



Airport Commission Meeting

May 11, 2026

Agenda

- I. **Call to Order & Orders of the Day**
- II. Public Record
- III. Consent Calendar
- IV. Reports and Information Only
- V. Public Comment
- VI. Noise Report/Community Noise Concerns
- VII. Business
- VIII. Meeting Schedule and Agenda Items
- IX. Adjournment

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II. Public Record

- Public comments provided on website

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III. Consent Calendar

- Approval of the Minutes for the Regular Meeting on February 9, 2026

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IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

Jose Airport's AI Robot





CLEAR's Biometric eGate

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

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E. Commissioner Reports

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Public Comments (Not on Agenda)

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate.

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Airport Noise Program - Curfew

Airport Commission Meeting

Ashwin Naidu, Airside & Emergency Planning Manager

Agenda

01. Overview of Restrictions

02. Curfew Program

03. Noise Office

04. Closing & Questions

Overview of Restrictions

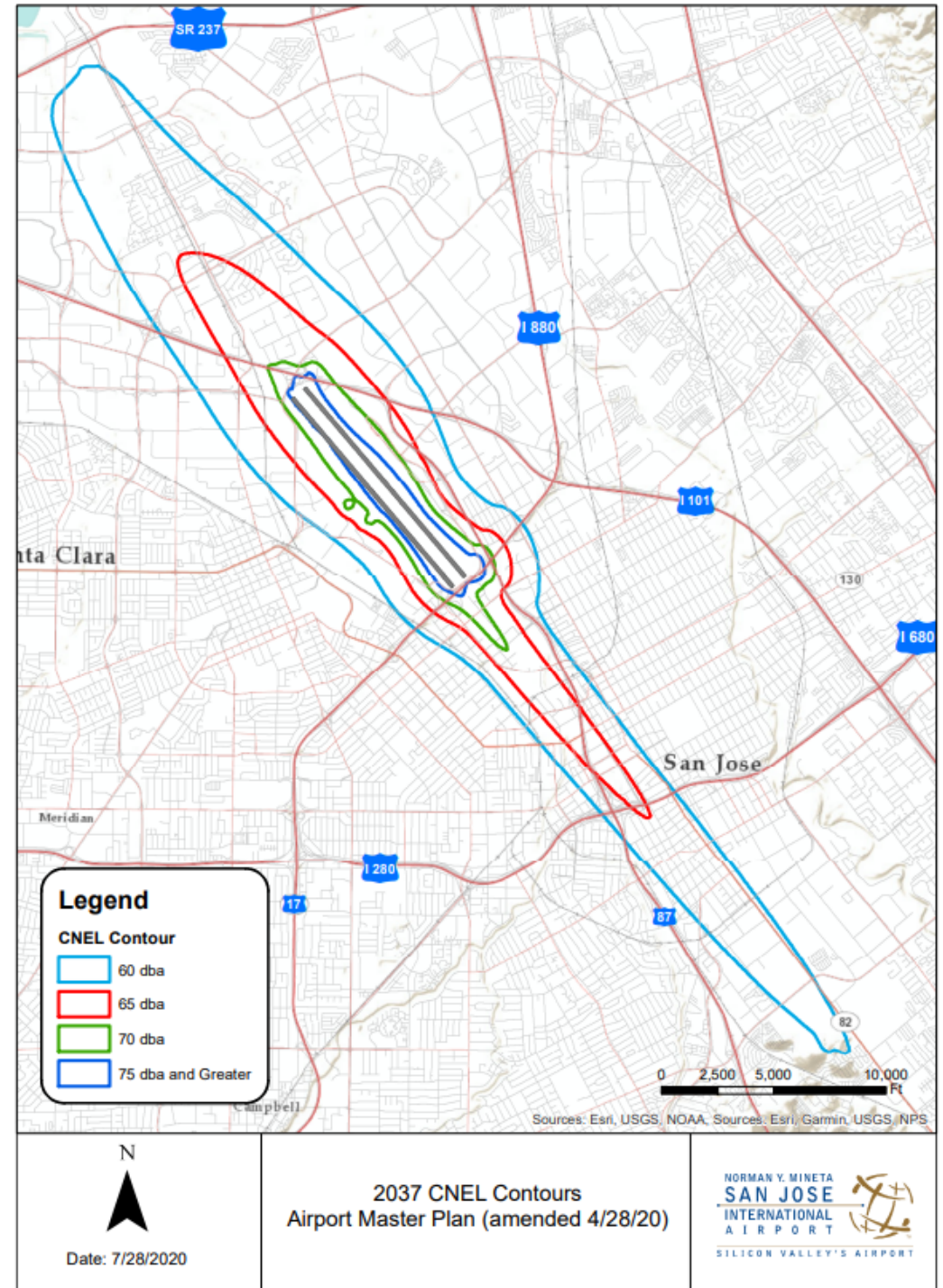
1990 Airport Noise and Capacity Act (ANCA)

