



COUNCIL AGENDA: 5/22/07

ITEM: 2.3

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: William F. Sherry, A.A.E.

SUBJECT: See Below

DATE: 5/2/07

Approved

Date

5/7/07

COUNCIL DISTRICT: City-Wide

SUBJECT: APPROVAL OF A MINOR AMENDMENT TO THE AIRPORT MASTER PLAN FOR MINETA SAN JOSE INTERNATIONAL AIRPORT TO MODIFY EAST SIDE NON-TERMINAL DEVELOPMENT PROJECTS

RECOMMENDATION

Adoption of a resolution approving a Minor Amendment to the Airport Master Plan for the Norman Y. Mineta San Jose International Airport to modify the description of seven (7) specific east side non-terminal development projects.

OUTCOME

Approval of the proposed amendment will facilitate continued implementation of the Airport Master Plan by providing more flexibility to the development and configuration of the specified Airport and air carrier support facility improvements.

BACKGROUND

The current Airport Master Plan, originally adopted by the City Council in 1997 and amended over time, serves as a long term guide to airport development and sets forth a phased program of approximately 70 specific facility improvement projects intended to adequately accommodate projected aviation demand by the year 2017. Landside development on the east side of the Airport, both existing and as designated in the Master Plan, primarily consists of the passenger terminal buildings and associated parking and roadway improvements, currently the focus of Master Plan implementation through the Terminal Area Improvement Program. For the remaining area on the east side, both to the north and south of the terminal development area, the Master Plan proposes a phased reconfiguration and expansion of several Airport and air carrier support facilities at specified locations, including:

- Airline belly-cargo: replacement of the existing facility with two new larger facilities at a 7.5-acre site north of the terminal area and a 3.0-acre site south of the terminal area.
- Airport maintenance: expansion of the existing facility to a total of 3.5 acres.
- Airline maintenance and equipment storage: relocation/expansion from various existing sites to a consolidated 6-acre site at the southeast corner of the Airport.
- Flight kitchen: expansion of the existing facility, and/or relocation to the former FMC site on Coleman Avenue, to a total of 7 acres.
- Fire Station 20: upgrade and expansion of the existing facility to a total of 2 acres.
- Removal of the existing old hangar buildings and fuel storage/dispensing facility along the southeast side of the Airport for reuse by some of the aviation support facilities listed above.

Staff believes that implementation of these needed Airport and air carrier support facilities would be enhanced by modifying the specific project descriptions to allow more flexibility in facility function, development sequencing, and location. The modifications would not change the capacity or size of the projects from that described in the Airport Master Plan. Pursuant to the San Jose Municipal Code, proposed changes to development projects, as currently designated in the Airport Master Plan, require Council approval of a Master Plan amendment.

ANALYSIS

As design and construction of the Terminal Area Improvement Program proceeds, three factors have arisen regarding how and where on the east side the non-terminal Airport and air carrier support facilities are developed:

- Anticipated need for timely or interim relocation of facilities displaced by critical Terminal Area Improvement Program projects to sites on the east side most readily available and practical, rather than restricted to only the specific east side sites currently designated in the Master Plan which may not be available at the time needed.
- Airline interest in developing and operating their own individual support facilities on leased sites rather than being tenants of separate single-function facilities (e.g., shared belly-cargo and maintenance/storage facilities) or reliant on a 3rd-party operator facility (e.g., flight kitchen) as currently provided for in the Master Plan.
- Ensuring the cost-effectiveness of continued Master Plan implementation through phased construction of support facilities commensurate with demand levels and financial feasibility, and potential upgrading of existing improvements for support facility reuse (e.g., the old southeast hangar buildings) if deemed preferable to their removal as currently set forth in the Master Plan.

The objective of the proposed Master Plan amendment, therefore, is to continue to provide for the accommodation of the needed support facilities in appropriate locations, but in a manner that allows for more flexibility in how such facilities are implemented and ultimately configured.

