

# **SPECIAL MEETING**

**City of Hayward  
777 B Street  
Hayward, CA 94541**

**Council Airport Committee Meeting  
Tuesday, October 30, 2007  
5:30 p.m.  
Work Session Room 2A**

## **A G E N D A**

### **5:30 p.m. Call to Order - Pledge of Allegiance**

Public Comments: (The PUBLIC COMMENTS section provides an opportunity to address the Committee on items listed on the agenda, as well as other items of interest. The Committee welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)

- 1. Approval of July 26, 2007 Summary Minutes**
- 2. Update on Airport Master Plan Projects**
- 3. Future Agenda Items**

#### **Distribution:**

Mayor and City Council  
City Manager  
Assistant City Manager  
City Attorney  
Public Works Director

City Clerk  
FAA Tower Manager  
Airport Tenants  
FBO's

Interested Parties  
Daily Review  
Post

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Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request accommodation at least 48 hours in advance of the meeting by contacting the Airport Manager at (510) 293-8678 or TDD (510) 293-1590.

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CITY OF  
**HAYWARD**  
HEART OF THE BAY

**DATE:** October 30, 2007  
**TO:** Council's Airport Committee  
**FROM:** Robert Bauman, Director of Public Works  
**SUBJECT:** Summary Minutes for July 26, 2007

**CALL MEETING TO ORDER**

Council Member Henson called the meeting to order at 5:33 p.m. with Council Member Halliday present.

**City staff:**

Fran David, Acting City Manager  
Robert Bauman, Director of Public Works  
Ross Dubarry, Airport Manager  
Jenny Donnelley, Acting Operations Manager  
Maureen Conneely, Assistant City Attorney

**Members of the public present:** John Kyle  
Brad Busam  
Lisa Gudjohnsen  
Howard Beckman  
Barry Stockle  
Matt Terpstra  
Tyler Orsow

**PUBLIC COMMENTS:**

None

**1. Approval of Summary Minutes – May 31, 2007 Meeting**

Council Member Halliday asked if staff addressed the item in the proposed Rules and Regulations regarding the possession of weapons on the Airport and if hangar property tax was included in the rates surveyed for the Hangar Rent Study.

Airport Manager, Ross Dubarry responded, that the consultant included hangar property tax in the Market Rent Study for rents at other Airports.

Maureen Conneely, Assistant City Attorney, addressed the issue of the City's authority to restrict the possession of weapons on the Airport and indicated that the City has the authority to do so.

Summary Minutes were approved as submitted.

## **2. Approval of Summary Minutes – June 28, 2007 Meeting**

Summary Minutes were approved as submitted.

## **3. Annual Evaluation of Performance-Based Noise Ordinance for Calendar Year 2006**

Airport Manager, Ross Dubarry presented the staff report. Council Member Halliday asked for clarification regarding Stage III aircraft. Mr. Dubarry explained that Stage III aircraft were considered exempt because they demonstrated to the Federal Aviation Administration (FAA) that they could operate within the established noise criteria. Mr. Bauman further explained, that when the City's Noise Ordinance was established, the FAA said that the City could not prohibit Stage III aircraft from operating at the Airport because they are capable of operating within the City's established noise limits. This does not mean Stage III aircraft are always successful and may exceed the noise limits due to Air Traffic Control instructions, pilot operation or weather conditions. Even if an aircraft is considered exempt City staff contacts the pilot/owner and educates them on our "Fly Friendly" program.

Council Member Henson commented on the decrease in complaints his office receives regarding aircraft noise and asked staff what other measures have been taken to mitigate noise. Mr. Dubarry responded that a sound wall for Runway 10L run-up area was constructed, along with the noise berm at the approach end of Runway 28L. A noise study and "Fly Friendly" program were recently completed for mitigating helicopter noise. Council Member Henson asked what steps are taken when a transient pilot/aircraft is found to be in exceedance. The Airport Manager explained that staff contacts the pilot/owner by telephone whenever possible and follows up with written correspondence including a copy of the radar flight track and our Noise Abatement and Operational Procedures guide.

