

REID HILLVIEW BUSINESS PLAN

COMMUNITY MEETING

Summary of Community Meeting

Thursday March 1, 2016

Santa Clara County Roads and Airports Department hosted a community meeting on Thursday March 1st, 2016 from 6:30-8:30 p.m. to discuss the proposed Reid-Hillview Business Plan. The meeting was held at the Donald Meyer Elementary School, 1824 Daytona Drive in San Jose. Approximately 130 people attended the meeting.

County Airport Commissioners John Carr, Julia Miller and Bud Beecham attended the meeting. Scott Strickland attended on behalf of Supervisor Cindy Chavez, Michael Donohoe attended on behalf of Supervisor Dave Cortese and Francisco Villalobos attended on behalf of Supervisor Mike Wasserman. Evergreen School District Board member Sylvia Alvarez and Alum Rock Union Elementary School District Board member Andres Quintero also attended the meeting.

County Roads and Airports Director Harry Freitas presented and answered questions. In addition, Eric Peterson, Director of Airports and Ken Betts, Assistant Director, were in attendance and interacted with the attendees before and after the meeting. The meeting was facilitated by Eileen Goodwin, Apex Strategies.

This meeting is part of a public outreach effort Staff is employing to solicit input on the Business Plan update effort as directed by the Board of Supervisors.

The following summary of the meeting was prepared by Eileen Goodwin, Apex Strategies, who facilitated and documented the meeting.

Meeting Summary: The meeting started at 6:30 p.m. In addition to the personnel there to answer questions and present information, approximately 130 members of the public attended. About half of the attendees identified themselves as tenants or pilots and the other half identified as neighbors/community members. When asked about the meeting notification methods, the County website was mentioned by no one, about twenty-five percent (25%) said a notice sent to tenants was how they found out about the meeting. NextDoor was acknowledged as another way attendees found out about the meeting from five of the attendees. Approximately 60% said they found out about the meeting from word-of-mouth. There were several suggestions made during the meeting regarding how the County could expand their notification methods in the future. They are documented below. Also, there were suggestions and requests for bi-lingual Spanish/English materials and notices, including a suggestion to have the meeting summary translated.

A brief PowerPoint presentation was given, by the Roads and Airports Director Harry Freitas, to orient the attendees to the purpose of the business plan effort, some existing conditions and trends related to Reid Hillview, and the scope of what would be covered in the Business Plan and what will be not part of the Plan. The presentation concluded with schedule and process information relating to where the Business Plan would be presented and when. A question and answer period followed the presentation.

After the presentation many questions, suggestions and opinions were offered to the staff. The comments and responses offered during the meeting are captured below in the order they were given.

This meeting summary also includes a transcript of the meeting comment cards that were handed in at the meeting. They are listed at the end of the table below:

Comment/Question	Response
<p>Outline of opening comments given by former Supervisor Blanca Alvarado:</p> <p>Thanks to staff for hosting a community meeting. There should be a transparent and better community process. The meeting notice flyer went out too close to the meeting. The flyer was circulated this week. It focused on the area immediately around the airport and the schools, but the notice should have gone to the broader community.</p> <p>It has been decades since the community has been provided an accurate and honest accounting of the public benefits gained from the current use, nor has the community been shown where the current use aligns with the primary functions of County government. The airport has been a give away of local assets.</p> <p>Now is the time to utilize this valuable community asset ...for the many over the few. To maximize the benefits that can be realized from these public lands, the County should convene a planning process that explores ways to accelerate our housing, employment, transit, and open space needs and to seek solutions to regional and</p>	<p>The staff will use these noticing suggestions to better prepare for the next meeting.</p>

<p>County goals and aspirations. For example, proceeds from the reuse could go to upgrade transit facilities like Capitol Expressway and light rail to Eastridge. Other uses could include the construction of work force housing that is affordable; parkland; shops and businesses that ought to include restaurants, book store, grocery store, solar farm with training programs, Bottom line: Now is the time to be visionary and inclusive reuse plan that seizes opportunities for a better tomorrow.</p>	
<ol style="list-style-type: none"> 1) How can we address the community airport relationship? How will it be sensitive to the noise? The airport is acting like an island not part of the community. 2) The outreach done for this meeting was not culturally competent. There is no effort to be bi-lingual. 3) There needs to be translators available at the meeting. 4) There are safety concerns how will the Business Plan address that? 	<ul style="list-style-type: none"> • Don't disagree. It is important that the County Airports build these relationships. • The translations of notices can be done for the next meeting. • An interpreter can be provided at the next meeting. • The Business Plan scope does not cover safety issues. It is focused on the business aspects of the airport such as rents and fees. Safety has been studied in the past.
<p>Agree the airport is an island. The airport would like the community to come to an open house to learn about the airport and be part of it. The pilots offer free flights people should experience that.</p>	<p>Comments and invitation noted.</p>
<p>Appreciate the feedback opportunities. The pilots and tenants agree with the community there should be more of a relationship. There should be a restaurant open to the public. There should be development and capital investment in the Airport. San Carlos is an excellent model. Look at other models and airports. Bring in families. Partner with community organizations.</p>	<p>Comment noted.</p>