- This federal act resulted in severe limitations on the ability of airports to regulate noise. Under ANCA, any newly proposed airport operational restrictions or limitations require extensive analysis and Federal Aviation Administration (FAA) approval before they can be implemented. Additionally, federal grant assurances require that the airport be available for public use on reasonable terms and without unjust discrimination, which new restrictions could impede upon.
- Areas within the 65, 70, and 75 CNEL/DNL noise contours are what the FAA considers to be the most impacted by aircraft-generated noise. From 1995-2009, the airport managed an Acoustical Treatment Program to treat affected residences within the 65 CNEL/DNL area and certain “significantly impacted” homes inside the 60 CNEL/DNL. \$140 million was spent soundproofing the interiors of 2,675 homes and four schools. The program paid for new insulation, windows, doors, and air conditioning units. Currently, no residences within the 65 CNEL/DNL contour are considered incompatible with the noise generated by aircraft at SJC.
- To conclude, it is extremely difficult to enact any new restrictions on aircraft operations. Restrictions not specific to areas within the 65 CNEL/DNL contours fall outside of the airport’s FAA-approved Part 150 Noise Compatibility Program designed to mitigate noise impacts. Part 150 identifies residential land uses as being normally compatible with noise levels below 65 CNEL/DNL.

Part 150 of Title 14 of the Code of Federal Regulations (CFR) outlines guidelines for airports to conduct studies on aircraft noise exposure and develop plans to mitigate noise impacts on surrounding communities, including identifying incompatible land uses and establishing noise abatement procedures; essentially, it's a voluntary program to manage airport noise compatibility planning with nearby residents.

Community Noise Equivalent Level (CNEL) is a metric used to measure the *average* sound level in a community over a 24-hour period and adjusted to an equivalent level to account for increased sensitivity to aircraft noise during evening and nighttime periods relative to daytime.

- With a penalty of 5dB added for the evening hours (7PM-10PM) and penalty of 10dB added for nighttime hours (10PM-7AM).
- It's used to assess and regulate aircraft noise exposure in communities near airports, and is required by California Airport Noise Standards.



2.0

Curfew Program

Curfew Program

San Jose Municipal Code (SJMC) Chapter 25.03 – Airport Curfew

- October 2003, San José Mineta International Airport (SJC), with Federal Aviation Administration (FAA) approval, revised the curfew portion of its noise control program from a weight-based curfew to a noise-based curfew, including enforcement provisions where operators can be fined \$2,500 for curfew intrusions.

Noise Based Curfew

- FAR 36 Stage II aircraft may not operate between the hours of 11:00 p.m. and 7:00 a.m.
 - As of 2016 most Stage II aircraft have been phased out of the U.S.
- FAR 36 Stage III aircraft at or below 89.0 EPNdB per FAR AC 36-1H average of takeoff/sideline/approach noise levels, or any other “grandfathered” Stage 3 Jet Aircraft can operate between the hours of 11:30 p.m. to 6:30 a.m.
- Schedule of Authorized Aircraft and Aircraft Noise Data is published to the Airport’s Website and updated as needed.

Curfew Program

Exemptions From Curfew Hour Restrictions

- Events Beyond Operator Control:
 - Weather
 - Mechanical Problems
 - Air Traffic Control
 - Security Delays
- Emergency Operations
- Government Operated Aircraft

Enforcement Provisions

- Administrative Citation Fines
- \$2,500 per occurrence
- Fines Appealable to Airport Commission

Curfew Program

Jet Engine Testing

- Testing can only take place at designated airport areas to minimize engine sound levels directed towards the surrounding communities.
- Normally prohibited during curfew hours, high power jet engine testing can be authorized after 4:30 a.m. provided the aircraft has a scheduled departure time after 6:30 a.m.
- An operator is required to contact the Airport Manager-On-Duty for approval and to coordinate a location for testing.

