

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, September 30, 2021

4:00 PM

Remote Participation

Council Airport Committee

COVID-19 Notice: Consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, the Commission will be participating in public meetings via phone/video conferencing.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

How to submit written Public Comment:

Send an email to Amy.Toste@hayward-ca.gov by 1:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Committee Members and City staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 1:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comments during the meeting:

Click this link below to join the webinar:

<https://hayward.zoom.us/j/81519261247?pwd=QzBJQ3JmMENTV2xVTkFnVnJlKY2tTdz09>

Password: \$*3@KC3h

OR

Telephone:

+1 669 900 6833, or +1 253 215 8782, or +1 346 248 7799, or +1 312 626 6799,
or +1 929 205 6099, or +1 301 715 8592

Meeting ID: 815 1926 1247

Participant ID: just press #

Passcode: 67037310

How to watch this meeting from home:

<https://www.youtube.com/user/cityofhayward>

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER

Pledge of Allegiance: Council Member Zermeño

ROLL CALL

PUBLIC COMMENTS:

(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda as well as items on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, any comments on items not on the agenda will be taken under consideration without Committee discussion and may be referred to staff.)

APPROVAL OF MINUTES

1. [MIN 21-120](#) Approval of Minutes of the Council Airport Committee (CAC) Meeting held on July 15, 2021

Attachments: [Attachment I CAC Minutes for 07-15-2021](#)

REPORTS/ACTION ITEMS

2. [RPT 21-110](#) Skywest Property Update - Review of Draft Concept Map and Community Input

Attachments: [Attachment I Staff Report](#)
[Attachment II Draft Concept Map](#)

FUTURE AGENDA ITEMS

3. [RPT 21-111](#) Updated 2021 Agenda Planning Calendar

Attachments: [Attachment I Staff Report](#)

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**ADJOURNMENT**

NEXT REGULAR MEETING - 5:30 P.M. THURSDAY, OCTOBER 28, 2021



CITY OF HAYWARD

Hayward City Hall
777 B Street
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File #: MIN 21-120

DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Approval of Minutes of the Council Airport Committee (CAC) Meeting held on July 15, 2021

RECOMMENDATION

That the Council Airport Committee reviews and approves the July 15, 2021 Council Airport Committee Minutes.

SUMMARY

The July 15, 2021 Council Airport Committee meeting minutes are presented for the Committee's review and approval.

ATTACHMENTS

Attachment I July 15, 2021 Council Airport Committee (CAC) Meeting Minutes



DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT Approval of Minutes of the Council Airport Committee (CAC) Meeting held on July 15, 2021

CALL MEETING TO ORDER

Council Member (CM) Zermeño called the special meeting to order at 2:02 p.m. with Mayor Halliday and CM Salinas present.

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

Members of the public present:

Twenty-four people on the Zoom presentation.

PUBLIC COMMENTS

Bruce King, Friends of San Lorenzo Creek, asked for an update on the Sulphur Creek Culvert project. Director Ameri answered that staff is in contact with the Regional Water Board and any updates will be reported out to the community at future meetings.

Scott Briggs, owner of Ascend Development, expressed the concerns of his tenants about safety and the unhoused population around the airport. CM Zermeño recommended that people watch the City Council Meeting on Tuesday, July 20, 2021, as this topic is on the agenda. Mayor Halliday recommended that staff ask Hayward Police to watch for any disturbances or safety issues. Director Ameri added that tenants can report problems and concerns via Access Hayward on the City of Hayward's website.

REPORTS/ACTION ITEMS

1. Approval of Minutes for April 22, 2021

A motion was made by Mayor Halliday and seconded by Council Member Salinas. The motion passed unanimously; minutes approved as submitted.

2. Update on Reuse of Skywest Property

Airport Manager Doug McNeeley presented a brief history of the former Skywest Golf Course and potential redevelopment concepts.

Mayor Halliday liked the ideas presented and asked if a disc golf course could be added to the list of suggested uses for the property.

Council Member Salinas requested that Hayward residents be invited to the upcoming community meetings. Airport Operations Supervisor Pamela Sverdlin responded that Kimley-Horn sent postcards to both San Lorenzo and Hayward residents in proximity to the Airport. The Airport's website also has a link to the community meeting information. CM Salinas suggested the information be advertised on the Hayward Area Recreation and Park District (HARD) website as well.