### **PUBLIC COMMENTS:**

San Lorenzo resident, Lisa Gudjohnsen objected to staff leaving out the "anomalies" from the two households in San Lorenzo. Staff explained that even though these complaints were not included in the data for the final report, all complaints were investigated and complaints correlated to an exceedance and/or violation were included in the report.

Mr. Howard Beckman, a San Lorenzo resident, commented that just because there is not an exceedance of the City's Noise Ordinance does not mean that the noise is not annoying. He also questioned the large number of Stage III aircraft reported in exceedance of the Noise Ordinance. Mr. Dubarry noted that the number has been relatively the same over the last couple of years.

City Manager, Fran David, stated that the report was accurate and that the City's Noise Ordinance was working at the level that it was intended. If in fact Mr. Beckman is saying that whatever the noise level is, it is too much; that is another issue entirely.

Council Member Henson again noted that not only did the City do an extensive Part 150 noise study to establish the Noise Ordinance, there have been many other projects undertaken to mitigate noise for San Lorenzo residents as well as those in Hayward.

#### **4. Informational Item Regarding Very Light Jets (VLJ)**

Council Member Henson gave a brief informational presentation. Council Member Henson concluded that VLJ's are the wave of the future, designed to provide convenience and flexibility to as many people as possible and are extremely quiet.

#### **5. Future Agenda Items**

- Master Plan Project Update
- Council Member Halliday requested a date change for the October CAC meeting due to a conflict with the Hayward Volunteer Dinner this year.

#### **ADJOURNMENT**

The meeting adjourned at 6:35 p.m.



**DATE:** October 30, 2007  
**TO:** Council Airport Committee  
**FROM:** Robert Bauman, Director of Public Works  
**SUBJECT:** Update on Airport Master Plan Projects

### **RECOMMENDATION**

That the Committee reviews and comments on this report.

### **BACKGROUND**

The City officially adopted the Airport Master Plan and Final Environmental Assessment in 2002. The Master Plan encompasses approximately 521 acres of City-owner property, designated as the Hayward Executive Airport. In order for airport sponsors to be eligible to receive Airport Improvement Project (AIP) grants, the City must prepare and keep current an approved Airport Master Plan for the orderly development of facilities. The objectives of the Master Plan are forecast over a planning period through the year 2020, and are divided into short-term and long-term projects (see Exhibit A).

### **DISCUSSION**

Short-term Master Plan Improvements (2000-2005): There are three remaining *Airside* short-term horizon projects: Taxiway Z Relocation on the south side, Construct New Exit Taxiway F, and Extend Runway 10L/28R Threshold 350 feet to the Southeast. The Taxiway Z Relocation project is needed to accommodate the long-term horizon Corsair Executive Hangars and associated apron projects. The design for the Taxiway Z Relocation project is nearly complete but is on hold pending federal funding. A significant portion of the New Exit Taxiway F project is dependent on construction of the Taxiway Z Relocation before design engineering can begin. Since extension of 10L/28R Threshold has been deemed by FAA to be not eligible for AIP funding, it is presently on hold.

There are two *Landside* short-term projects remaining: Construct 51 T-hangars and Apron at Skywest Aeropark, and Construct Phase 1 Apron and Auto Parking/Access at Corsair Executive Hangars. The City solicited bids last year for the Construction of the Skywest T-hangars. The lowest bid received was \$1.4 million over the cost estimate, in part due to the recent spike in construction cost experienced industry wide. The City then rejected all bids and has since entered into

negotiations with the current leaseholder (EPIC Aviation) to construct a similar privately operated project in the same location as the originally planned Skywest Aeropark.

