identified in the Housing Element or elsewhere in the General Plan?** No Yes - Please attach pages with noise policies/mitigation measures highlighted.

11. **Are any new housing sites identified within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*?** No Yes - Please attach exhibit showing location(s) of proposed housing site(s) and number of units in relation to the applicable zones.

12. **Are any new housing sites identified within the Obstruction Imaginary Surfaces*?**
 No Yes - Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to the Obstruction Imaginary Surfaces.

13. **Maximum height allowed for proposed housing.** Click or tap here to enter text.
(Please provide link and identify section(s) of General Plan and/or Zoning Code where housing maximum height is specified.)

HOUSING ELEMENT UPDATE - SUBMITTAL CHECKLIST

<input type="checkbox"/>	Cover letter on City/County letterhead.
<input type="checkbox"/>	Completed Submittal Form.
<input type="checkbox"/>	Copy of existing Housing Element (and any other applicable Elements).
<input type="checkbox"/>	Copy of proposed Housing Element Update attached (and any other proposed elements) with requested information highlighted.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites and number of units within the Notification Area/Planning Area for airport.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to noise contours for airport(s).
<input type="checkbox"/>	Noise policies/mitigation measures in Housing Element Update highlighted and/or pages from other elements attached.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to Airport Safety Zones.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to the Obstruction Imaginary Surfaces.
<input type="checkbox"/>	Pages of General Plan and/or Zoning Code which indicate height restrictions for each new housing site within Airport Notification/Planning Area.
<input type="checkbox"/>	Explanation of how the Housing Element Update (or other General Plan Elements) addresses the AELUP standards for noise impact, safety compatibility, and height restriction zones: Click or tap here to enter text.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

May 6, 2021

Ron Noda, Acting Director
Community Development
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-0347

Dear Mr. Noda:

We are aware that cities in Orange County are in the process of updating their respective Housing Elements in accordance with state law. Please be aware that portions of your city are within the Planning Area for Joint Forces Training Base Los Alamitos, as shown on the attached exhibit. Pursuant to California Public Utilities Code Section 21676(b):

"Prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission."

As such, please incorporate ALUC review into your schedule for the Housing Element Update process. We request that items be referred to ALUC after consideration/approval by your city's Planning Commission. The ALUC meets the third Thursday of each month at 4:00 p.m. in the Airport Commission meeting room at 3160 Airway Avenue, Costa Mesa. For additional submittal information please see Section 4.7 of the AELUP which can be found here:

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

If you have any questions, feel free to contact me at lchoum@ocair.com, or Julie Fitch at jfitch@ocair.com. You may also contact us by phone at (949) 252-5170.

Thank you.

Lea U. Choum
Executive Officer

Attachment: JFTB Los Alamitos Planning Area



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

November 1, 2021

Tom Oliver, Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Subject: NOI to Adopt Negative Declaration (ND) for Los Alamitos Housing Element Update (2021-2029)

Dear Mr. Oliver:

Thank you for the opportunity to review the City of Los Alamitos Initial Study to adopt a Negative Declaration for the proposed Housing Element Update in relation to the *Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base, Los Alamitos*. The City of Los Alamitos is located within the Federal Aviation Administration (FAA) Federal Aviation Regulation (FAR) Part 77 Notification Area (also known as the airport planning area) and within the Obstruction Imaginary Surfaces. Also, a part of the City is located within the noise contours for JFTB, Los Alamitos.

The Draft Housing Element includes a site inventory assessment, which identifies sites that can achieve the City's assigned 2021 Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period. The Draft Element identifies three focus areas for residential development:

- Town Center Mixed Use Strategic Plan Area
- Lampson Site
- Arrowhead Site

The proposed site inventory includes new sites within the Notification Area, which requires submittal to the Airport Land Use Commission for a consistency review. The Draft Housing Element also proposes new residential sites within the conical and horizontal obstruction imaginary surfaces for JFTB, Los Alamitos. The ND should discuss the maximum building heights allowed for the three focus areas. With respect to building height restrictions, development proposals, which include the construction or alteration of structures more than 200 feet above ground level, require filing with the Federal Aviation Administration (FAA) and ALUC notification. Projects meeting this threshold must comply with procedures provided by Federal and State law, with the

referral requirements of ALUC, and with all conditions of approval imposed or recommended by FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Depending on the maximum building heights that will be allowed per the proposed Housing Element Update, the City may wish to incorporate a mitigation and condition of approval specifying the 200 feet height threshold within the ND and proposed Housing Element.