Both CM Zermeño and CM Salinas liked the idea of a dog park as part of the Skywest redevelopment plan.

Council Member Zermeño asked that Kimley-Horn also contact the Hayward Youth Commission, student groups at Chabot College, Cal State East Bay, and the Hayward Unified School District to advertise the community meetings.

CM Zermeño suggested a mini golf course as a potential use.

Public Comments

Gaylynn, community member, asked if there were limits to the size of proposed office buildings. Mr. McNeeley answered that the Federal Aviation Administration (FAA) has height restrictions on buildings that are close to runways.

AiLee, community member, asked if there would be security enhancements along the walkway between the golf course and the homes of Skywest Town Houses. CM Zermeño responded that the City would want to ensure public safety.

James Swanson, community member, expressed safety concerns regarding the walkway along the fence of the golf course, which is adjacent to the residences of the Skywest Town Houses community. He asked about plans for supplemental fencing.

3. New Ground Lease with Hayward Hangars, LLC.

Airport Manager McNeeley presented the report.

CM Zermeño confirmed the location of the new hangar and that there were no problems with the line-of-sight issue. Mr. McNeeley said the new hangar will have a roof that is six inches lower than planned and that there are a few other accommodations for the FAA. In addition, the existing hangar will not be modified.

Public Comments

Jim Altschul, owner of Hayward Hangars, LLC., thanked the City of Hayward staff for help and support through the process of negotiating a new ground lease.

Scott Briggs, owner of Ascend Development, congratulated Jim Altschul on the new ground lease.

A motion was made by Council Member Salinas and seconded by CM Zermeño recommending this item to City Council. The motion passed.

4. Updated 2021 Agenda Planning Calendar

Mr. McNeeley presented the informational report for upcoming items.

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

1. Update on the Fire Training Center.

Council Member Salinas asked for confirmation that Airport Open House 2021 would be postponed until next summer. Airport Manager McNeeley answered affirmatively.

Public Comments

None.

Committee Member/Staff Announcements and Referrals

Airport Manager McNeeley announced the postponement of Airport Open House 2021. The event will be held on September 25, 2022.

ADJOURNMENT

The meeting adjourned at 3:02 p.m.

Meeting Attendance

	Present 07/15/21 Meeting	Present to Date This Calendar Year	Excused to Date This Calendar Year	Absent to Date This Calendar Year
Mark Salinas	✓	2	0	1
Barbara Halliday	✓	3	0	0
Francisco Zermeño	✓	3	0	0



CITY OF HAYWARD

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777 B Street
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File #: RPT 21-110

DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Skywest Property Update - Review of Draft Concept Map and Community Input

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and provides comments.

SUMMARY

After the Hayward Area Recreation and Park District (HARD) ceased operations at the Skywest golf course on September 30, 2020, Airport staff assumed maintenance of the property and initiated a process to guide future development of the site.

Three virtual public workshops were held during July and August, culminating in a draft site plan attached to this report (Attachment II).

The draft concept plan incorporates the following features:

- 21 acres for parks/recreational use;
- 47 acres for business development;
- A trail connecting Kennedy Park to San Lorenzo Park;
- 16-17 acres for aeronautical development, which includes a 200-foot buffer between the residents of San Lorenzo Village and the new aeronautical development; and
- 36 acres dedicated for protection of the Runway Safety Area.

This draft concept map attempts to balance the needs of the public and the Airport, while adhering to Federal Aviation Administration (FAA) regulations and policies. A total of 430 members of the public provided comments through the website and another 291 comments and questions were submitted during the public workshops.

ATTACHMENTS

Attachment I Staff Report

Attachment II Draft Concept Map

File #: RPT 21-110



DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Skywest Property Update – Review of Draft Concept Map and Community Input

RECOMMENDATION

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BACKGROUND

Construction of the Skywest Golf Course was completed in October 1963. The golf course was located on the property of Hayward Executive Airport and operated under a long-term ground lease agreement. The ground lease was assigned to HARD in January 1975. The lease has been amended on four occasions, with the latest amendment allowing HARD to evaluate whether continued operation of the golf course was financially viable. HARD elected to cease operations and the 126-acre leasehold was returned to the City in September 2020.

DISCUSSION

Since the last report to the CAC on July 15, 2021, the Airport has assumed responsibility for maintenance of the property, as well as developing a plan for future development (Attachment II).

