



DATE: February 28, 2024
TO: Council Infrastructure and Airport Committee
FROM: Director of Public Works
SUBJECT: Approval of Minutes of the Council Airport Committee (CAC) Meeting held on April 27, 2023

CALL MEETING TO ORDER

Council Member (CM) Zermeño called the meeting to order at 5:31 p.m. with CM Syrop and CM Goldstein present.

City staff: Alex Ameri, Director of Public Works
Doug McNeeley, Airport Manager
Pamela Svrclin, Airport Operations Supervisor
Todd Strojny, Airport Business Supervisor
Arturo Hurtado, Airport Operations Specialist
Amy Toste, Senior Secretary

Members of the public present:

| | | | |
|----------------|-------------------|-------------------|-------------------|
| David Abuan | Ernie Delli Gatti | Agustina Noble | Katherine Sanchez |
| Scott Briggs | Rodney Dragoo | Jenny Olson | Sondra Toney |
| Bill Budrewicz | Joseph Gonzam | Tom Panico | Randy Waage |
| Jonathan Crane | Dan Harrow | Anna Robles-Abuan | |
| Mimi Dean | William Matthew | Carlos Rodriguez | |

PUBLIC COMMENTS

Mimi Dean, resident of San Lorenzo, shared concerns regarding the environment for turtles at the Skywest Property.

Ernie Delli Gatti, resident of San Lorenzo, raised questions about the Annual Noise Report for CY2022.

Agustina Noble, resident of Skywest Townhomes, expressed concern about the maintenance of Skywest Properties.

Randy Waage, resident of San Lorenzo, shared concerns regarding the environment for turtles at Skywest properties.

Katherine Sanchez, resident of Skywest Townhomes, is concerned for wildlife on Skywest property if it were to be redeveloped.

William Matthew, resident of Skywest Townhomes, wants to see a mixed-use development of Skywest.

An unidentified audience member recommended more hangars on Skywest properties

REPORTS/ACTION ITEMS

1. Approval of Minutes for January 26, 2023

A motion was made by Council Member Goldstein and seconded by Council Member Syrop. The motion passed unanimously; minutes approved as submitted.

2. 21015 Skywest Drive: Assignment/Assumption of Ground Lease with Hayward FBO, LLC.

Airport Manager Doug McNeeley presented the report.

Committee Questions

Council Member Goldstein asked about the size of the new hangar and if there will be any outdoor space for tiedowns. Mr. McNeeley answered that the hangar will be a community hangar of 40,000 square feet, with additional office space and that this development will be for hangar space only.

CM Goldstein asked about the rental rates of this new hangar and if the City of Hayward had any input. Airport Manager McNeeley responded that the rental rates are set by the commercial tenant but per FAA guidelines, must be market rate.

Council Member Syrop asked for a description of a community hangar. Mr. McNeeley said it is a large, box-shaped hangar that can fit a variety of aircraft.

Council Member Zermeño asked for the planned completion date of the project. Mr. McNeeley answered that no date was set yet and the project is in the beginning stages of approvals.

CM Zermeño wanted to know if this development needed permission from the Federal Aviation Administration (FAA). Airport Manager McNeeley responded affirmatively.

CM Syrop asked if this hangar development was to service the people on the City's hangar wait lists. Mr. McNeeley said that it won't benefit them directly as people on the wait list

prefer individual hangars with room for just one aircraft, while this development is for a shared space.

Public Comments

Ernie Delli Gatti asked three questions:

1. Would this property have 24/7 operations?
2. Will they build new fueling facilities with underground tanks?
3. Is there a provision in the noise ordinance to restrict engine run-ups?

Airport Manager McNeeley answered that the airport is open 24/7 but APP's operating hours are likely to be 6:00am to 9:00 pm with the occasional callouts. Secondly, APP has a fuel facility on the airport and will not be building a new one. Finally, there is nothing in the noise ordinance that restricts engine run-ups. Dan Harrow, CEO of APP, confirmed that there will be no change in the types of aircraft nor in the operating hours of the business.

Mimi Dean wondered if there was a part of this new contract with APP that spoke specifically to noise abatement and Mr. McNeeley stated that was not the case.