Long-term Master Plan Improvements (2006-2020): Airport staff has entered negotiations with Bud Field Aviation for the development of the long-term South side Fixed Based Operators (FBO) project. Staff is currently working with the Federal Aviation Administration (FAA) and an environmental consultant to obtain FAA approval for the construction of the South side FBO project. The remaining long-term projects are programmed to begin over the next twelve years. A large number of those projects have elements that are AIP-eligible and are dependent on funding availability from the FAA. The Construction of the West Perimeter Service Road project cannot be designed until completion of design for the City's West A Street Realignment Project. The City-funded projects along the south side of the airport will require installation of utilities.

Previous cost estimates to extend utilities to the future Corsair Executive Hangars determined that necessary expenses far exceeded current budget resources. The planned south side FBO project will provide those utilities at no cost to the City. The Skywest T-hangar project, formerly Skywest Aeropark, is now being negotiated with a potential developer as a private hangar project.

Exhibit A is a graphical representation of the Short and Long-term projects as listed in the approved Master Plan. The following is a list of specific Master Plan projects and their current status:

<b><u>Master Plan Project</u></b>	<b><u>Planning Term</u></b>	<b><u>Current Status</u></b>
Runway/Taxiway Signage/Marking Phase II	Short	Completed
Rehabilitation Taxiways B and F	Short	Completed
Enclose Sulphur Creek at Taxiway E	Short	Completed
Taxiway A Rehabilitation	Short	Completed
Runway 10R/28L Overlay	Short	Completed
Runway 10L/28R Paving	Short	Completed
Taxiway A1 Widening	Short	Completed
Construction of Noise Wall	Short	Completed
Relocate Segmented Circle	Short	Completed
Install PAPI Runway 10L	Short	Completed
Relocate ASOS Equipment	Short	Completed
Corsair Executive Apron	Short	Design Complete On Hold
Skywest T-hangar	Short	Design Complete On Hold
Relocate Taxiway Z	Short	On Hold
New Exit Taxiway F	Short	On Hold
Extend Runway 10L/28R 350 ft to Southeast	Short	On Hold
Construct Transient Helicopter Parking Apron	Long	Completed
South side FBO	Long	Design Complete
Construct Terminal Building and Auto Parking	Long	Pending
Industrial and Aviation Related Southside Development	Long	Pending
Construction of West Perimeter Service Road	Long	Pending

## **FISCAL IMPACT**

All of the above projects that are related to airside development are FAA AIP grant eligible items. AIP 10 through 14 provided 95% of the funding for the completed Master Plan projects with the remaining costs paid for through airport revenues. Eligible projects include those improvements related to enhancing airport safety, capacity, security, and environmental concerns. Any professional services that are necessary for eligible projects, such as planning, surveying, and design are eligible as is runway, taxiway, and apron pavement maintenance. Aviation demand at the airport must justify the projects, which must also meet Federal environmental and procurement requirements. At the federal level there are present proposals to significantly change the amount of AIP funding available in the future. At this time we can not forecast how this will affect Hayward, but expect that funding will be more competitive and may not support our planned CIP projects.

The City also has an aggressive CIP program to fund airport improvements, which are not AIP-eligible. An example of a Master Plan project that is not AIP-eligible is the general aviation Public Terminal Building. Exhibit B is a copy of the airport's Capital Improvement Fund 632. Both AIP-eligible projects and non-aviation projects are included in Exhibit B with the estimated costs for each project.

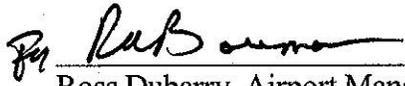
## **PUBLIC CONTACT**

Staff makes the Council Airport Committee agenda available to all airport tenants and an interested –parties listing following approval and approximately one week before the meeting. The interested parties listing includes all abutting neighborhood associations and over 25 individuals.