Noise Information for Airlines/Pilots

- We meet with tenant airlines on at least an annual basis to discuss curfew intrusions.
- We discuss adherence to FAA designated approach and departure paths
- Adjust schedule away from the curfew fringe

2025 Operations During Curfew

- In calendar year 2025, there were 150,837 total operations for the Airport.
- Of those operations there were 4,024 commercial or cargo jet operations during the curfew hours (approximately 2.66%).
- Of the 4,024 curfew operations, 589 were found to be intrusions, which represent approximately 0.39% of all operations at SJC (150,837).
- Of the 589 intrusions, 129 were found to be violations and were cited.
- When comparing the 129 violations to all operations at SJC (150,837) these violations represent approximately 0.08% of all operations at SJC which results in a curfew compliance rate of over 99.92%.

SJC Air Carrier Intrusion Delay Types

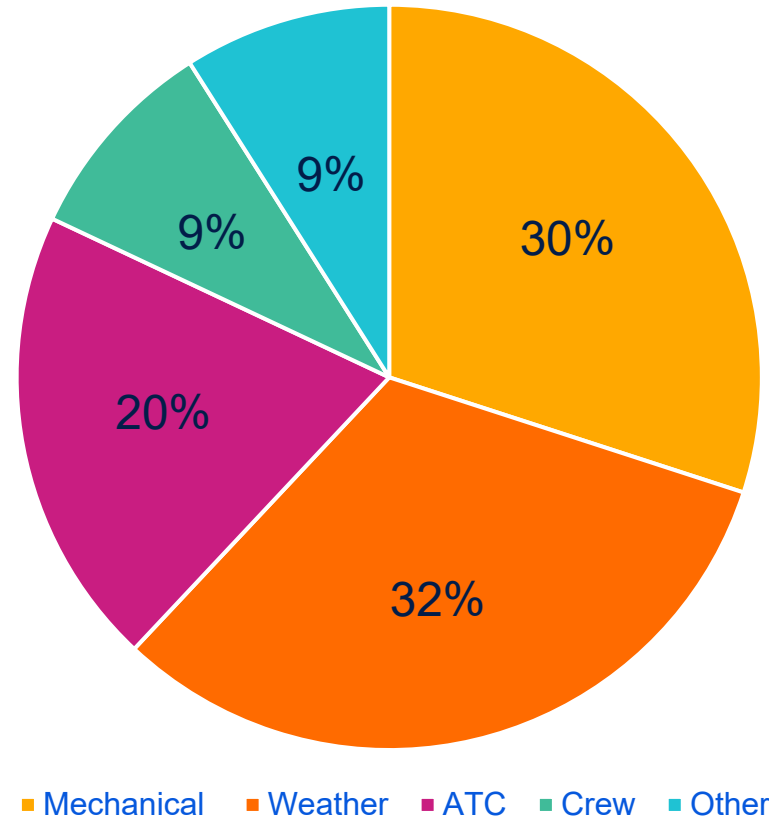


Chart of 2025 Air Carrier Intrusion Delay Types

3.0

Noise Office

Noise Office

Noise Complaints

- Collect noise complaints from residents of the City as well as the surrounding municipalities through the “Webtrak” webpage, phone messages, e-mails, and a dedicated complaint form hosted on the airport’s website.
- Respond to curfew-related complaints whenever possible by including the reason the flight in question operated during curfew hours, an explanation of the approach or departure procedures to the Airport, and acknowledgment of whether a late-night operations was a curfew violation.

Curfew Violations

- Airport staff review airline-provided justification for curfew violations, and work with aircraft operators to minimize the number of non-compliant operations during curfew hours, thereby reducing the disturbance to the public.
- Airport staff work with the airlines and our Finance Division to process fines for violations and coordinate the appeal process if initiated.

Reporting

- Publish Monthly Noise Summary charts on the Airport’s website, which detail the total number of curfew-compliant and non-compliant operations as well as the number of noise complaints submitted.
- Use data from the FAA along with data from our airport noise monitoring system to compile a Quarterly Noise Report and Noise Exposure Map for the public.