As discussed in the ND, the Lampson site is partially within the 60 CNEL noise contour. Per the *AELUP for JFTB, Los Alamitos* it is strongly recommended that residential units be limited or excluded from this area unless the sound attenuation provided is sufficient to ensure that interior noise levels do not exceed 45 dBA.

In addition, the ND should identify if the project allows for the development of heliports as defined in the *Airport Environs Land Use Plan (AELUP) for Heliports*. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics. The ND should address whether the development of heliports will be allowed within the City's jurisdiction.

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. The Housing Element Submittal form can be found at:

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

Thank you for the opportunity to comment on this initial study. Please contact Julie Fitch at (949) 252-5284 or jfitch@ocair.com if you have any questions.

Sincerely,



Lea Choum
Executive Officer



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

November 2, 2022

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720

Subject: NOP for Draft Environmental Impact Report for 4665 Lampson Avenue Project

Dear Mr. Oliver:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 4665 Lampson Avenue Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos*. The proposed project would redevelop the existing office building on the 12.3-acre site with a residential development consisting of 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. The proposal also includes 21,000 square feet of common open space and 557 parking spaces. The proposed discretionary approvals include a General Plan Amendment, Zone Change, Specific Plan and Tentative Tract Map.

Paragraph II of the NOP states that the City is in the process of rezoning the project site from Community Facilities (C-F) to Multi-family Residential (R-3) "in accordance with the 2021-2029 Housing Element." Please note that in our November 1, 2021 letter in response to the NOI to adopt a Negative Declaration for the Housing Element Update, we stated, "referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area... under PUC Section 21676(b)." To date, the ALUC has not received a referral of the 2021-2029 Housing Element Update.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. The DEIR should discuss whether the proposed project penetrates the notification surface. Should any part of the proposed project penetrate the surface, the project proponent will need to file Form 7460-1 Notice of Proposed Construction or Alteration for Federal Aviation Administration (FAA) review. Please utilize the FAA Notice Criteria Tool at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> to determine if a 7460-1 is required. Given the proximity to the approach and departure corridors for JFTB Los Alamitos, prompt filing of a 7460-1 is highly recommended.

The DEIR should discuss whether the proposed project penetrates the FAR Part 77 Horizontal Imaginary Surface for the JFTB. As described in the *AELUP for JFTB Los Alamitos*, buildings that rise to the height of the Horizontal Surface (150 feet Above Ground Level (AGL)) will violate the established approach criteria for the primary JFTB runway. We recommend that the DEIR discuss the FAR Part 77 surfaces for JFTB Los Alamitos and provide the proposed building elevations above mean sea level (AMSL) using National Geodetic Vertical Datum of 1929 (NGVD29) and/or North American Vertical Datum 1988 (NAVD88).

With respect to noise impacts, the project site is within the 60 dB noise contour for JFTB Los Alamitos. Residential uses considered "conditionally consistent" with AELUP Noise limitations and must use sound attenuation as required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Residential use sound attenuation is required to ensure that the interior CNEL does not exceed 45 dB.

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. General Plan Amendment, Zone Change, and Specific Plan) under PUC Section 21676(b). In this regard, please note that the Commission requests such referrals to be submitted to the ALUC for review after the City's Planning Commission Public Hearing, but prior to City Council approval. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing.

Thank you again for the opportunity to comment on the initial study. Please contact me at (949) 252-5170 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

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 28, 2022

Tom Oliver, Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Subject: ALUC Referral Confirmation – Los Alamitos Draft Housing Element Update 2021-2029

Dear Mr. Oliver:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received your referral request for the Los Alamitos Draft Housing Element Update. Your referral, being complete and sufficient for a review and consistency determination by the Commission, is hereby accepted as of December 28, 2022 and will be agendaized for the next Commission meeting of January 19, 2023 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/Eddie Martin Building
Airport Commission Meeting Room (rear entrance)
3160 Airway Avenue
Costa Mesa, CA 92626

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

Sincerely,

Lea U. Choum
Executive Officer