## **NEXT STEPS**

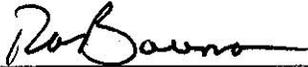
Airports that experience significant changes in the demand for services or activity levels are encouraged by the FAA to prepare a Master Plan Update. Hayward is just now entering into the long-term planning horizon and addressing those projects identified in the Master Plan. It is important to note that the Environmental Assessment and Environmental Impact Report prepared in conjunction with the Master Plan only provided detailed analysis of the Short-term projects. As each Long-term Master Plan project becomes ripe for development, additional environmental analysis will be required.

Prepared by:



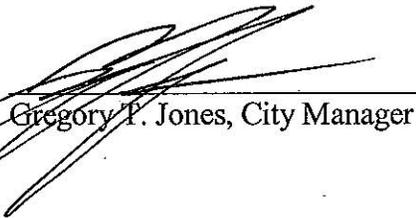
Ross Dubarry, Airport Manager

Recommended by:



Robert Bauman, Director of Public Works

Approved by:



Gregory P. Jones, City Manager

Exhibit A: Proposed Master Plan projects

Exhibit B: Airport Capital Improvement Fund 632



Hayward Executive Airport  
Property Boundary

**Airside Facilities**

- A1 Widen Runway 28L entrance taxiway and designate as a runway for departures to the northwest
- A2 Overlay Runway 10R-28L
- A3 Overlay Runway 10L-28R and extend it 350 feet to the southeast
- A4 Relocate Taxiway Z
- A5 Construct exit taxiway
- A6 Relocate segmented circle and lighted wind cone from Runway 10R-28L object free area
- A7 Install PAPI for Runway 10L
- A8 Relocate Automated Surface Observation System (ASOS)
- A9 Widen and shift portions of Taxiway A1 away from noise berm

**Landside Facilities**

- L1 Construct East Perimeter Service Road
- L2 Construct 400-foot noise wall at Runway 10L holding apron
- L3 Construct apron at Skywest Aeropark
- L4 Construct 51 T-hangars at Skywest Aeropark
- L5 Extend utilities (phase 1) to Corsair Executive Hangars
- L6 Construct phase 1 auto parking/access at Corsair Executive Hangars
- L7 Construct phase 1 apron at Corsair Executive Hangars