Closing & Questions



Airport Noise Program - Report

Airport Commission Meeting

VI. Noise Report

San Jose Mineta International Airport Quarterly Noise Summary Q1 2026

	Jan	Feb	Mar	Year Over Year			Quarter Over Quarter	
				Q1 2026	Q1 2025	Difference	Q4 2025	Difference
Total Operations	11,134	10,839	12,503	34,476	35,614	-3%	38,183	-10%
Total Operations between 2330-0630	289	266	494	1,049	881	19%	1,031	2%
Air Carrier Operations between 2330-0630	140	121	299	560	505	11%	542	3%
General Aviation Operations between 2330-0630	149	145	195	489	376	30%	489	0%
Total Intrusions	30	20	43	93	92	1%	156	-40%
Total Non Compliant Intrusions	8	3	9	20	18	11%	52	-62%
Air Carrier Complaints	1,960	2,630	509	5,099	6,570	-22%	7,069	-28%
General Aviation Complaints	513	839	139	1,491	1,337	12%	1,925	-23%
Total Complaints	2,473	3,469	648	6,590	7,907	-17%	8,994	-27%
Total Engine Run-ups **	0	0	0	0	0	0%	0	0%
South Flow Operations	2,198	2,519	124	4,841	5,430	-11%	6,281	-23%

** High Power (>90%) Engine Run-ups during the Curfew Hours Only

Definitions

Operation: a takeoff or landing of an aircraft at the airport.

Intrusion: is any operation by an unauthorized aircraft between the hours of 2330 and 0630.

Non Compliant Intrusion: is an Intrusion that did not meet the exemption criteria set forth in the municipal code

Air Carrier: a commercial carrier utilizing aircraft as a means of transport of passenger or freight.

General Aviation: all flights other than scheduled Air Carrier service

VI. Noise Report – by City

City	Complaints Q1 2026	Year over Year		vs. Previous Quarter	
		Complaints Q1 2025	Difference	Complaints Q4 2025	Difference
San Jose	24	184	-87%	44	-45%
Palo Alto	8	0	100%	14	-43%
Milpitas	3	1	67%	1	67%
Morgan Hill	0	0	0%	0	0%
Cupertino	0	0	0%	0	0%
Mountain View	1,236	1,029	20%	1,219	1%
Sunnyvale	5,202	6,647	-22%	7,252	-28%
Los Gatos	6	5	20%	15	-60%
Los Altos	0	1	0%	0	0%
Santa Clara	6	5	20%	5	20%
Campbell	0	0	0%	0	0%
Saratoga	0	0	0%	0	0%
Monterey	104	0	100%	0	100%
Other	1	35	-97%	5	-80%
Total Complaints	6,590	7,907	-17%	8,555	-23%

VI. Noise Report – by Household

City	Resident	Complaints Q1 2026	Complaints Q4 2025	Diff	Avg
Sunnyvale	Household 1	2,271	2,449	-7%	-38%
	Household 2	1,580	1,903	-17%	
	Household 3	1,085	1,448	-25%	
	Household 4	166	1,152	-86%	
	Household (5-13)	100	300	-67%	
	Total	5,202	7,252	-28%	
City	Resident	Complaints Q1 2026	Complaints Q4 2025	Diff	
Mountain View	Household 1	1,234	1,213	2%	
	Household 2	2	6	-66%	
	Total	1,236	1,219		

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VII. Business

- A. Orange Lot Development
- B. DBE/ACDBE Update
- C. Airlines Rates and Charges
- D. Election of Officers
- E. Annual Commission Work Plan
- F. Legislative Update
- G. Annual Commission Report for FY2026



General Aviation Aeronautical Services Request for Proposal

Shea Dodds, Sr. Property Manager
Drake Beaton, Division Manager

May 11, 2026



Objectives

- Ensure the continued economic viability of the Airport
- Provide the highest level of financial gain to the Airport
- Provide service that expands the current offerings to SJC aviation and surrounding communities
- Be ecologically and environmentally considerate



Premises

- **653,482 sq ft – 15.01 acres**
 - *potential for approx. 800,000 sq ft – 18 acres pending FAA approval of an updated Airport Layout Plan*
- **Offered As-Is**
 - proposer to accept all site conditions
- **Currently consists of:**
 - paved vehicle parking
 - undeveloped airside green space
 - portion of decommissioned Taxiway V