The process to determine the future development of the Skywest property was collaborative between City staff and the community, providing multiple opportunities for the community to comment on the future plans for the property. The future development of the former Skywest property also has the potential to financially assist the Airport by providing an additional source of lease revenue.

Since July, Kimley-Horn has worked with City staff to receive feedback from the community through a series of three workshop meetings and soliciting feedback through a dedicated project page on the City's website (<https://www.hayward-ca.gov/airport/doing-business-with-us/projects>).

Public Meeting Process

Virtual meetings were held on July 27, August 10, and August 12. The meetings were publicized through the following mediums:

- City and Airport social media
- City of Hayward's electronic distribution
- Hard copy fliers at the Airport, City Hall, and libraries
- Direct outreach to adjacent homeowner's associations
- Postcards mailed to 13,800 residents
- Public website for project (translation of materials available directly through website)
- Posted to City and Airport websites
- Two rounds of public comment periods (each lasting for 2 weeks)

A significant number of comments were received, including 430 comments on the project website. The first workshop on July 27 drew approximately 111 participants and generated 138 questions and comments. The two workshops in August drew 225 attendees and approximately 153 comments and suggestions. In total, over 720 comments were received from both the website and the workshops. This feedback included comments on recreational development, future aeronautical development, and future non-aeronautical development.

Recreational Development

Portions of the far east segment of the property are proposed for recreational use. The public voiced the most support for the following specific uses:

- Community garden
- Dog Park
- Trail linking Kennedy Park with San Lorenzo Park
- Walking/bike paths

- Disc golf
- Open space

While trails were highly supported, it was suggested that a security fence be installed between the homes and the new trail throughout the length of the connection.

Future Aeronautical Development

There was interest in a buffer between new hangar development and the housing adjacent to the site due to noise concerns.

Future Non-Aeronautical Development

Suggestions were submitted to create a buffer between the adjacent homes and any new business developments in this area.

Some comments suggested that the City evaluate the possibility of facilities for unhoused individuals, such as “tiny homes” and restrooms.

Constraints on Use

Due to the location of the proposed development on airport property, there are constraints on its use that should be noted:

- ***Fair Market Value***

The FAA requires the use of Fair Market Value (FMV) when leasing airport land. FMV is defined as the most probable price that a property should bring in a competitive and open market under all conditions.

The Airport operates as an enterprise fund and relies only on revenues generated from its operations. It does not receive subsidies from the City’s General Fund. The FAA requires the airport to be financially self-sustaining. Currently, the airport has a backlog of over \$18 million in paving needs, as well as another \$10 million in infrastructure improvements, such as new hangar roofing and hangar doors. Therefore, any new development will be leased at the current price per square for either aeronautical use (\$0.33 per square foot, per year) or non-aeronautical use (\$1.10 per square foot, per year). These values were set several years ago and are subject to change based on future appraisals.

- ***Safety Requirements***

Runway Protection Zone

The FAA requires a Runway Protection Zone (RPZ) at the end of each runway, and a RPZ for each of the runways adjacent to the Skywest property already exists. The proposed site plan depicts the RPZ and stipulates that development cannot take place within the RPZ.

Runway Safety Area

The runway safety area (RSA) is defined as a surface surrounding the runway prepared or suitable for reducing the risk of damage to aircraft in the event of an

undershoot, overshoot, or excursion from the runway. The RSA must be free of all objects, except objects that need to be located in the RSA because of their function (i.e., lighting and drainage, etc.).

- ***Height Obstructions***

The limitation of an object height is based on the object's location in relation to FAA Part 77 surfaces. Height restrictions will vary throughout the project site and objects shall be individually evaluated. General heights allowed in this area range from the surface near the runway ends to 30' above ground level along the northern Skywest property limits.

- ***Wildlife Hazards***

Wildlife is typically incompatible with aviation uses. Landscaping on the development property shall not include features such as wildlife refuges, open water sources, mitigation banks, wetlands, and other uses that provide habitat or food sources that will attract or sustain hazardous wildlife.

- ***Noise Compatibility***

Council adopted a noise ordinance for the airport in 1992. The airport strives to reduce noise impact in the surrounding residential communities, and residential use within the 126-acre parcel would be considered incompatible by the FAA and Caltrans.