Hayward Executive Airport  
Property Boundary

**Airside Facilities**

**A10** Install REILs to Runway 10L-28R

**A11** Construct T-hangar access taxiways to South Executive Hangars

**Landside Facilities**

**L8** Construct west perimeter service road

**L9** Construct transient helipad on north side

**L10** Construct 12,000-square-foot public terminal building

**L11** Construct auto parking for the public terminal building

**L12** Expand portions of north apron

**L13** Extend utilities (phase 2) to Corsair Executive Hangars

**L14** Construct phase 2 auto parking/access at Corsair Executive Hangars

**L15** Construct phase 2 apron at Corsair Executive Hangars

**L16** Construct 52 T-hangars at South Executive Hangars

**L17** Construct auto parking/access at South Executive Hangars

**L18** Construct apron at South Executive Hangars

**L19** Construct south access roads

**L20** Aviation-related development

**L21** Commercial/industrial development

**L22** Development on lease parcels for FBOs

**L23** Development on lease parcels for commercial/industrial uses

## AIRPORT CAPITAL IMPROVEMENT FUND - FUND 632

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST. 2006/07		2007/08		2008/09		2009/10		2010/11	
				Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.
6815	Enclose Sulphur Creek at Taxiway "E"	376	374	2									
6828	Skywest T-Hangar Paving	93	91	2									
6829	Skywest T-Hangar Construction	195	192	3									
6833	Runway 10R/28L Overlay	1,779	1,648	131									
	<i>(AIP12) FAA</i>	1,646	1,646										
6835	Southside Planning and Design	188	17	171									
6837	Corsair Executive Apron Phase I - Design	55	55	5									
	<i>(AIP 13) FAA</i>	50	50										
6839	North Side Helipad - Design	186	121	65									
	<i>(AIP 12 &amp; 13) FAA</i>	167	167										
6840	Site Maintenance and Demolition - Festival Cinema	473	466	7									
6841	Runway 10L/28R Paving	693	686	7									
	<i>(AIP 12 &amp; 13) FAA</i>	624	624										
6843	Install Automatic Gate and Additional Fencing	225	37	188									
6844	Update Regulations and Standards	70	58	12									
6845	Closed Circuit Video Surveillance System	165	138	27									
6846	Airfield Striping and Marking 2004/05	110	20	90									
6847	Sulphur Creek Preservation	470	31	439									
6849	Relocate ASOS Equipment	96	17	79									
6850	Helicopter Arrival and Departure Study	59	33	26									
6874	Airport Identification Sign	95	14	81									
	<i>Project Revenue</i>	2	2										
6892	North Side Helipad - Construction	1,700	0	1,700									
	<i>(AIP 14) FAA</i>	1,200			1,200								

## AIRPORT CAPITAL IMPROVEMENT FUND - FUND 632

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST. 2006/07		2007/08		2008/09		2009/10		2010/11	
				Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.
6894	Interim Landscaping - Terminal Building Frontage	19	0	19									
6895	Landscaping Noise Berm & Associated Areas	60	0	60									
6896	Vehicle Access Security System	90	0	90									
6848	RWY 10L/28R Paving & Displaced Threshold	650	0	0		650							
6893	New Exit Taxiway "Foxtrot" <i>(AIP 15) FAA</i>	1,600 1,440	0	0		1,600	1,440						
6836	Vehicle Access for Corsair Hangars	250	0	0		0		250					
6805	Project Predesign Services	125	N/A	25		25		25		25		25	
6806	Consultant Predesign Services	25	N/A	5		5		5		5		5	
6891	Miscellaneous Pavement/Building/Grounds Repairs	382	N/A	82		75		75		75		75	
6898	Noise Monitoring Equipment Upgrade	250	0	50		50		50		50		50	
TBD	Rehabilitation of Main Electrical Service Lines to Airport Tower	50	0	0		50							
TBD	Corsair Executive Apron Phase I-Construction <i>(AIP 16) FAA</i>	1,185 1,038	0	0		0		1,185	1,038				
TBD	Relocate Taxiway Zulu - Construction <i>(AIP 16) FAA</i>	1,947 1,706	0	0		0		1,947	1,706				
TBD	Install Runway End Identifier Lights 10L/28R <i>(AIP 17) FAA</i>	350 332	0	0		0		0		350	332		
TBD	Relocate/Pave West Perimeter Service Road <i>(AIP 17) FAA</i>	700 665	0	0		0		0		700	665		
TBD	Corsair Executive Apron - Phase II <i>(AIP 18) FAA</i>	844 801	0	0		0		0		0		844	801

## AIRPORT CAPITAL IMPROVEMENT FUND - FUND 632

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST. 2006/07		2007/08		2008/09		2009/10		2010/11	
				Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.	Exp.	Rev.
	TOTAL PROJECT COSTS			3,366		2,455		3,537		1,205		999	
	TOTAL EXPENDITURES			3,366		2,455		3,537		1,205		999	
	REVENUES:												
	Interest				107		89		61		61		73
	Reimbursements				1,200		1,440		2,744		997		801
	Land Sale (Rigatoni's)				23		23		23		23		261
	REVENUE SUBTOTAL:				1,330		1,552		2,828		1,081		1,135
	TRANSFERS IN FROM:												
	Fund 631 (Airport Operation Fund)				800		600		500		300		300
	TRANSFERS SUBTOTAL:				800		600		500		300		300
	REVENUE TOTALS:				2,130		2,152		3,328		1,381		1,435
	BEGINNING FUND BALANCE:				3,210		1,974		1,671		1,462		1,638
	ENDING FUND BALANCE:				1,974		1,671		1,462		1,638		2,074