Mimi Dean asked about the commercial rate structures. Mr. McNeeley responded that the aeronautical land lease rate is \$0.35/square foot and non-aeronautical land lease rate is \$1.10/square foot.

Committee Comments

CM Syrop asked if the Noise Ordinance covers the topic of run-ups and if it was possible to add noise abatement language to the land leases. Mr. McNeeley replied that run-ups are not in the ordinance. Additional language might require a change to the ordinance.

CM Syrop asked if the Aeronautical Land Lease rate changed because a different rate was provided in the staff report. Airport Business Supervisor Strojny answered that the rate increased in January 2023, and it is now \$0.35/square foot.

A motion was made by CM Goldstein, and seconded by CM Syrop, to recommend presentation of this item to City Council for their approval. The motion passed unanimously.

3. 20995 Skywest Drive: First Amendment to Ground Lease with Hayward Hangars, LLC.

Mr. McNeeley presented the report.

Committee Questions

CM Zermeño asked if the line-of-sight issue has been resolved yet. Mr. McNeeley responded that Hayward Hangars still needs written confirmation from the FAA prior to building the second hangar, the Airport Layout Plan (ALP) must be modified, and those changes must also be approved by the FAA.

Public Comments

Mimi Dean asked for an explanation of the line-of-sight issue. Mr. McNeeley said FAA air traffic controllers must have an unobstructed view of the airport Movement Area. The proposed hangar would obstruct a portion of the Movement Area.

Ernie Delli Gatti stated that visual depth from the Air Traffic Control Tower has been a problem for years and asked if the FAA is planning to upgrade their system to ensure there are not any runway incursions. Mr. McNeeley responded that LIDAR is not funded at the airport, and it is only at larger airports. The line-of-sight issue is about obstruction of a taxilane and hold lines, not the entire Movement Area.

Ernie Delli Gatti asked if the EMAS project was done. Mr. McNeeley replied that it is still on the list of future airport projects.

Committee Comments

CM Syrop asked about funding of the EMAS project. Mr. McNeeley said it was still on the list of projects that will receive FAA grant funding. Airport Operations Supervisor Svrclin confirmed the EMAS funding is still scheduled but an update to the Airport Layout Plan was the current priority.

A motion was made by CM Goldstein, and seconded by CM Syrop, to recommend presentation of this item to City Council for their approval. The motion passed unanimously.

4. Evaluation of Airport Noise Program for Calendar Year 2022

Airport Operations Specialist Arturo Hurtado presented the report.

Committee Questions

Council Member Zermeño asked if the next noise report could include complaints about Hayward aircraft versus the Oakland aircraft. Mr. Hurtado answered affirmatively.

CM Goldstein asked how some of the complaints could be from Half Moon Bay. Airport Manager McNeeley answered that staff receives calls from persons throughout the Bay Area.

CM Goldstein asked how people know a particular flight originated from Hayward. Mr. McNeeley replied that people use flight tracking websites.

CM Goldstein asked where the noise complaint should go to if it is outside Hayward Airport's jurisdiction. Ms. Svrclin responded that the FAA has a new noise office to handle these complaints and staff gives this contact information to the caller when appropriate.

CM Syrop asked about the escalation process for pilots not adhering to the Noise Ordinance. Mr. McNeeley went into detail about the Airport's policy on handling noise ordinance violations.

CM Syrop asked if the information presented today was gathered by the noise software. Airport Manager McNeeley responded affirmatively.

CM Syrop asked about the one aircraft which exceeded the Noise Ordinance last year. Mr. Hurtado replied that the aircraft was visiting for the Airport's Open House event in 2022, and the issue was limited to the two days it was at Hayward.

Public Comments

The president of the Skywest Townhomes spoke about the increasing number of aircraft which create the backblast noise, and how uncomfortable it is in their home. They asked if anything could be done about the situation.

David Abuan asked about the warnings given to problem aircraft which return to the airport. Mr. McNeeley replied that pilots are counseled as appropriate by Airport staff.

Mimi Dean asked if there was a way to change the noise abatement procedures from voluntary recommendations to a mandatory flight pattern, and if there was a way to make the complaint form more streamlined. Mr. McNeeley explained that, by direction of Congress, the FAA provides air traffic control services, not the City.

