



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** John Aitken

**SUBJECT:** SEE BELOW

**DATE:** August 15, 2018

Approved

*D. D. S. y L*

Date

*8/16/18*

**SUBJECT: APPROVAL OF A MINOR AMENDMENT TO THE NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT MASTER PLAN AND AUTHORIZATION TO APPLY FOR FEDERAL GRANT FUNDS FOR A NEW AIRCRAFT RESCUE AND FIREFIGHTING (ARFF) FACILITY**

## RECOMMENDATION

- a. Adopt a resolution adopting an Addendum to the Final Environmental Impact Report for the Norman Y. Mineta San Jose International Airport Master Plan Update, as supplemented and addended, all in accordance with the California Environmental Quality Act, as amended;
- b. Adopt a resolution approving a Minor Amendment to the Airport Master Plan modifying 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;
- c. Adopt a resolution authorizing the City Manager to apply for, execute, and accept upon receipt, grants from the Federal Aviation Administration (FAA) for the design and construction of the Aircraft Rescue and Fire Fighting (ARFF) facility project at the Norman Y. Mineta San José International Airport (Airport) in a total amount not to exceed \$20,000,000.

## OUTCOME

Approval would allow an existing vacant site on the southwest side of the Airport to be used for aviation support facility development, potentially including a relocated Aircraft Rescue and Fire Fighting (ARFF) facility, and allow the City to apply for, execute, and accept grant funds to partially fund the design and construction of a new ARFF facility at that location.

## **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, three “major” amendments and twelve “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.

In July 2018, the City submitted a six-year Airport Capital Improvement Plan (ACIP) to the FAA for the federal fiscal years 2018-2019 through 2023-2024. The ACIP is used by the FAA to determine funding. The AIP grants typically provide reimbursement up to 80.59% of eligible project costs. Funding for AIP projects comes from two sources – entitlement funds and discretionary funds. The entitlement grant funds are primarily funded by the taxes and fees paid by passengers, general aviation, and cargo shippers, and are distributed based on individual airport passenger and cargo traffic. The City’s total entitlement amount for FY 17-18 was approximately \$2.3 million. The allocation of AIP discretionary funds is competitive and subject to availability of funds, annual congressional approval of appropriations, and a national priority of proposed projects. The amount the City receives from discretionary funds varies as it depends on congressional approval and a complex distribution formula. In March 2018, the Consolidated Appropriations Act, 2018 (Act) appropriated funds to enable the FAA to award supplemental discretionary funding totaling \$1,000,000,000 nationwide starting in September 2018. At this time, staff cannot determine the amount of discretionary or supplemental discretionary funds, if any, that the City may receive for 2018-2019. However, the FAA Airport District Office has encouraged Mineta San Jose International Airport to compete for these supplemental discretionary funds and meet the tight deadlines published in the recent Federal Register notice.

Council approval to submit a grant application for the construction of the ARFF Facility project is being requested to allow staff to file grant applications in a timely manner in the event that supplemental discretionary AIP funding becomes available. The design of the project was previously approved under Resolution Number 77967.

## **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

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**Subject: Aircraft Rescue and Fire Fighting Facility Actions**

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that expired in 2010. Upon lease expiration, the City and SJSU mutually agreed to not renew the lease and the improvements were removed. The site is currently designated in the Airport Master Plan for future general aviation facility development (reference exhibit attached).

The Airport now proposes 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 in a constrained condition. The current Airport Master Plan calls for an upgraded/expanded ARFF facility at either the existing or a new east side site. This project provides for the construction of a new ARFF Facility which includes a larger training area, additional sleeping quarters, and additional vehicle bays. Additionally, contemporary ARFF vehicle design includes equipment not compatible with the current facility resulting in modifications to include, but not limited to vehicle door structures, exhaust systems, and other supporting equipment.

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 and Newhall Drive. The remaining vacant areas to the north and south of the facility 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.

The Director of Planning, Building and Code Enforcement completed a Thirteenth Addendum to the Airport Master Plan Environmental Impact Report (EIR). As set out in the Addendum, a copy of which is posted on the City's website at <http://www.sanjoseca.gov/index.aspx?nid=2435>, the Director of Planning, Building and Code Enforcement determined that the Project will not have

any significant environmental impacts not previously disclosed in the Airport Master Plan EIR, nor changes with respect to the circumstances under which the Project is undertaken, that would indicate that the Project's impacts will be any greater than those previously analyzed. Therefore, no new mitigation is required to implement the Project and no subsequent or supplemental EIR is warranted or required.

### **EVALUATION AND FOLLOW-UP**

The Director of Aviation shall be responsible for coordination of the Grant Programs and shall render overall supervision of its progress and performance. There is an additional companion memo on this City Council agenda to obtain approval for utilizing design-build project delivery and approval of the Request for Proposals. Staff anticipates bringing a recommendation for award to the Best Value Proposer to Council contingent on award of an AIP grant.

### **PUBLIC OUTREACH**

This memorandum will be posted to the City Council Agenda website for the August 28, 2018 meeting.

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office, Planning, Building and Code Enforcement, and the City Manager's Budget Office.

### **COMMISSION RECOMMENDATION/INPUT**

The Airport Commission will be briefed on the proposed Minor Amendment to the Airport Master Plan and the ARFF project at its August 13, 2018 Commission meeting.

### **FISCAL/POLICY ALIGNMENT**

The San Jose Municipal Code requires that capital projects at the Airport be consistent with the adopted Airport Master Plan. Approval of the subject Minor Amendment to the Airport Master Plan would allow the construction of an upgraded/expanded ARFF facility on the southwest side of the Airport to be consistent with the Master Plan pursuant to Municipal Code Section 25.04.210 (B)(1).