<p>As an evergreen School Board member, long time LULAC member, the housing is too expensive. Use this acreage for houses. People are living in their cars, living three families to a house. We need to use this land to provide things for the community to do such as a community pool, soccer fields, this area doesn't have parks.</p>	<p>Comment noted.</p>
<p>Air taxi operator—like Uber, a yellow cab with wings. Airport can be an economic engine for the neighborhood. There was bad land use planning. We need better land use planning. People would move to be near the airport if it were seen as providing access. Look at this in the perspective of 50-100 years from now.</p>	<p>Comment noted.</p>
<p>Everyone wants to hear well. Landing numbers are not realistic. They are too low. There were efforts to put in a small playground in the neighborhood that was held up because of the airport and the pilots' opposition. It was held up. It took a long time to get a signal. There is no cooperation, no conversation. I live right across from the airport. I want to know where the federal money is spent.</p>	<p>The Airport would like to have more conversations with the community. There will be a future meeting. We have more work to do on our relationship.</p> <p>You can see the airport budget, it is public. The federal money is traditionally spent on items such as lighting, pavement, signage—not on the buildings.</p>
<p>It is great to have a place where people can learn to fly and learn to make a living. What are the benefits to the other people in the county? Especially what are the benefits to those who cannot afford a house? What ways does the community benefit?</p>	<p>Any significant transportation system such as highways, BART, Caltrain don't typically benefit the direct neighbors but there is a broader benefit to society to have the access and mobility. .</p>
<p>Reid Hillview was quite small when I bought my house years ago. It has grown. Today not as many people want to fly small planes. Locals are paying the price for the few that do. We should not be taking the federal money and the community does not want to wait 20 years for the ability to control the lands. Flyers should raise any money that is needed to operate the airport from their pockets. We should stop</p>	<p>Comment noted.</p>

<p>burdening poor people. The Lopez Community Center was not invested in because of concerns from the Airport—the community didn't get this investment because of the protests from the airport users. That is wrong. Planes crash, families will pay the price. Don't pad the numbers and make it seem busier than it is. Let's reform Reid Hillview into something everyone can use. Especially, to help our low-income neighbors.</p>	
<p>Empty lots should be used for homeless and for affordable housing. How is it zoned?</p>	<p>Currently the site you are speaking about is zoned light industrial.</p>
<p>As a local pilot, I can reaffirm my commitment to this community. I want to speak to the importance to SJSU for classes, labs, careers, valuable hands-on experience. If Reid Hillview is closed, then the SJSU Department would have to close. We got our start here. The users need to be good neighbors. SJSU has more than 35 people here.</p>	<p>Comment noted.</p>
<p>I am a student who grew up here in the community. It is my dream to be a pilot. Think of the children. This airport is an opportunity.</p>	<p>Comment noted.</p>
<ol style="list-style-type: none"> 1) I have lived in this neighborhood for ten years under the flight path. Why is there no time limit for when people can fly? There should be a curfew. There are noisy antique WWII planes and jets flying loudly while I am trying to sleep. 2) Can't the planes take off over that big mall instead? 3) What about helping neighbors with better windows, double paned windows. 	<ul style="list-style-type: none"> • Federal dollars are used at the Reid Hillview airport. Using federal dollars means federal rules about running the airport. The local community does not have control over the hours of operation. • The aircraft must take-off into the wind. • As part of a Federal noise mitigation program, the county was able to insulate several homes near the airport about ten years ago.

	<p>If a program was brought back it would require a new Part 150 Study. With a greatly reduced operations count since the last study, there are likely to be no homes with enough noise to qualify for noise mitigations efforts.</p>
<p>I am a trustee of the Alum Rock School Board. I want to know how many people live here. We who live here want to be asked if we want it or need it. This effort needs to be more progressive, quickly. Schools should be partners with the airport. We would like to partner. That program from ten years ago is needed again. I am concerned about what happened with the Hank Lopez Community Center. We want you to come present at the School Board. Show us your concern in actions.</p>	<p>The Airport would be happy to present at an Alum Rock School Board meeting.</p>
<p>I have positive things to say about people at the airport. The rides that are offered, the air patrol, this is not about the pilots. It is about a bigger vision. I have seen all sides in this discussion. I am a former city Councilmember. What strikes me most is the need for housing. Housing is a crisis, we need more housing. We need to have some way to have a discussion about the 180 acres. We need to figure out the best use for the land.</p>	<p>The staff are tasked with creating a Business Plan that will go to the Board of Supervisors in June. Stay engaged. The Airport commission and the Board of Supervisors are two places where the desire to look at something bigger could be addressed.</p>
<p>I am a 26-year resident of the area. I remember when the planes have crashed in our neighborhood. I have two children. The SJSU students and their program should be relocated to san martin. I did not know about the window program and I live here. I heard about this meeting through word of mouth. This meeting should have been noticed at the Boys and Girls Club.</p>	<p>Thank you for the suggestion regarding noticing. We will be trying to do a better job for the next meeting. Please sign our sign in sheet.</p>
<p>I am a life long resident of San Jose. I went to SJSU. This is an important facility. Who</p>	<p>Comments noted.</p>

