

TO: AIRPORT COMMISSION

FROM: Cary Greene
Airport Planner

**SUBJECT: Proposed Minor Amendment to
the Airport Master Plan**

DATE: 8/6/18

RECOMMENDATION

Recommend approval of a Minor Amendment to the Airport Master Plan to modify the designated use of a vacant 4.5-acre site on the southwest side of the Airport from General Aviation development to Aviation Support/General Aviation development.

OUTCOME

City Council approval of the proposed amendment to the Airport Master Plan will allow the Airport to move forward with design and construction of a new Airport Rescue & Fire Fighting (ARFF) facility on a portion of the vacant southwest site.

BACKGROUND

The Airport Master Plan, as adopted by the City Council in June 1997 and amended over time, is a long-range development guide to Airport facility development through the year 2027. The Master Plan includes aviation activity forecasts, facility requirements, and a development program of over 70 specific improvement projects, the majority of which have been completed.

As with other long-range plans, the Airport Master Plan is periodically modified as conditions or activity trends change. 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, 3 “major” amendments and 12 “minor” amendments have been approved. As defined in the Municipal Code, a Minor Amendment is defined as a change to some aspect of the adopted Airport Master Plan that remains consistent with the overall development goals and policies of the plan and would not potentially increase aviation activity levels or noise impacts beyond the projections contained in the plan.

ANALYSIS

The existing vacant site on the southwest side of the Airport was formerly developed and occupied by San Jose State University (SJSU) for its aviation program facilities under a 50-year land lease that expired in 2010. Upon lease termination, which the City and SJSU mutually

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agreed not to renew, the improvements were removed (except for the parking lot that remains). The site is currently designated in the Airport Master Plan for future general aviation facility development (reference exhibit attached).

The Airport now proposes that the site be designated for a combination of aviation support facility development along with general aviation. Updated forecasts of aviation activity and facility requirements prepared during the ongoing Runway Incursion Mitigation/Design Standards Analysis Study (“RIM Study”) indicate that (a) the passenger terminal development zone on the east side of the Airport will need to expand further to the south, in turn constraining the cargo and aviation support facilities (including the ARFF facility) currently located along the southeast side of the Airport, while (b) accommodation of future general aviation demand will not require use of all of the 4.5-acre site at the southwest corner of the Airport.

Timely replacement of the existing ARFF has become a priority project. The existing ARFF facility on the southeast side of the Airport, built in the early 1960s, is in a deteriorated and constrained condition. The current Airport Master Plan calls for an upgraded/expanded ARFF facility at either the existing or a new east side site.

The Airport, with consultant assistance and input from the San Jose Fire Department, recently conducted an evaluation of potential sites for a new ARFF facility, and the vacant southwest site has been identified as the preferred location. The new ARFF would most likely occupy the middle portion of the 4.5-acre site, with continued direct airfield access, and landside access at the signalized intersection of Coleman Avenue/Newhall Drive. The remaining vacant areas to the north and south would continue to be available for potential general aviation or other relocated aviation support facilities.

The proposed Minor Amendment to the Airport Master Plan will include the following two specific modifications to the development program project list (modifications underlined):

- “Project G-5”: Remove San Jose State University facilities at southwest side upon lease expiration in 2010 and convert site to aviation support or general aviation facility use.
- “Project S-7”: Relocate/upgrade/expand Airport Rescue & Fire Fighting (ARFF) facility at new site on west side of Airport, potentially including a consolidated Airport Response Center facility.

Recommended City Council action on this proposed Airport Master Plan amendment is anticipated in September.

Attachment

Change from General Aviation
to Aviation Support/General Aviation



Existing ARFF Facility

Proposed Amendment to Airport Master Plan