The following table presents the proposed specific modifications to the description of seven Airport and air carrier support facility projects.

Current Master Plan Project	Amended Master Plan Project (<i>proposed</i>)
C-3. Relocate belly-freight facilities to 7.5-acre site at former east side cargo airline ramp area, including construction of 154,000 sq.ft. cargo building (upon completion of Project C-2).	Relocate/expand belly-freight facilities to new sites on east side of Airport. [also, current Project “C-5” (removal of existing Air Freight Building) redesignated as Project “C-4”]
C-4. Construct new belly-freight facilities on 3 acres on southeast side of Airport (upon completion of Project S-6).	
S-3. Expand airport maintenance facilities on southeast side of Airport either to north or south by one acre (upon completion of Project S-2).	Relocate/expand airport maintenance facilities at existing or new sites on east side of Airport.
S-4. Expand flight kitchen facilities on southeast side of Airport to south by one acre (upon completion of Project T-6) or relocate/expand to up to 5 acres on former FMC site on west side of Coleman Ave.	Relocate/expand flight kitchen facilities at existing or new sites on east side of Airport, and/or relocate to former FMC site on west side of Coleman Ave.
S-5. Relocate/expand airline maintenance and storage facilities from various east side sites to 6-acre site at southeast corner of Airport (upon completion of Projects G-2 and A-28).	Relocate/expand airline maintenance and storage facilities at various existing or new east side sites.
S-6. Remove hangar buildings at 1253-1311 Airport Blvd. (upon completion of Project S-5) (displaced by amended Project C-4).	Remove, relocate, or upgrade existing aviation support facilities on southeast side of Airport (1239-1311 Airport Blvd.) to or at various existing or new east side sites for aviation support facility reuse.
S-7. Upgrade/expand Airport Rescue & Fire Fighting (ARFF) facility by one acre (upon completion of Project S-2), potentially including a consolidated Airport Response Center facility.	Upgrade/expand Airport Rescue & Fire Fighting (ARFF) facility at existing or new site on east side of Airport, potentially including a consolidated Airport Response Center facility.
<p>Note: The maximum size of these east side Airport and Air Carrier non-terminal facilities, as identified in the current Master Plan as adequate to serve projected demand, would not change.</p>	

The San Jose Municipal Code (Chapter 25.02, Part 3) sets forth criteria and procedures for formally amending the adopted Airport Master Plan. To date, 11 “minor” amendments and two “major” amendments have been approved. As the proposed modifications remain consistent with Master Plan goals/objectives, and would not potentially increase activity levels, facility design capacity, or noise impacts beyond the levels currently documented in the Master Plan, the amendment qualifies as minor.

The Planning, Building and Code Enforcement Department, in coordination with an environmental consultant (David J. Powers & Associates), has also determined that the proposed amendment does not change any of the environmental impact information documented in the current Airport Master Plan Environmental Impact Report (EIR). This determination is based on the fact that the scope of the proposed modifications consists solely of providing flexibility in the east side locations and phasing of various aviation support facilities, with development of all such facilities and sites contained in the current EIR analysis.

PUBLIC OUTREACH

- Criteria 1:** Requires Council action on the use of public funds equal to \$1million or greater. **(Required: Website Posting)**

- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

The proposed amendment does not meet the above criteria.

COORDINATION

Preparation of this proposed Minor Amendment to the Airport Master Plan has been coordinated with the City Attorney’s Office and the Planning, Building and Code Enforcement Department.

HONORABLE MAYOR AND CITY COUNCIL

5/2/07

Subject: Airport Master Plan Minor Amendment/East Side Non-Terminal Development Projects

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CEQA

Resolutions No. 67380 and 71451, PP 07-078

Frank Kirkbride

for

WILLIAM F. SHERRY, A.A.E.

Director of Aviation

Airport Department

For questions please contact William Sherry, Director of Aviation, 501-7670.

WFS:CG