

TABLE OF CONTENTS

Hayward Executive Airport Land Use Compatibility Plan

	<u>Page</u>
1. Introduction	1-1
1.1 Plan Overview	1-1
1.1.1 Function and Applicability of the Plan	1-1
1.1.2 Statutory Requirements	1-2
1.1.3 Alameda County Airport Land Use Commission	1-4
1.1.4 Relationship of the ALUC to County and City Governments	1-4
1.2 Policy Framework	1-5
1.2.1 State Laws and Guidelines	1-5
1.2.2 Relationship to Airport Master Plan and Airport Layout Plan	1-6
1.3 Plan Implementation	1-6
1.3.1 General Plan Consistency	1-6
1.3.2 Project Referrals	1-7
1.4 Plan Contents	1-7
2. County-wide Policies	2-1
2.1 Introduction	2-1
2.2 ALUCP Lifecycle	2-1
2.3 Effective Date	2-1
2.4 Definitions	2-2
2.5 Geographic Scope	2-4
2.5.1 Airport Influence Area	2-4
2.5.2 County-wide Impacts on Flight Safety	2-4
2.5.3 New Airports	2-5
2.5.4 Heliports and Helipads	2-5
2.6 Scope of ALUC Review	2-6
2.6.1 Actions Requiring ALUC Review	2-6
2.6.1.1 Land Use Plans and Zoning Ordinances	2-6
2.6.1.2 Airport and Heliport Plans	2-7
2.6.2 Land Use Actions Recommended for ALUC Review	2-8

	<u>Page</u>
2.7 Review Process	2-9
2.7.1 General	2-9
2.7.2 Public Noticing	2-9
2.7.3 Review Process for Land Use Plans and Zoning Ordinances	2-9
2.7.3.1 Initial Review of General Plan Consistency	2-9
2.7.3.2 ALUC Administrative Officer Choices	2-10
2.7.3.3 ALUC Action Alternatives	2-10
2.7.3.4 Response Time	2-11
2.7.3.5 Review Criteria	2-11
2.7.4 Review Process for Airport and Heliport Actions	2-12
2.7.4.1 Project Submittal Information	2-12
2.7.4.2 ALUC Action Alternatives for Reviews of New Airports and Heliports	2-13
2.7.4.3 ALUC Action Choices for Plans of Existing Airports or Heliports	2-13
2.7.4.4 Response Time	2-13
2.7.4.5 Review Criteria for New Airports or Heliports	2-13
2.7.4.6 Review Criteria for Airport Master Plan, Layout, and Development Plans	2-14
2.7.4.7 Consistency Determination Criteria for master or Development Plans	2-14
2.7.5 Review Process for Proposed Land Use Actions	2-15
2.7.5.1 Information Required for Review of Proposed Individual Project	2-15
2.7.5.2 ALUC Administrative Officer's Alternatives	2-16
2.7.5.3 ALUC Action Alternatives	2-16
2.7.5.4 Response Time	2-17
2.7.5.5 Subsequent Review	2-17
2.7.5.6 Basic Land Use Compatibility Criteria	2-20
2.7.5.7 Special Conditions	2-20
3. Hayward Executive Airport Policies	3-1
3.1 Purpose and Scope	3-1
3.1.1 Airport Influence Area (AIA)	3-2
3.2 Compatibility Factors and Zones	3-2
3.2.1 Noise Impact Zones	3-2
3.2.2 Safety Zones	3-2
3.2.3 FAR Part 77 Surfaces (Airspace Protection)	3-4
3.2.4 Overflight Zones	3-4
3.3 Compatibility Policies	3-4
3.3.1 Noise	3-4
3.3.1.1 Objective	3-4
3.3.1.2 Evaluation	3-4
3.3.1.3 Measurement	3-7
3.3.1.4 Factors Determining Noise Criteria	3-7
3.3.1.5 Appropriate Noise Levels for Specific Types of Land Use Development	3-7
3.3.1.6 Interior Noise Levels	3-7
3.3.1.7 Engine Run-up and Testing Noise	3-8
3.3.2 Safety	3-10

