

Summary Minutes
ALAMEDA COUNTY AIRPORT LAND USE COMMISSION
Thursday, September 23, 2010

The meeting was called to order at 4:10 p.m.

1. Roll Call

Commissioners Present:

Olden Henson

Max Morris

L.B. "Woody" Pereira

David Needle

Red Wetherill (Alternate for Dave Needle, participating as audience)

Commissioners Absent:

Leander Hauri

John Marchand

Deborah Ale-Flint

Guests Present:

Staff Present:

Cindy Horvath

Maria Elena Marquez

2. Approval of Minutes of March 18, 2009

Commissioner Pereira moved to approve the minutes of March 18, 2010 as corrected.

Mr. Wetherill mentioned that there were two typos in page 2 and another typo in page 3, the typo is the word ambient, it should be ambience.

Commissioner Partin seconded. Motion passed 4/3.

3. Open Forum –Open Forum is provided for any member of the public wishing to speak on any item not listed on the agenda. Each speaker is limited to three minutes.

No public comment received.

4. Administrative Business: Election of Chair and Vice Chair/Announcement of New

Commissioner/Request for Appointment of Alternates for Vacant Seats – Staff will request that members elect a new chair and Vice chair of the Commission. Action Item. New member appointed by the Mayor's Conference will be announced. Information Item. Request for Commissioners to appoint Alternates for vacant seats. Request/Future Action Item.

Staff informed the Commissioners that Steve Grossman has been gone for more than a year and along with Commissioner Morris, who is the Vice chair, discussed nominating Commissioner Hauri as Chair and Commissioner Morris will continue as vice chair. Commissioner Pereira seconded the motion.

Commissioner Deborah Ale Flint replaced Steve Grossman; new member, John Marchand, was unable to attend this meeting, he replaced Janet Lockhart; alternates are needed for Commissioners Henson, Pereira and Marchand.

5. Draft Airport Land Use Compatibility Plans and Initial Studies for Oakland International and Hayward Executive Airports – Staff will provide overview of Draft ALUCPS/ISs for the Oakland

and Hayward Airports, and request authorization to release these documents for 45-day public review period. Action Item.

Staff gave a brief history of the last few years of work on the Plans: due to issues identified during the internal review of the Draft Plans, the 2007 Drafts were not released as was planned at that time. The issues involved the City of Pleasanton's plans for the future development of Staples Ranch, and the potential airport land-use conflicts that could occur with implementation of the proposed policies in the ALUCPs.

During this time, a number of other issues were identified, and work to sufficiently address all issues has taken till now. In an effort to discover any potential "fatal flaws" with the 2010 Drafts that could cause more delay, staff took the highly unusual step of circulating the Administrative Drafts to the jurisdictions *before* they were released for public review. Although no other significant items were discovered in any of the three draft plans that could not be addressed, questions remained regarding the Staples Ranch project and staff requested that the Commission move forward with releasing the OAK and HWD Draft ALUCPs and Initial Studies for public review. Staff expects to have the Draft LVK ALUCP and Initial Study completed in the next few weeks and will release them for public review. All Plans and Initial Studies will have a 45-day review period, instead of a 30-day review that is required.

Staff briefly reviewed the major changes between the 1986 Airport Land Use Policy Plan and the updated ALUCPs that will replace it. The updated Plan is based on the 2002 Caltrans Division of Aeronautics Airport Land Use Planning Handbook, which is the guidance document prepared by the state for ALUC's to use in developing ALUCPs and when reviewing projects for airport land use compatibility, as well as the most current Airport Master Plans and ALPs for each public use airport in Alameda County. The ALUCP update includes much more detail on specific safety compatibility criteria, provides better direction to cities and developers on what types of projects are suitable for compatible land uses, which ones aren't, and ways to achieve compatibility.

Staff suggested that the Commission hold an evening public hearing for more opportunity for public comment as these documents go through the review period.

Commissioner Pereira asked to leave the Livermore Airport Plan out because the Staples Ranch Project has a couple of issues, one relating to traffic which has not been resolved yet. There is also a group in Livermore who is questioning the city's plan to continue with various airport approvals. Commissioner Pereira would like to see the Hayward and the Oakland Plans moving forward at this time.

Commissioner Henson said that he supports an evening meeting. He agreed to leave the Livermore Plan and go ahead and send the Oakland and the Hayward Plans forward through the public process. He discussed the need for the City Hayward to approve both commercial and residential projects in the future near the airport, and asked that the ALUC work with the City as these projects come forward to address any issues early.

Lloyd Partin, Hayward Airport Manager stated that the Updated ALUCP incorporates new zones into the updated plan that addresses these kinds of issues. One of the issues around the Livermore airport is that many CUPs are approved for projects that should not be built in the airport environs. Densities in new developments and how these densities would be impacted by airport growth or changes is an issue for compatibility planning, for Hayward also. He urged the County and City to work together to make sure the updated ALUCP policies are incorporated.

Commissioner Henson agreed with Mr. Partin. He discussed his desire to see in some of these documents and in the Planning documents from cities and counties a different zone within the Airport Influence Areas (AIA) such as encroachment zones that act as urban limit lines, that you can't go past and that will protect the airport. He would like other jurisdictions that have development planned near the airport to work with airport staff to address encroachment issues.

Staff said that that is the issue with the Livermore Airport: commercial and other development is encroaching on the airport, and presenting potential public safety and noise conflicts. Staff welcomed the opportunity to work more directly with city staffs in the future to be more proactive in these compatibility issues

Commissioner Morris referred to the 45 day review period and asked Staff to assign a date. Staff suggested Monday, November 8 to close the comment period at which point this Commission could vote set to give another opportunity for the public to comment at the November 17 meeting level of approval.

Commissioner Morris said that the Commission is ready to approve these documents for public review period ending November 8 unless the Commission is directed to extend this period. Commissioner Morris made a motion to approve the release of the Draft ALUCPS/ISs for the Oakland and the Hayward Airports. Motion passed.

Staff repeated the information that she gave at the beginning of the meeting for Commissioner Henson who came late regarding the alternates and informed him about the two new Commissioners replacing Steve Grossman and Janet Lockhart.

6. **ALUC Commissioner Forum** – Opportunity for members of the Commission to share information or items of interest to the Commission and the public.

Commissioner Needle said that he initially overreacted to the release of these documents because the apparent conflicts in his mind of part of this and the separate agreement to the citizens of Alameda and Oakland Airport. While there are typos and wrong words, there might actually still be some discrepancies between what's been agreed to between the City and the Port of Oakland, and what is in this document. He is no longer looking to delay it.

Staff explained that we are not approving this document today, the document is for public review for a 45 day period. Commissioner Needle said that his concern would be that any conflicts in here that we figure out in the next week or so it would be nice if the statement of those conflicts would be provided to people that got this so they could consider them appropriately. He said he didn't know what the process was to add those later to the package. Staff clarified the process for including and addressing any comments that are received on either document.

Commissioner Morris said that public comments are welcome. Staff reiterated that the earlier she receives any comments the better.

7. Adjournment

The meeting was adjourned at 5.01 p.m.