<p>will benefit from private development? Building more Santana Rows won't change the situation. We don't need mediocracy. We need unique locations that provide skills and training. There are no more airports being built. In a natural disaster, airports are important. If you close the airport people will lose skills, people will lose their careers. Airports have a positive affect on children. We have heard from others that dream to be pilots. SJSU already had to move when Mineta expanded. We need to work together. Reid Hillview has not been allowed to succeed.</p>	
<p>The pilots don't want the airport closed. Every year our rents go up. We pay a lot into the airport. We pay \$1,000 in rent a month. We pay other taxes. More homes will just create more traffic the streets here are already crowded.</p>	<p>Comments noted.</p>
<p>I am a SJSU aviation student. Is there any way to get these ideas to happen? A restaurant, hotel, indoor skydiving would all be good to add to the airport operations.</p>	<p>We are taking notes and these ideas are being heard by the consultants who are working on drafting the Business Plan and the Airport staff.</p>
<ol style="list-style-type: none"> 1) I can relate to each side. I am a minority person who wants to be a pilot. I have saved to become a pilot. The fallback for SJSU is unthinkable. Military pilots protect us. 2) Pilots already pay a lot in fees. Will you be updating/increasing the fees? Is the goal to generate revenues? 3) We need to build relationships. The pilots did not get an email for this meeting either. 4) Is this developer driven? 	<ul style="list-style-type: none"> • Comment noted. • Updating the fee schedule is part of the Business Plan effort. As is looking at ways to reduce costs not just increasing revenues. • Please sign in so we can send emails in the future. • There is no developer involved with the Business Plan or process.
<p>I was born and raised in east San Jose. I am glad a neighborhood person got a ride on a plane and dreams of being a pilot. The</p>	<p>We will be reporting out this community feedback at the Board of Supervisors meeting. It will be in</p>

<p>county needs full airport infrastructure. The reality is big picture. Other airports are bordered by the Bay and other things. This is a neighborhood not open space. The neighborhood will be getting “more-dense.” This is no longer a viable site for an airport. Tell the Supervisors about these other issues.</p>	<p>the staff report. Also, three of the Supervisors sent the staff to observe this meeting.</p>
<p>This Airport may not stay open forever, but it will still need a business plan until it doesn't anymore.</p>	<p>Comments noted.</p>
<p>I am a former SJSU professor. SJSU would like to partner with the community. There are flyers about an open house at the Airport. Please come and meet the pilots. Let's sit down and talk these issues through. Please spread the word.</p>	<p>Comments and invitation noted.</p>
<p>When will the report be available?</p>	<p>The draft Business Plan should be available in late April/May. We will hold another community meeting when it is available. Please sign in. The Board of Supervisors will consider the report at a June meeting. Please leave your email address. If you don't have an email leave a phone number so we can reach out to you with the meeting dates.</p>
<p>This airport should be moved to Alviso.</p>	<p>Comment noted.</p>
<ol style="list-style-type: none"> 1) I live underneath the airport flight path. I am also a pilot. There needs to be better up-keep of the signage at the airport. The lack of strong markings has caused some pilots to land in the wrong place. 2) Why aren't you taking the FAA money? 3) The airport needs a good restaurant—it is undeveloped. 	<ul style="list-style-type: none"> • There will be a paving and striping project this spring. • There was a dispute with the FAA over sky diving lessons at the San Martin Airport that has impacted FAA grants to the County. • We agree about the restaurant and have been looking for someone who wants to operate one. So

