October 28, 2008

TO: The Honorable Mayor and City Council
FROM: Katherine G. Meissner, City Clerk
SUBJECT: INFORMATION FOR CONCURRENT COUNCIL/ REDEVELOPMENT AGENCY MEETING – OCTOBER 28, 2008, ITEM 9.02 AND ITEM 9.03

The attached correspondence is being distributed “around the bench” to Mayor and Councilmembers as it pertains to the following Agenda Items:

Item 9.02, Public Hearing - The Tidewater Crossing Master Development Plan

- Letter dated October 27, 2008, from Heidi Williams, Senior Director of Airports, Aircraft Owners and Pilots Association (AOPA), recommending that the City adopt a moratorium on development until the San Joaquin Airport Land Use Compatibility Plan (ALUCP) has been updated and the Tidewater Crossing Project is vetted and complies with the updated plan.

Item 9.03 Public Hearing - Proposed Addendum to the 2008-2009 Annual Budget. and 2008-2009 Fee Schedule

- Letter dated October 24, 2008, from Peter Hine, resident of Venetian Bridges, requesting that the City not abandon maintenance of the landscape and bike path in the East Bay Municipal Utility District (EBMUD) right of way parallel to March Lane.

If you have any questions, please call me at 937-8459.

KATHERINE G. MEISSNER
CITY CLERK
Attachment

emc: City Manager
City Attorney
October 27, 2008

The Honorable Edward J. Chavez
Mayor, City of Stockton
345 North Ed Dorado Street
Stockton, California 95202

RE: Tidewater Crossing Master Plan Development Project

Dear Mayor Chavez:

The Aircraft Owners and Pilots Association (AOPA) represents the general aviation interests of more than 414,000 pilots nationwide, including more than 50,000 members in the state of California. On behalf of our membership, AOPA is committed to ensuring the future viability and development of general aviation airports and their facilities as part of a national transportation system.

We are writing to express the Association’s concerns regarding the proposed development known as Tidewater Crossing immediately adjacent and south of the Stockton Metropolitan Airport (SCK). If approved, the residential and school portions of the development have the potential to significantly impact operations at the airport by allowing more than 2,100 homes on 880 acres south and east of the airport. Past experience in working with airports nationwide has shown that residential development and schools in close proximity to an airport creates poor public policy.

AOPA has long advocated for compatible development in and around airports. The County of San Joaquin, by accepting federal funds for the development of the airport, has assured the Federal Aviation Administration that, “it will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.”

Based on our understanding, the City of Stockton Planning Commission recently approved the Tidewater Crossing project. However, it appears the project was reviewed and found compliant using outdated guidelines found in the San Joaquin County Airport Land Use Compatibility Plan (ALUCP) dated 1993. This ALUCP is currently being revised by the San Joaquin County Council of Governments that has been tasked to act as the County Airport Land Use Commission.
AOPA strongly recommends that the City of Stockton adopt a moratorium on development until such time as the ALUCP has been updated and the Tidewater Crossing project is vetted and complies with the updated plan. If you have any questions concerning our comments, please contact our office at 301-695-2200.

Sincerely,

Heidi J. Williams
Senior Director
Airports

cc:
District 1 - Councilmember Steve J. Bestolarides
District 2 - Councilmember Dan J. Chapman
District 3 - Councilmember Leslie Baranco Martin
District 4 - Councilmember Clem Lee
District 5 - Councilmember Susan Talamantes Eggman
District 6 - Councilmember Rebecca G. Nabor