In response to a question from Mimi Dean, Mr. McNeeley noted that administrative and monetary penalties for noise violators are outlined in the noise ordinance.

Ernie Delli Gatti questioned the area of jurisdiction of the Noise Ordinance outside of the City of Hayward when the Hayward Airport airspace extends into San Lorenzo Village. Airport Manager McNeeley explained that a City of Hayward Ordinance was approved by the Hayward City Council and only applies within the City's jurisdiction.

William Matthew asks if it is important to know the time of day and how low aircraft were flying to be able to make a noise complaint. Airport Operations Specialist Hurtado answered affirmatively.

Katherine Sanchez thanked Mr. Hurtado for his patience and explanations of the Noise Ordinance and aircraft operations.

Committee Comments

Council Member Goldstein commented that if Staff needs help with issues surrounding the Noise Ordinance and the San Lorenzo Village, he's offering to help open the dialogue with Alameda County Supervisors.

CM Syrop said the discussion was helpful and that he wants to see more “granular data” presented in the next annual noise report.

5. Oral Presentation: Update on Reuse of Skywest Property

Airport Manager McNeeley presented the informational report. He also responded to concerns expressed by the San Lorenzo Village residents.

Committee Questions

Council Member Syrop asked about tree trimming on the Skywest property and the role of PG&E. Airport Manager McNeeley answered that Airport staff works with HARD and other contractors to assist with landscaping Skywest properties. PG&E only trims trees that are near power lines.

CM Zermeño asked if the City of Hayward will plant new trees to replace the fallen trees. Mr. McNeeley replied that there are no plans to do so.

Public Comments

Mary, resident of the Skywest Townhomes, voiced a concern about trimming a tree that has grown over her side of the fence. Ms. Svrclin responded that a contract was recently signed with a vendor to trim the trees at Skywest Property.

William Matthew advocated for the future of the airport, especially eVTOL (electric vertical take-off and landing) aircraft.

Niki Wade asked if HARD owned Skywest Property. Mr. McNeeley said that the City of Hayward owns the property.

Niki Wade asked where to find the Airport Layout Plan (ALP) information. Mr. McNeeley responded that it was presented to both the Council Airport Committee (CAC) and the City Council. CM Syrop added that the information can be found on the [Airport’s website](#).

Mimi Dean attended the Eden Area Municipal Advisory Council (Eden Area MAC) meeting and noticed the Runway Safety Zone doesn’t cover the existing Clubhouse. She questioned the removal of trees for safety purposes.

Committee Comments

CM Syrop commented that the current Skywest Property site plan is just conceptual. He reminded the public that there are still many approvals required, and the plan is likely to change before the final draft is done. CM Syrop also commented on the idea of a Land Trust for Skywest Property. He says the area is too large (126 acres) for the City of Hayward to manage, and he does not know if HARD is open to the idea.

CM Zermeño asked the public to forward development-related ideas regarding the Skywest Property to the Airport Manager.

CM Goldstein appreciates the ideas and participation of the public while we create a development plan for Skywest Property.

6. Updated 2023 Agenda Planning Calendar

Airport Manager Doug McNeeley presented the report.

The following items were added by the Committee for further action:

1. Review of CPI rent increase caps for City hangar, tiedown, and storage room tenants.

Public Comments

None.

Committee Member/Staff Announcements and Referrals

Airport Manager McNeeley displayed pictures from this morning's Bring Your Child to Work Day event held at Meridian Hayward.

Council Member Syrop announced the Latin Jazz Festival on Saturday, June 3, 2023. The event will be held in downtown Hayward.

Council Member Zermeño announced the 38th Annual Cinco de Mayo Celebration on Saturday, April 29, 2023. The event will be held in downtown Hayward.

Council Member Goldstein announced that Books on B has temporarily relocated to the Hayward Historical Society building while they fix the storm damage at their store.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Meeting Attendance

| | Present 04/27/23 Meeting | Present to Date This Calendar Year | Excused to Date This Calendar Year | Absent to Date This Calendar Year |
|-------------------|--------------------------------|--|--|---|
| Francisco Zermeño | ✓ | 2 | 0 | 0 |
| George Syrop | ✓ | 2 | 0 | 0 |
| Dan Goldstein | ✓ | 2 | 0 | 0 |