	<u>Page</u>
3.3.2.1 Objective	3-10
3.3.2.2 Evaluation	3-10
3.3.2.3 Measurement	3-10
3.3.2.4 Factors Determining Safety Criteria	3-10
3.3.2.5 Airport Safety Zones	3-11
3.3.2.6 Residential Development Criteria	3-11
3.3.2.7 Nonresidential Development Criteria	3-12
3.3.2.8 Land Uses of Particular Concern	3-14
3.3.2.9 Mixed-Use Development	3-15
3.3.2.10 Criteria for Clustering Development	3-16
3.3.2.11 Open Land	3-16
3.3.3 Airspace Protection	3-20
3.3.3.1 Objective	3-20
3.3.3.2 Evaluation	3-20
3.3.3.3 Measurement	3-20
3.3.3.4 Factors Determining Airspace Protection Criteria	3-20
3.3.3.5 FAA Notification	3-21
3.3.3.6 Obstruction Marking and Lighting	3-21
3.3.3.7 Other Flight Hazards	3-21
3.3.3.8 Avigation Easement Dedication	3-22
3.3.4 Overflight	3-22
3.3.4.1 Objective	3-22
3.3.4.2 Evaluation	3-23
3.3.4.3 Measurement	3-23
3.3.4.4 Factors Determining Overflight Criteria	3-23
3.3.4.5 Overflight Notification	3-23
3.3.4.6 Buyer Awareness Measures	3-24
4. Hayward Executive Airport and Vicinity Data	4-1
4.1 Introduction	4-1
4.2 Surrounding Airport Environs	4-1
4.2.1 Jurisdictions	4-1
4.2.2 Surrounding Land Uses	4-1
4.2.3 Alameda County Land Uses	4-2
4.2.4 Noise-Sensitive Land Uses	4-2
4.2.5 Future Airport Vicinity Land Uses	4-7
4.3 Land Use Planning Policies and Regulations	4-7
4.3.1 City of Hayward General Plan, Adopted 2002, Amended through June 22, 2010	4-7
4.3.1.1 City of Hayward Noise Element Policies	4-8
4.3.2 City of Hayward Ordinance 91-16 Airport Noise Ordinance	4-8
4.3.3 Eden Area General Plan, Alameda County, California, Updated March 2010	4-9
4.3.4 City of San Leandro General Plan, Adopted in 2002, Amended Through 2015	4-9
4.4 Existing Airport Land Uses	4-10
4.4.1 Airside Facilities	4-10

	<u>Page</u>
4.4.2 Landside Facilities	4-10
4.4.3 Runways	4-13
4.4.3.1 Runway Approaches	4-13
4.4.4 Taxiways	4-13
4.4.5 Typical Flight Procedures	4-13
4.5 Proposed Airport Facility Improvements	4-14
4.5.1 Airfield	4-14
4.5.2 Building Area	4-14
4.6 Airport Planning Documents	4-14
4.6.1 Hayward Executive Airport Master Plan	4-14
4.6.2 Strategic Business Plan for Hayward Executive Airport	4-15
4.6.3 FAR Part 150 Study	4-15
4.7 Existing and Future Airport Activity	4-15
4.7.1 Fleet Mix	4-15
4.7.2 Runway Use	4-16
5. References	5-1
Appendices	
A. State Law Related to Airport Land Use Planning	
B. Airport Land Use Compatibility Concepts	
C. FAA Airspace Protection Guidance	
D. Methods for Determining Concentrations of People	
E. Sample Implementation Documents	
F. Consistency Checklist	
G. Heliport Design	
H. City of Hayward, Ordinance 91-16	
I. Glossary	
J. Real Estate Disclosure Law and Legislation	
List of Figures	
1-1 Alameda County Airports	1-3
3-1 Airport Influence Area	3-3
3-2 HWD and OAK Influence Area Overlap	3-5
3-3 Noise Compatibility Zones	3-25
3-4 Safety Compatibility Zones	3-27
3-5 FAR Part 77 Surfaces	3-29
3-6 HWD Overflight Compatibility Zones	3-31
4-1 General Plan Land Use Designations in the Vicinity of Hayward Executive Airport	4-3
4-2 Generalized Existing Zoning in the Vicinity of Livermore Municipal Airport	4-5
4-3 Airport Layout Plan	4-11

Page**List of Tables**

2-1	Heliports in Alameda County	2-5
2-2	Information Required for ALUC Review of Proposed Land Use Actions	2-16
2-3	Basic Compatibility Criteria for Airports in Urban and Rural/Suburban Areas	2-18
3-1	Noise Compatibility Criteria	3-9
3-2	Safety Compatibility Criteria	3-17
4-1	City of Hayward Noise Limits, Ordinance 91-16	4-9
4-2	Existing Based Fleet Mix	4-16
4-3	Projected Based Aircraft by Aircraft Type: 1998 – 2026	4-16
4-4	Runway Use Percentage at HWD	4-17