

CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Hayward Airport Land Use  
Compatibility Plan (ALUCP)**

**City Council Work Session**

**February 26, 2013**



HAYWARD EXECUTIVE AIRPORT  
Airport Land Use Compatibility Plan

Prepared for  
Alameda County ALUC

August 2012



1. Background / Purpose
2. Consistency Issues
3. Staff Recommendation

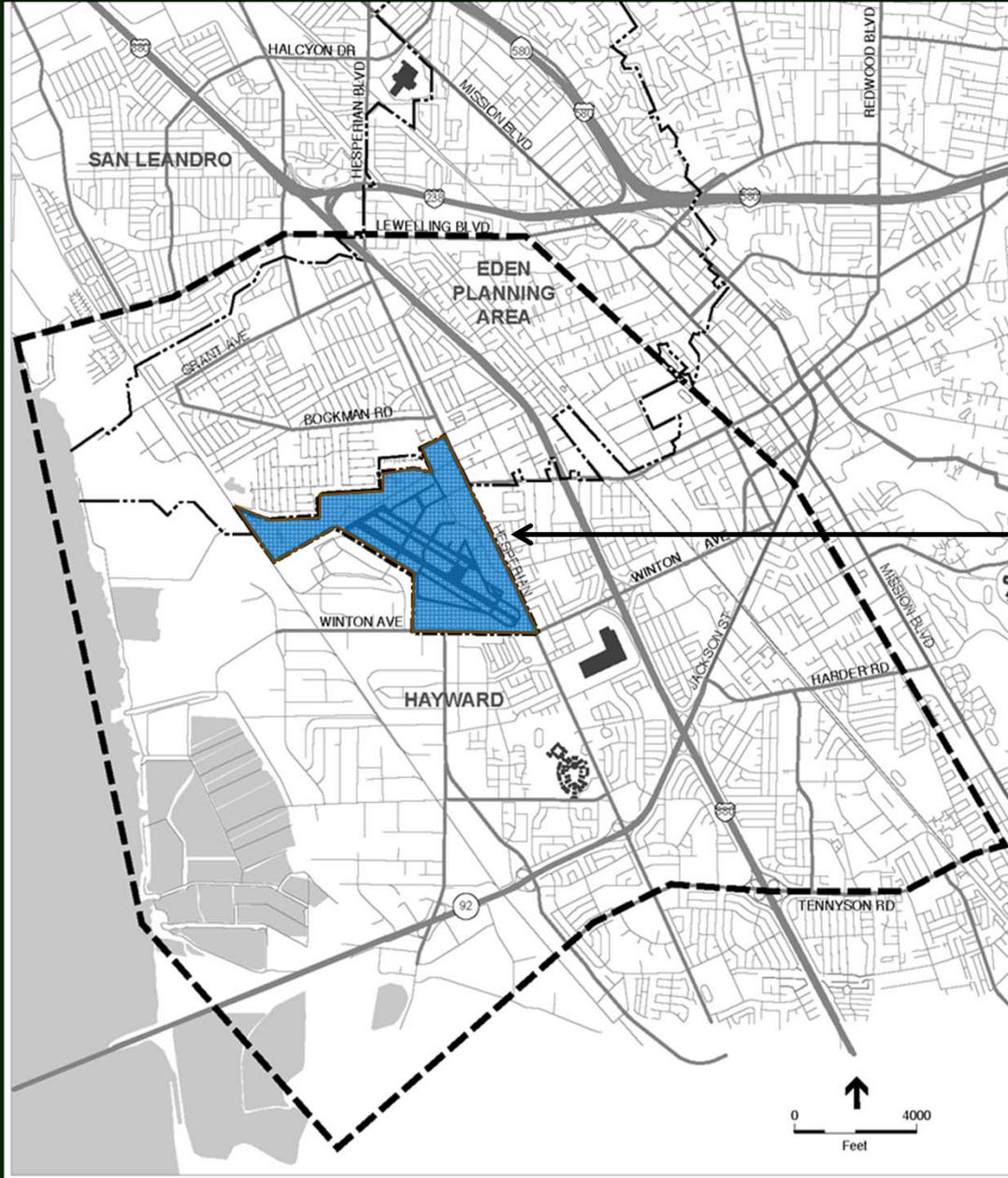


