

**Draft Summary Minutes**  
**ALAMEDA COUNTY AIRPORT LAND USE COMMISSION**  
**Wednesday, December 17, 2008**

The meeting was called to order at 3:14 p.m.

**1. Roll Call**

<u>Commissioners Present:</u>	<u>Commissioners Absent:</u>	<u>Guest Presenter:</u>
Steve Grossman	Olden Henson	Sutter Health
Leander Hauri	Janet Lockhart	Consulting Team
Max Morris	L.B. "Woody" Pereira	
David Needle		

Staff Present:  
Cindy Horvath  
Maria Elena Marquez

**2. Approval of Minutes of January 16, 2008**

The approval of the minutes was continued to the next meeting.

**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. None.

**4. Eden Medical Center Helistop Relocation** – The Commission will receive a presentation from staff and project sponsors on this project. **Action item.**

Ms. Horvath summarized the staff report. She said that Sutter Hospital team is here to present a more detailed picture. She said that essentially this is a relocation of an existing helistop within the Eden Area Medical Center in Castro Valley. There is some supporting documentation from both the FAA and from Caltrans and it looks like both bodies have agreed to list the site approval and also to the airspace determination from the FAA. This project would not expect numerous flights. It will be located a little bit to the northeast about 195 feet from where it is now and there is a trade off in terms of new homes that might be under the noise contour. She would recommend that this project be found consistent with the Airport Land Use Policy Plan Heliport Policies and that the Commission adopts the accompanying resolution.

Jesus Armas, consultant for Sutter Hospital, provided a context for this project so commissioners can get a sense of the extent of the changes that have taken place. He said that the hospital was constructed some 50 years ago with a variety of medical offices. He said that in this context the proposed relocation moves in this direction. He said that Sutter Hospital is obligated to conform to state size standard that require conformance to those standards by January 2013. Sutter was

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faced with the challenge of both keeping the current Eden Hospital in operation and try to build a new one to conform to those standards. As a result of that, purchase of residential property listed as prime once that property is cleared, it will be combined with the existing helistop and the new hospital will be constructed in this location while the present hospital remains in operation. The new hospital is almost the same size as the existing one, about 230,000 square feet. Adjacent to that will be a medical office building of another 80,000 to provide for medical offices and other medical related uses. Also, pedestrian and vehicular circulation we will have a transition between the two and make it easier to travel between the two facilities. The project is pursuing a leads over designation. When the facilities get completed, this will give you a rough approximation of what the site plan will look like with the new hospital and the vacated apartment complex, the medical office building adjacent to it and the helistop in this location. This will provide direct access to the emergency room. The parking satisfies all parking requirements.

Commissioner Hauri made a motion to adopt resolution 02-2008 as recommended by staff. Commissioner Morris seconded.

Commissioner Morris asked if the entrance spot eventually become the permanent heliport. Mr. Armas said that there is no entrance spot. They are creating one helistop and that both implies two in construction and serves as the permanent location.

Commissioner Grossman asked why not put it on the roof of one of the buildings. Mr. Armas said that the applicant took a look at that carefully and was concerned about the accessibility and the timeliness in terms of getting access to the emergency room and also because this is fully funded by the Sutter Health Organization while rely on the taxpayers also looked at ways of continuing costs.

Commissioner Morris (?) asked Mr. Armas what was the blank spot to the left of the proposed heliport (looking at the map of the existing facility). Mr. Armas said that it is an existing apartment complex that will remain. Commissioner Morris also asked what was back contiguous with the proposed heliport. Mr. Armas said those are parking stalls. Mr. Armas also said that there is a Draft EIR presently in circulation with comment period concluding on January 20<sup>th</sup>. They had a meeting in Castro Valley Monday evening inviting comments on another one scheduled for January 5<sup>th</sup> before the Planning Commission.

Motion carried 4/3.

5. **PG&E Livermore Training Center Helistop** – The Commission will receive a presentation from staff and project sponsors on this project. **Action Item.**
6. **Update on the ALUC Airport Land Use Compatibility Plan Project** – Staff will provide verbal report on latest activity for this project.

Ms. Horvath informed that ESA have concluded all 3 plans and the administrative drafts will be ready to go out to the city staff when one of the jurisdictions raise some issues Livermore Airport safety zones 3 and 4. She expects by the end of the summer to resolve those issues. She expects that we will have out to the jurisdictions in January. Come back in January 21 to ask permission to release it for public review.

Commissioner Hauri said that Livermore Airport is doing re-zoning a fully EIR with noise contours, basically sort of the master plan update, all the data will be provided with new forecast of the 20/30 good data to include if we can but it should not hold up the process. The timeline is DEIR for public review will be March 2009.

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

Commissioner Hauri said they are doing a fully EIR. Neighboring cities are not only interested but supportive because it has been quite a while they had a new forecast and noise contours and recent noise studies of course showing the **66 CNL (?)** as well within the airport. He is happy to hear that.

Commissioner Grossman reported that at the Oakland Airport traffic is down almost 30% but aviation and cargo traffic are holding up well. They are looking forward to the recovery.

Ms. Horvath introduced Albert Lopez as the new Planning Director.

Mr. Red Wetherill, alternate commissioner, said that looking at the ESA report, page two of the report worries him. He read the following sentence: “The I&M includes the ability to effect or changes in ground elevations [terrain] but does include the ability to account for shielding or noise from building and other structures. He asked if that sentence was complete. He said that in English usage, although no change in direction but the word “No” is not being used in that second clause. It implies to him that something is missing there and he thinks that it should say: “but does not include the ability to account for shielding”. Commissioner Grossman told Mr. Wetherill to get with the ESA folks so they can answer that question. He also said that a second item is on page 7 slip – Disturbance - commented that first the plans are not very clear - proposed development was not in the document that he received, so he had a very unclear picture on what these apartment buildings were although he knows the site – FAA report says that everything is fine. He agreed that there will be no changes if the number of flights are not changing much. He did make measurements on the site about 1990. He said that he is very concerned always about helicopters in residential areas. They will be impacted by noise and there will be a lot of apprehension. He thinks that should be spelled out.

**8. Adjournment**

The meeting was adjourned at 3:39 P.M.