**BUDGET REFERENCE**

The table below identifies the fund and appropriation to fund the design costs for the project. Funding for the construction contract and project costs including project delivery and contingency costs are programmed in future years of the 2019-2023 Proposed CIP. To capitalize on potential FAA supplementary discretionary funding made available by the Consolidated Appropriations Act, 2018, a budget adjustment in the 2017-2018 Annual Report will be recommended to fund the remaining \$18,000,000 of project costs in fiscal year 2018-2019.

Fund #	Appn #	Appn. Name	Total Appn.	Amt. For Contract	2018-2019 Proposed Capital Budget Page	Last Budget Action (Date, Ord. No.)
<b>Current Funding Available</b>						
520	401D	Aircraft Rescue and Fire Fighting Facility	\$1,612,000		V-618	06/19/2018, Ord. No. 30124
527	401D	Aircraft Rescue and Fire Fighting Facility	\$388,000		V-618	06/19/2018, Ord. No. 30124
<b>Total Current Funding Available</b>			<b>\$2,000,000</b>			

**CEQA**

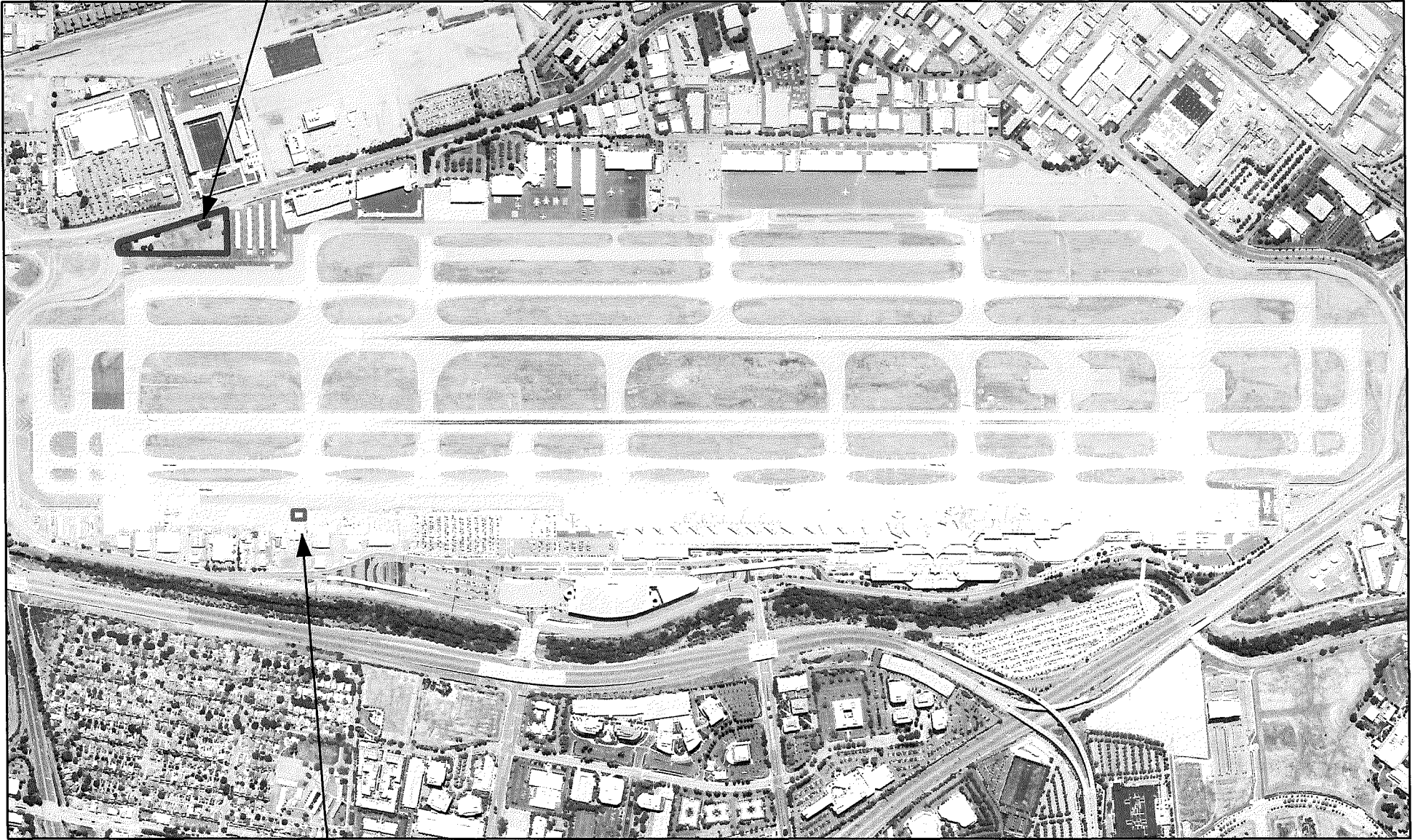
Addendum to the Final Environmental Impact Report for the San Jose International Airport Master Plan Update, as Supplemented, File No. PP18-075.

/s/  
 JOHN AITKEN, A.A.E.  
 Director of Aviation

For questions, please contact Matthew Kazmierczak, Manager of Strategy and Policy for the Airport, at 408-392-3640.

Attachments:  
 Proposed Amendment to Airport Master Plan

Change from General Aviation  
to Aviation Support/General Aviation



Existing ARFF Facility

# Proposed Amendment to Airport Master Plan