## Purpose of ALUCPs

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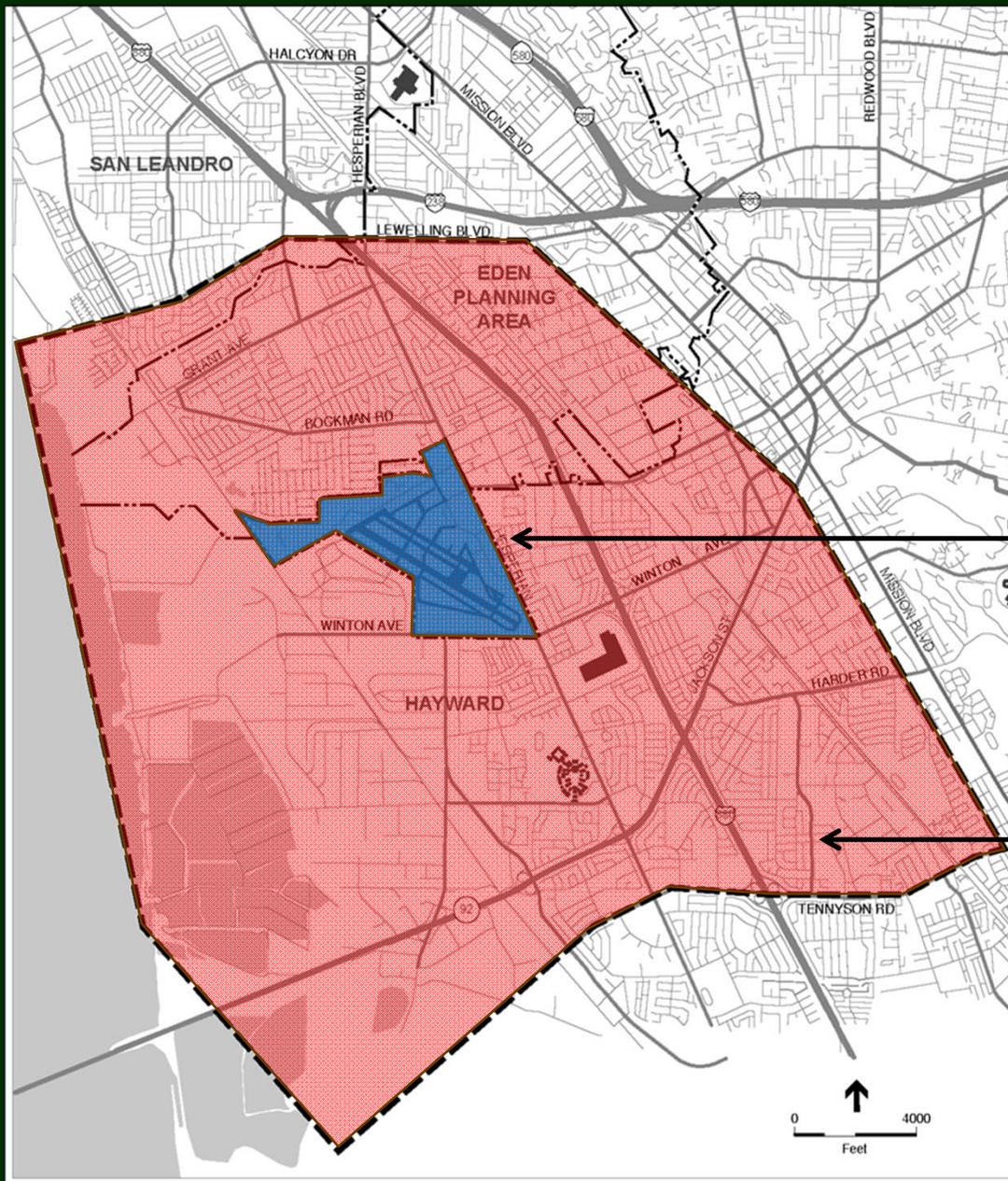
- Exposure of persons on the ground to accident potential;
- Exposure of persons to excessive noise levels;
- Prevention of obstructions to air navigation (e.g., tall trees, buildings, etc.); and
- Prevention of hazards to flight (e.g., wildlife, smoke, flare, lighting)