<p>4) The airport should consider using the vacant lot for housing for pilots who need housing while they take their lessons. People come from all over the world to learn to fly here.</p> <p>5) I want to know if San Jose might buy Reid Hillview like Palo Alto took over their airport.</p> <p>6) Housing should be put on the old Pleasant Hills Golf Course</p>	<p>far nobody that has looked at the space, even at virtually free rent, has been interested. Please spread the word.</p> <ul style="list-style-type: none"> • Thank you for your suggestion about housing pilots. • I cannot speak for San Jose but it is not likely they will take over Reid Hillview as they operate the San Jose Mineta Airport. • Comment noted about the Golf Course.
<p>If the Business Plan creates a surplus revenue stream, would it be possible to have the surplus go back into services for the community? Pilots would encourage that.</p>	<p>Comments noted.</p>
<p>I live on Leeward. Jets fly over my house—is there more than one jet?</p>	<p>There are only a couple of turbo prop airplanes based at Reid-Hillview. A turbo prop airplane is one that uses a turbine (jet) engine to power a propeller. We also have the occasional turbine and turbo-prop aircraft utilize the airport as they fly into and out of the San Jose area.</p>
<p>1) How long is the Business Plan planning for/what is the time-period? Five years ten years?</p> <p>2) If we keep taking FAA grants what does that mean?</p> <p>3) Will the community get a say in whether the FAA money is taken?</p>	<ul style="list-style-type: none"> • The business plan will look forward ten years. • Grants have a 20-year life cycle during which the airport sponsor must comply with Federal grant assurances (regulations) that limit the ability of the County to enact rules that affect any type of aircraft operation. The Business

	Plan will make a recommendation on this topic and the Board of Supervisors will be asked to make a choice in June. There will be additional meetings for the public to make their preferences known.
People don't call in noise complaints. No one does anything. No one can tell the pilots what to do, they listen to no one. The noise keeps happening. I don't see results.	Comments noted.
Planes are a risk. The San Martin area is less dense and therefore safer. Airports should be there. There have been multiple incidents with plane crashes.	Comments noted.
The community wants to work together on a solution. Fumes from the airplanes are bad for the children's health.	Comments noted.

Comment Cards

I am not from around here so I can't really understand what people go through around here but based off of what I have seen, I think it would be beneficial to keep Reid Hillview up and running because it has been my dream since I was a kid to be a pilot and Reid Hillview is the only way I can do that. The needs of the community around the airport should be met too with this Business plan which is why I feel the empty space owned Reid Hillview should be used for affordable housing because that seems like the #1 concern in this community. When it comes to upgrading Reid Hillview, it would be nice to see more vegetation especially along the road that runs next to Capitol Expressway and a sidewalk, so people don't have to walk across dirt to get into the airport. A restaurant would be a great idea as well as indoor skydiving like someone else mentioned. I think we need to look at San Carlos as an example because the woman that talked about it made it seem really nice and I think Reid Hillview is more than capable of becoming the next San Carlos if someone from Reid-Hillview went out and made some observations. Hopefully my ideas will be taken into consideration. Oh, and an air show would bring in a lot of business, but I am not sure if something like that could happen.

1) Please provide some perspective in your report. Specifically, how much

money has Palo Alto Airport secured in the last ten years of federal airport grant money? How much has our County Airports applied for and received? Year by year table analysis.

- 2) We've heard about the issues of restoring to current terminal building to a restaurant. Several local airports (KPAO, KSQL, KHWD) all have sustainable restaurants. Some have more than one (KSQL). What have our county management employees done to research new building construction incentives instead of renovating the terminal upper floor?
- 3) Where else in the Bay Area or East San Jose can residents learn a blue-collar trade or skill? These jobs pay more than service level jobs held by many East Side residents. Investigate a partnership between aviation maintenance facilities, SJSU, and employers for an apprenticeship program to support Career Technical Education. What about partnering with local community colleges?
- 4) Where are the notes from the previous public meeting?
- 5) Why weren't airport tenants emailed about this meeting? The failure of airport management communication skills is hurting relations between the community and the airport users.

I am the community assistant of Katherine Smith Elementary School one of 18 schools in the Evergreen School District. I am here today on behalf of the KS community, coworkers, and my own mother affected by housing issues. On top of all the distress and fears our community suffers from, they also struggle with trying to find a place to live. Housing for low income families need to be provided. People financially stable have options, our community does not. As a community assistant, I provide resources, phone numbers, magazine titles to families, only to find out there is a waiting list, or prices are not affordable. These families end up living with friends or in their cars. Like I said, I provide resources, you have the power to make affordable housing for them. Please do something for our families. Si se puede! Thank you.!

Please consider any future development around the airport as to how it will make the airport a pride and centerpiece of this community. Like "Transit oriented Development" around the public transit nodes. Consider "Airport Oriented Development" around the airport.

For example, within the scope of this Business plan, develop the Swift Avenue corner property as an airport-connected fly-in destination restaurant and a new terminal building with a bridge/people mover to Eastridge and a bus/light rail/eVTOL station. Find developers who "get" an "airport-oriented development."

Meeting Summary by Apex Strategies.