Draft Concept Plan

After considering input from the public and recommendations from City staff, the attached concept plan has been developed, which is included as Attachment II to this report or can be accessed via the web through the following link at <https://www.hayward-ca.gov/airport/doing-business-with-us/projects>. It presents a balanced plan that takes into account suggestions from the public for recreational amenities, while supporting safety and allowing the Airport to generate additional revenue and attract jobs.

- ***Parks/Recreational Development (21 acres)***



The far west corner of the plan includes an 8-acre pocket park that will connect with the existing 30-acre San Lorenzo Park. This park will incorporate one of the ponds from the previous golf course into its design. The second recreational area is located to the far east portion of the site and is designated for potential uses such as dog parks, community gardens, and other similar uses. It will also include a 200-foot buffer

between the homes and the proposed aeronautical development to reduce noise impact.

Proposed recreational development must be maintained and funding must be identified for that purpose.

- ***Trails***

A walking trail is also included in the site plan that would link Kennedy Park to San Lorenzo Park. Security fencing will be installed along the trail to separate homes along the path from the community. Parking is anticipated at either Kennedy Park or San Lorenzo Park.



- ***Aeronautical Development***

Comprised of 16-17 acres, this area will be used to develop shade or fully enclosed t-hangars for general aviation aircraft, primarily single engine propeller aircraft.



- ***Runway Safety Area/Runway Protection Zone***

To enhance safety, a 36-acre portion of the site is to be set aside as open space as part of this area. Per FAA regulations, no uses or development are allowed in this area and it will be devoid of any hazards to aircraft, such as trees or other obstructions.



- ***Future Business Development***

This 47-acre portion of the site will be developed for use as a business park. Emergency and vehicle access to and from the site must be included; currently, the draft concept plan shows an ingress/egress point via a bridge over Sulphur Creek that will connect the new development with the existing business park to the west of the airport.



ECONOMIC IMPACT

Future development of this site would generate work for skilled and unskilled tradespeople during the construction phase, and office and other jobs after the development is completed.

FISCAL IMPACT

The fiscal impact to the Airport will be significant. Kimley-Horn will provide an estimate as part of this process, but it is thought to be at least \$1 million annually. Furthermore, the City's General Fund could potentially benefit from additional business license fees and sales tax.

STRATEGIC ROADMAP

By allowing for additional airport-specific revenue, development on this site would directly support the Strategic Priority of Improve Infrastructure. Specifically, this item relates to the implementation of the following projects:

Project 11a: Rehabilitate the Pavement in Phases

Project 11d: Design and Construct Capital Improvements to Airport Hangars

SUSTAINABILITY FEATURES

The action taken for this report will not result in physical development, purchase, or service, or a new policy of legislation. Any physical work will depend on future Council action. The Airport is strongly committed to developing projects that are environmentally responsible. Therefore, staff will ensure that all plans proposed by the developer incorporate features that are in line with the City's sustainability guidelines.

PUBLIC CONTACT

As noted earlier in this report, there has been extensive outreach for this project and numerous residents and interested parties have provided input that has shaped the final draft plan. In addition, the agenda and staff report for this item have been posted on the City's website and distributed to interested parties.

NEXT STEPS

After this special CAC meeting, the plan will be further refined and submitted to the Council for their review at a work session on October 19. The draft concept plan is then scheduled for final consideration and approval by Council on November 2.