# Hayward Executive Airport



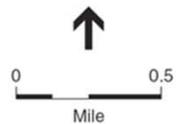
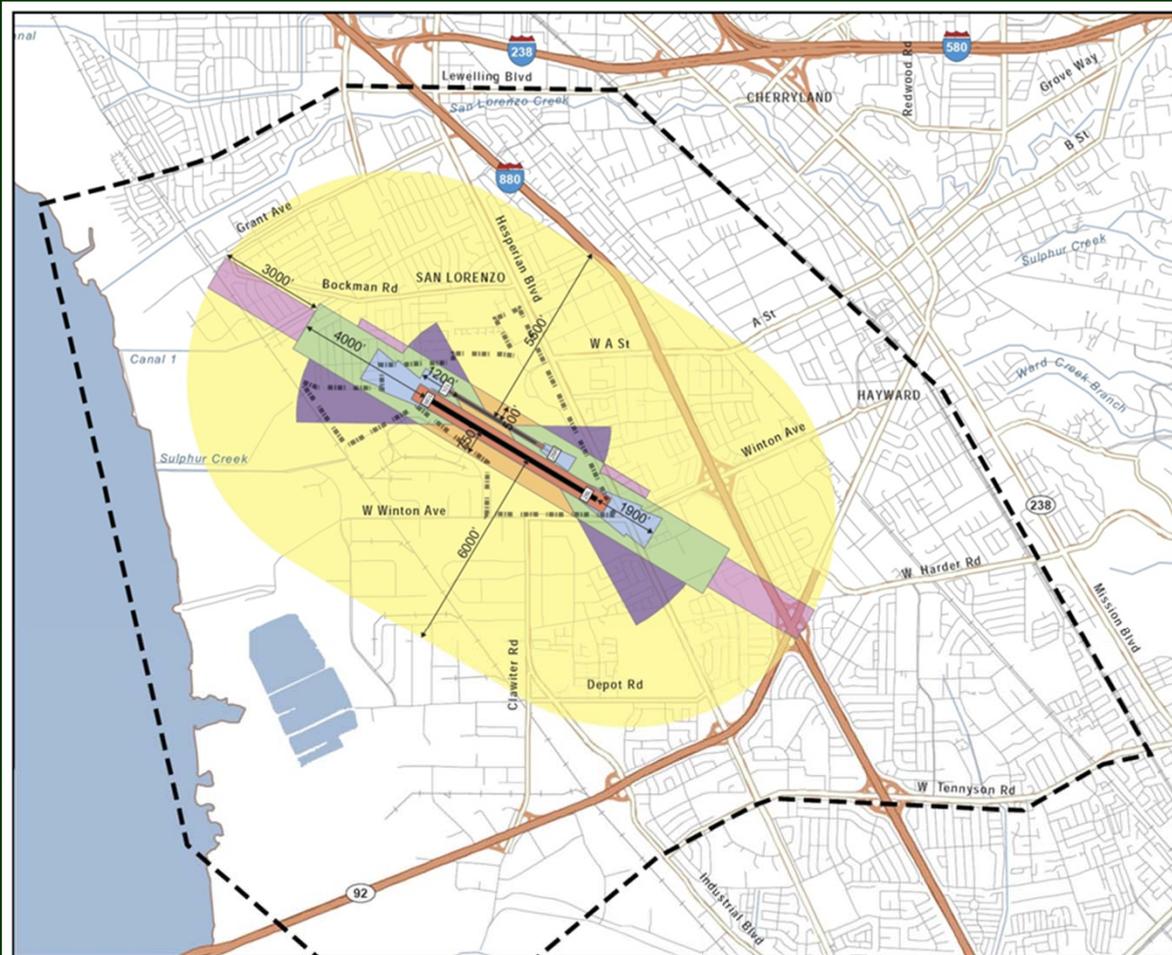