Potential Use

- **FBO**
- **SASO**
- **Manufacturing**
- **Commercial Operator**
- **Non-Commercial Private/Corporate Operator**
- **Hangar Storage**

Key Proposal Elements

Capital Investment

- Bid by Proposer; amount of the bid determines length of initial lease term
- Re-Investment required during initial lease term
 - Suggest one reinvestment during a lease term under 25 years and two or more for lease term over 25 years
- Re-Investment required in order to be eligible for an extension period

Lease Length

- Minimum Term: 20 Years
- Maximum Term: 50 Years
- Extension Period may be bid by proposer based on Capital Investment Schedule
- Maximum extension: 15 years

Dollars Invested	Term
\$1,705,401 - \$5,116,203	8-10 years
\$5,116,203 - \$13,643,207	10-15 years
\$13,643,207 - \$22,170,211	15-20 years
\$22,170,211 - \$30,697,216	20-25 years
\$30,697,216 - \$39,224,220	25-30 years
Greater than \$39,224,220	Negotiable

Key Proposal Elements

Rent & Fees



Minimum bid \$2,750,000 (15 acres) or \$3,350,000 (18 acres)



Adjusted annually based on CPI



Appraisal every 5 years (never to go below the previous year's)



Percentage of Gross Receipts, amount to be bid by proposer, minimum 1.5%



10% of Gross Receipts for revenue generating pax concession/convenience activities (food sales, car rentals, parking)

50-year term estimated to generate over \$285m revenue to airport

RFP Estimated Timeline





Aeronautical Development RFP Industry Day

Where: SJC Administrative Office
1701 Airport Blvd. Ste. B-1130
San José, CA 95110

Date: Wednesday, June 10, 2026

Time: 10:00 a.m. - 11:30 a.m.

For more information and registration for Industry
Day, please visit

www.flysanjose.com/AeronauticalDevelopment

Signature - Fuel Farm

Signature - GSE



Thank you

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VII.B. DBE/ACDBE Update



TO: AIRPORT COMMISSION

FROM: Magdalena Nodal
Senior Analyst

SUBJECT: ACDBE/DBE Update

DATE: May 1, 2026

Background

On October 3, 2025 San Jose Mineta International Airport (SJC) received a letter from the Office of Secretary of Transportation, Attachment A.

In the letter it states the following:

The U.S. District Court for the Eastern District of Kentucky determined on September 23, 2024 that the use of race- and sex- based presumptions is unconstitutional as it



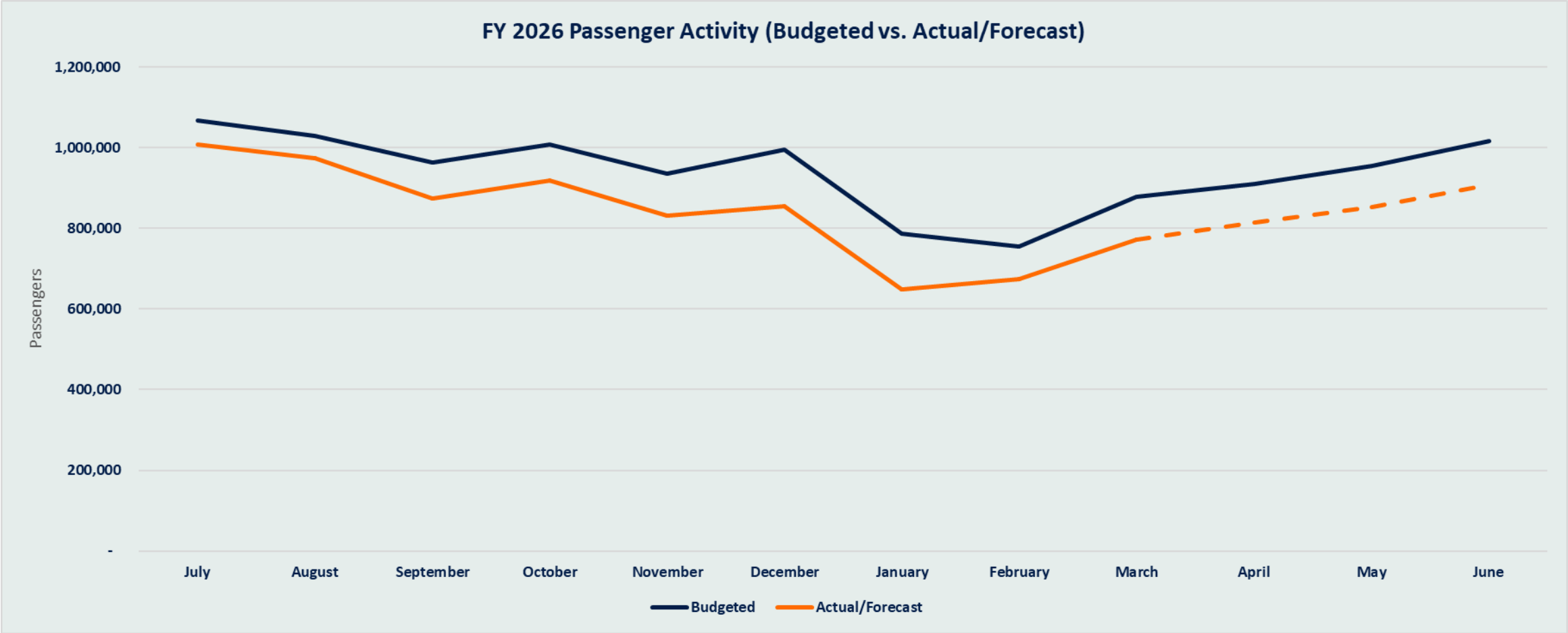
Airline Rates and Charges

Marta Barettoni, Deputy Director of Finance

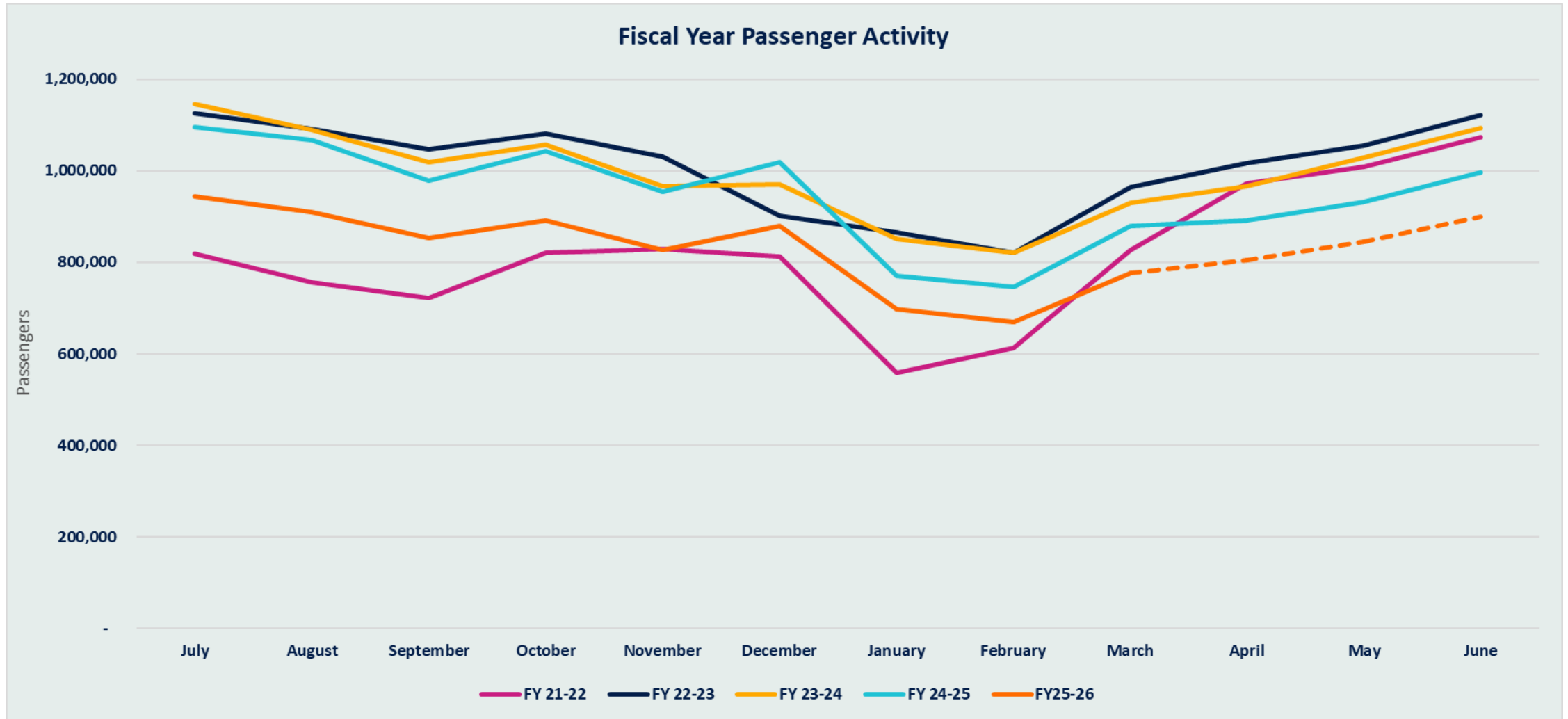
May 11, 2026



FY26 Passenger Activity (Budget vs Actual/Forecast)



Passenger – Historical Lookback



FY27 Airline Rates & Charges

	Landing Fee	Terminal Rate	CPE
FY26 Budget	\$5.44	\$287	\$18.69
FY27 Budget	\$5.97	\$285	\$19.90
<i>year-over-year</i>	<i>10%</i>	<i>(1%)</i>	<i>6%</i>
SFO FY27 Rates (prelim)	\$6.99	\$297	\$28.92
OAK FY27 Rates (prelim)	\$5.63	\$347	\$20.90

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VII.E. Work Plan

SAN JOSÉ AIRPORT COMMISSION
Draft Work Plan for FY 2026/2027

Attachment A

Items for Briefing and Possible Action in FY 2026-2027	Actions	Timeframe
Briefing on Airport capital projects update	Receive update briefing on the status of current Airport projects	August 2026 and As Needed
Marketing Update	Receive a briefing on current and future marketing efforts	November 2026 and As Needed
Air Services Update	Receive a briefing on current and future air services	February 2027 and As Needed
Presentation of FY 2027/28 Airport budget and airline rates and charges	Presentation of proposed FY 2027/28 Airport budget and airline rates and charges.	May 2027 and As Needed

VII.F. Legislative Update



TO: AIRPORT COMMISSION

FROM: Matthew Kazmierczak
Division Manager

SUBJECT: Legislative Update

DATE: May 1, 2026

FEDERAL

On April 30, 2026, President Trump signed into law a bill funding the Department of Homeland Security (DHS), ending a 75-day partial government shutdown that had left the Transportation Security Administration (TSA) operating without routine appropriations since February 14. The bill passed the House by voice vote after weeks of political impasse and was signed the same day, restoring pay and full operational funding for TSA, the Coast Guard, Federal Emergency Management Agency (FEMA)

VII.G. Annual Report

SAN JOSÉ AIRPORT COMMISSION
Draft Annual Report for FY 2025/2026

Attachment B

Items for Briefing and Possible Action in FY 2025-26	Timeframe	Outcome
Briefing on Airport capital projects update	August 2025	08/11/2025 - The Commission received a briefing on capital projects, including the Terminal A Baggage Claim Escalators Replacement, Facilities Building, ADA Upgrades Phase 3A, ADA Upgrades – Terminal A Ground Transportation, ADA Upgrades Phase 3B – ConRAC, PD Hangar, Air Traffic Control Tower, Taxiway Victor Phase 2, Admin Parking Lot Safety Upgrades, and Perimeter Protection Project.
Superbowl and FIFA Preparations	November 2025 and February 2026	11/10/2025 – Received an update on the Airport’s preparations for the Superbowl, NCAA, FIFA, US National Table Tennis Championships, and CrossFit Games. 02/09/2026 – Received a brief update on the Airport’s activity around the Superbowl.

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Meeting Schedule and Agenda Items

- Next meeting:
 - August 10, 2026
- Tentative Topics from the Workplan for August 10
 - Capital Project Update
 - Legislative Update
 - Quarterly Noise Report Noise
 - Community Noise Concerns

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