Prepared by: Doug McNeeley, Airport Manager

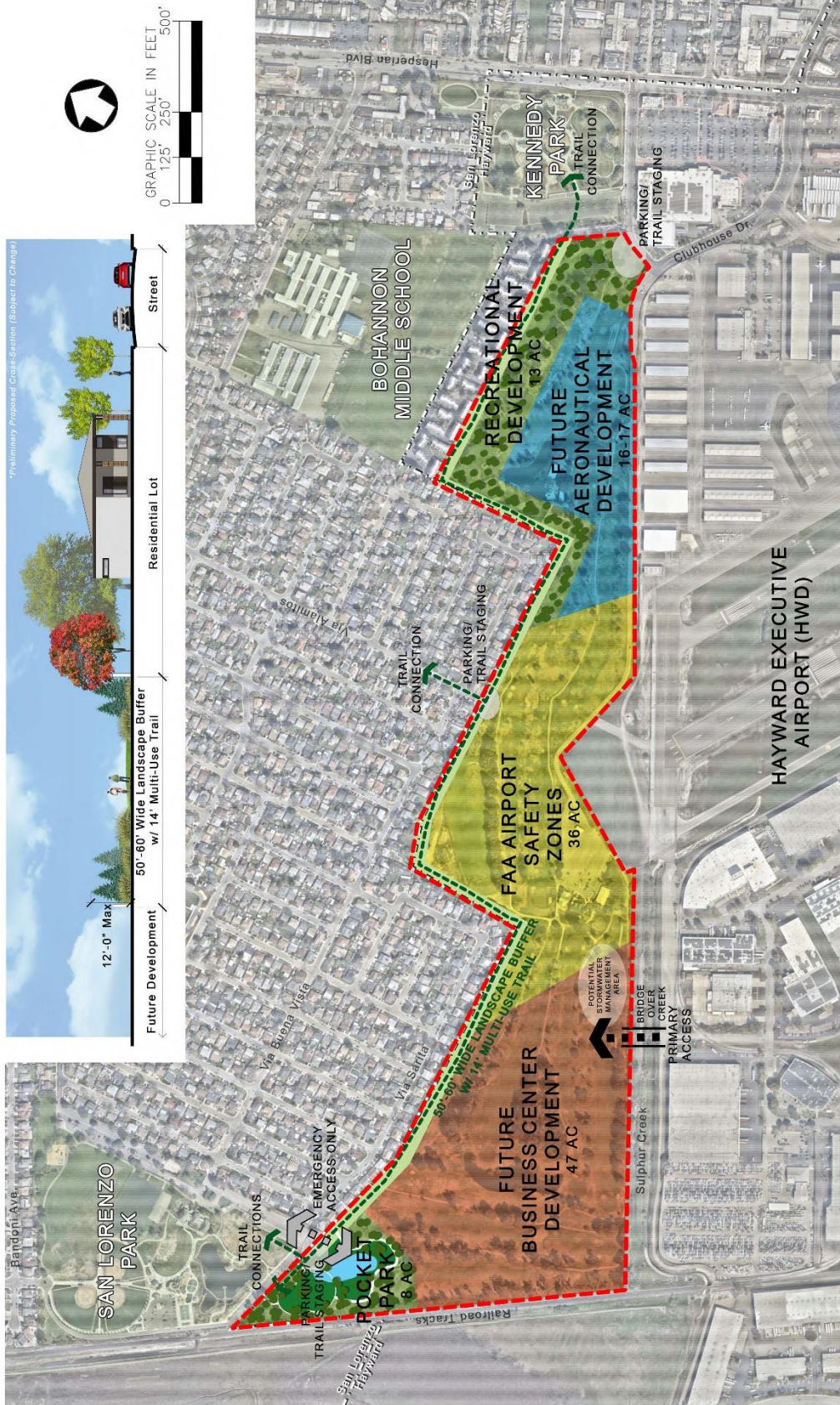
Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager

09/17/2021



Skywest Property Visualization Project Preliminary Land Use Concept

Hayward
EXECUTIVE AIRPORT

Kimley»Horn



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: RPT 21-111

DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Updated 2021 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

SUMMARY

The updated 2021 Agenda Planning Calendar is presented for the Committee's review and comments.

ATTACHMENTS

Attachment I Staff Report



DATE: September 30, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Updated 2021-22 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

DISCUSSION

For the Council Airport Committee's (CAC) consideration, staff has prepared this updated 2021 and 2022 Agenda Planning Calendar with topics and anticipated discussion dates listed below.

OCTOBER 28, 2021
<ol style="list-style-type: none">1. Skywest Property Update2. New Lease – Raja Indian Cuisine
JANUARY 27, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Hangar Condition Assessment – Project Update
APRIL 28, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Update on Fire Station 6 and Fire Training Center Project3. Aircraft Noise in Community & Annual Noise Report for 2021
UNSCHEDULED
<ol style="list-style-type: none">1. Update on Sulphur Creek Project2. Taxiways Zulu & Foxtrot – Project Update3. Review of Catalyst Sites in Industrial Sector4. Attracting Small Commercial Flight Operators5. Future Development Plans for South Side of Airport6. Internship Opportunities at Airport7. Report on Summer Activities for Teens at Other General Aviation Airports

- | |
|--|
| <ol style="list-style-type: none">8. Revenue Generating Potential of CANG Site9. Partnership Opportunities with Other Airports for U.S. Customs |
|--|

NEXT STEPS

Upon consideration and approval from the CAC, staff will schedule items accordingly for future CAC meetings.

Prepared by: Douglas McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager