



**DATE:** October 28, 2021

**TO:** Council Airport Committee

**FROM:** Director of Public Works

**SUBJECT:** Approval of Minutes of the Council Airport Committee (CAC) Meeting held on September 30, 2021

### **CALL MEETING TO ORDER**

Council Member (CM) Zermeño called the special meeting to order at 4:09 p.m. with Mayor Halliday and CM Salinas present.

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

### **Members of the public present/on Zoom:**

Consultant staff  
Twenty-four public members on the Zoom presentation.

### **PUBLIC COMMENTS**

Bruce King, Friends of San Lorenzo Creek, asked for an update on the Sulphur Creek Culvert project.

Mimi Dean, resident of San Lorenzo, asked about an agreement between the Airport and community regarding aircraft noise.

## **REPORTS/ACTION ITEMS**

### **1. Approval of Minutes for July 15, 2021**

Mayor Halliday requested the minutes reflect her absence from the CAC meeting after Agenda Item #2 so she could attend the California Energy Commission meeting regarding the Russell City Energy Center. A motion was made by Mayor Halliday and seconded by Council Member Salinas. The motion passed unanimously; minutes approved with the amendment.

### **2. Skywest Property Update – Review of Draft Concept Map and Community Input**

Erin Sheelen, Transportation Planner at Kimley-Horn & Associates, presented the report.

Mayor Halliday asked why the Hayward Area Recreation and Park District (HARD) was previously paying such low rent when the FAA requires rents to be Fair Market Value. Airport Manager McNeeley answered that the HARD lease was decades old, and the FAA policies about rent were changed after 1975.

Mayor Halliday questioned whether the plan adhered to FAA Noise Compatibility requirements. Ms. Sheelen responded that the proposed uses are compatible with aviation noise, and they do not include plans for shopping, schools, housing developments, or other high density uses.

Mayor Halliday asked if existing ponds can remain. Mr. McNeeley responded they do not to adhere to current FAA safety regulations because they are wildlife attractants.

Council Member Salinas asked about limits on business operations in the proposed T-hangars. Mr. McNeeley confirmed that any new T-hangars or shade hangars constructed would be subject to the Airport's Rules and Regulations which state that their use is for pilots to store aircraft and not operation of businesses.

CM Salinas commented that he had received many emails on this topic from residents of the San Lorenzo Village Homeowners Association, and he asked what outreach was done to engage Hayward residents. Ms. Sheelen replied that postcards were sent to the zip codes that surround the Airport, and emails were sent to residents in the City. To her recollection, most public comments submitted through either the website or during the public meetings were from residents who lived north of the Airport. Ms. Sheelen added 188 comments received during the second community meeting: forty did not provide a zip code, forty-six were residents of Hayward, and 101 were not Hayward residents.

CM Salinas inquired about the configuration of the draft plan. Could it be changed to include light industrial use or to have certain zoning requirements for employers with many employees? Airport Manager McNeeley replied that the configuration of areas outside of the FAA Safety Zone can be changed, but that the area marked for future businesses must be an office environment and not warehouses. The target employer for this type of development would be in the life sciences that provide well paid, skilled jobs. Ms Sheelen added that the

California Department of Transportation, Division of Aeronautics (Caltrans), has an Airport Land Use Compatibility Plan which limits the density of people per acre within the areas that immediately surround the airport.

CM Zermeño asked about the level of difficulty in coordinating a plan such as this with the FAA. Airport Manager McNeeley responded that it is complex with many steps involving approvals and environmental studies.

CM Zermeño asked if the outreach for the community meetings was extended to Chabot College, Hayward Fire Department, and the renters of Hayward because the business development area would be good for a satellite college campus or additional school space for the upcoming Fire Training Center. Mr. McNeeley replied that there was opportunity for all people to participate and comment on the plans. The flyers around the airport have spurred many based tenants to be involved and staff has encouraged them to do so. Ms. Sheelen added that education centers are not recommended for the land use compatibility zone in which the business development area lies.

CM Zermeño asked how long the redevelopment of the golf course will take, and Director Ameri responded that it should be three to five years.

CM Zermeño inquired if the Runway Safety Zone would be surrounded by a chain link fence. Mr. McNeeley replied that might not be the case but there needs to be a barrier of some kind to assist with Airport security. The fence will have to follow standards set by the City, the Transportation Security Administration (TSA), and the FAA.

CM Zermeño asked for clarity on how people would enter the business area and if that would be via Golf Course Road. Mr. McNeeley answered that at the end of Corsair Boulevard there will be a bridge over Sulphur Creek to connect to the business development. Director Ameri confirmed that Golf Course Road will be closed.

CM Zermeño asked if the walking trail could be extended around the entire development. Mr. McNeeley said the walking trail cannot be extended around the entire development due to the Runway Safety Zone. CM Zermeño followed up with a request to add a trail by the railroad tracks. Ms. Sheelen answered that the idea can be examined and maybe a developer would want to add it.

## **Public Comments**

Joy Roeder expressed concern about security with the walking trail and how the plan shows it crossing the Skywest Townhomes property. Director Ameri stated that wasn't the intention of the plan, and the graphic will be fixed to show the correct location between Kennedy Park and the private development.

Bruce King stated that Council should ask for an appendix of all 700+ comments collected from the community. He also made comments on how Sulphur Creek would be impacted as an

entry point for the proposed business development; consideration of a north/south trail; and regional trail space.

Carl Gorringer, resident of downtown Hayward, is concerned bike travel will be blocked by the development. He is interested in compliance with the City's Master Plan with connections to the Bay Trail and to A Street (which has existing bike lanes) to connect to downtown.

Janice Edwards, Skywest Townhomes resident, thanked staff for cutting the golf course grass and expressed concern over needed additional maintenance (drought issues, gophers, mice, trees, and bugs) which used to be done by HARD.

Marley asked if the site plan would encourage more jet traffic at the Airport.

Randy Waage said the golf course has become a local park. He wants to see the size of the pocket park increased to 16-20 acres and hopes the business park is built "more green" with landscaping and trees.

Mimi Dean said the proposal has room for improvement because the community needs more open space. She asked if the clubhouse would be removed, and if this plan fits in with the Alameda County Climate Action Plan. She expressed concern that staff's presentation of the draft plan to the San Lorenzo Village Homeowners Association meeting was not on the Association's agenda.

AiLee thanked staff for their hard work and liked that the buffer zone by the Skywest Townhomes was increased in size compared to the previous draft plan. She asked if staff could meet with all local homeowner associations. AiLee expressed the opinions that shade hangars would allow for more aircraft noise than T-hangars. Director Ameri added that staff would be amenable to presenting the draft site plan to Skywest Townhomes Association.

Dave Brown, Chief of Staff to Alameda County Supervisor Wilma Chan, commented that the residents want open space. Supervisor Chan has an anti-poverty/anti-hunger initiative called "All In Eats" to create a circular food economy in which the community is connected with urban farming and food hubs. She wants to explore the use of the former golf course with this initiative.

Mayor Halliday asked if the Airport could use recycled water at the golf course to help with the browning/drying grass. If so, can recycled water also be used in the business park area to assist that area as well? Director Ameri responded that the Airport did receive recycled water from East Bay Dischargers Authority. The plan is to extend the City of Hayward's new recycled water program and pipelines to this development during Phase 2.

Mayor Halliday liked the idea of partnering with Supervisor Chan's office to bring some urban farming to the site. In addition, she would like to see all comments made by the public to Kimley-Horn & Associates thus far.

CM Salinas reiterated that we are at the beginning of a long process in the redevelopment of the golf course, and staff will not do anything without considering the impact on surrounding neighborhoods. His priorities and expectations for this plan are economic development, and open space for walk/bike trail, a large dog park, a place to host outdoor events, and urban farming.

CM Zermeño said the outreach to the community was impressive, but he would like to see more. The Runway Safety Zone is large but wants the residents to be safe. He thinks the connections to the two parks is excellent. His priorities are open space for walk/bike trails, benches, and exercise stations; a dog park; to keep the pond; and economic activity without warehouse storage.

### **3. Updated 2021 Agenda Planning Calendar**

Mr. McNeeley presented the informational report for upcoming items. He added that the Home2Suites opening has been pushed to November 15, 2021.

The following items were added by the Committee for further action: None.

#### **Public Comments**

None.

#### **Committee Member/Staff Announcements and Referrals**

None.

#### **ADJOURNMENT**

The meeting adjourned at 6:03 p.m.

#### **Meeting Attendance**

|                   | Present<br>09/30/21<br>Meeting | Present<br>to Date This<br>Calendar Year | Excused<br>to Date This<br>Calendar Year | Absent<br>to Date This<br>Calendar Year |
|-------------------|--------------------------------|------------------------------------------|------------------------------------------|-----------------------------------------|
| Mark Salinas      | ✓                              | 3                                        | 0                                        | 1                                       |
| Barbara Halliday  | ✓                              | 4                                        | 0                                        | 0                                       |
| Francisco Zermeño | ✓                              | 4                                        | 0                                        | 0                                       |