



AIRPORT LAND USE COMMISSION (ALUC) PROGRAM

FY 2024/2025 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 24-25 Fiscal Year

Review Category	Reviewed Between July 1, 2024, Through June 30, 2025
Minor	7
Major	17
Total	24

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, 2024, through June 30, 2025.

Example major development projects that ALUC reviewed during the 24-25 fiscal year included:

- Tentative Subdivision map (59 acres) for the development of 326 Single-family lots ranging in size from 3,600 SF to 5,600 SF and including a 3.4-acre neighborhood park. – San Joaquin County
1 unit; 5,000 SF House – Acampo
- Car wash improvements, addition of equipment room, parking changes ramp additions, and vacuum changes – Tracy

Program Balance Sheet

Program Revenues

To cover program costs and to fund future ALUCP updates, a fee is charged to development project applicants for minor and major reviews. The most recent fee increase was approved in April 2025 and became effective July 1. For July 2024 to June 2025, the minor review fee was \$777.26, and the major review fee was \$2,010.26. **Table 2** shows the amount that was collected for minor and major reviews during July 1, 2024, through June 30, 2025.

	Fees Collected from July 1, 2024, Through June 30, 2025
Major & Minor Reviews	\$38,863.53

Table 2: Fees Collected

Program Expenses

ALUC program expenses include staff salaries/benefits, overhead, postage and any legal fees. Incurred expenses during July 1, 2024, through June 30, 2025, are listed in **Table 3**.

Expense	Costs Incurred from July 1, 2024, Through June 30, 2025
Staff Salaries/Overhead	\$14,273.50
Legal / Other	None
Total	\$14,273.50

Table 3: Program Expenses

All expenses during the fiscal year were for SJCOG staff time.

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.

For the FY 24-25, program revenues were \$38,863.53 and program expenses were \$14,273.50 (See Tables 2 and 3). Thus, there was a surplus of \$24,590.03 at the end of the fiscal year that will be applied to the future update task. Cumulative reserves after the 2024-25 fiscal year are \$68,871.

Conclusion

The annual report indicates that collected fees cover program expenses and accumulate the needed reserve to cover potential ALUCP updates. Program staff will continue to monitor program revenues and expenses over the coming fiscal year to ensure program viability. Staff also continue to monitor activities at the county’s airports for changes to operations and airport layouts that may necessitate the need to update current ALUCPs.

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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