Hayward  
Executive Airport

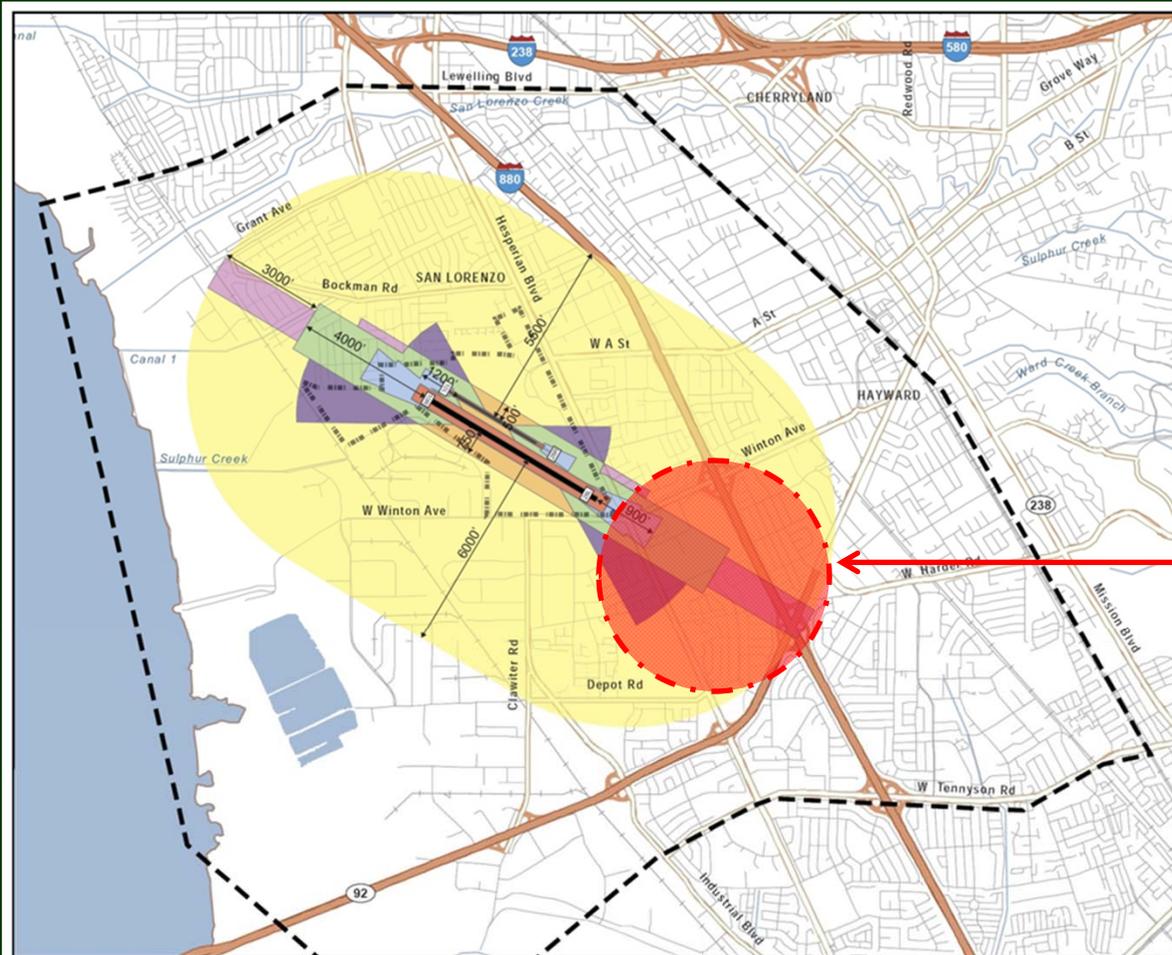
Airport Influence  
Area



# Hayward Airport Safety Zones

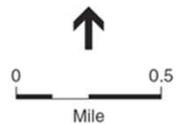


# Hayward Airport Safety Zones

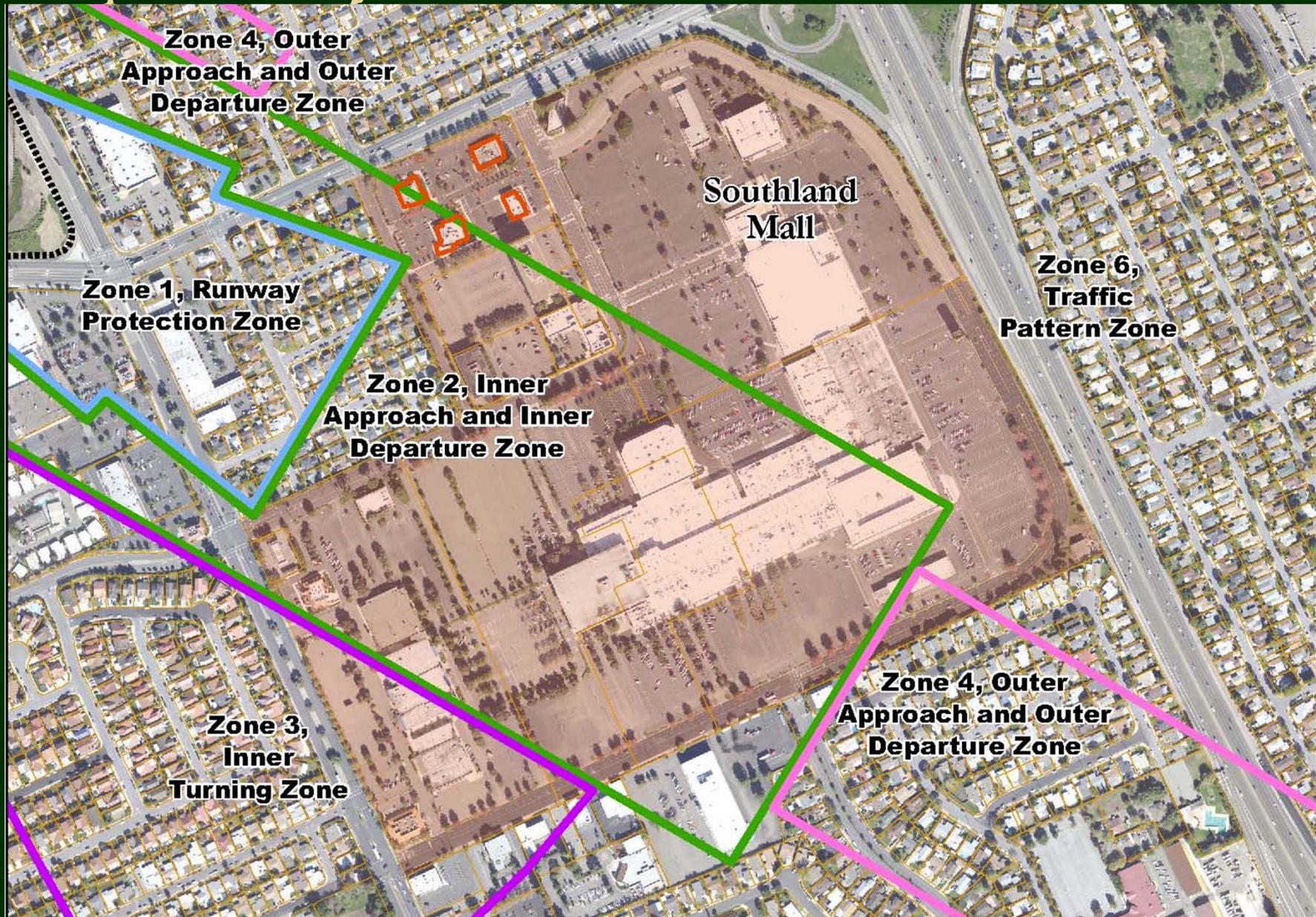


Area of Concern

- ▬▬▬▬ Airport Boundary
  - ▬▬▬▬ Airport Influence Area
  - Runway Safety Areas
  - Zone 1 - Runway Protection Zones
  - Zone 2 - Inner Approach and Inner Departure Zones
  - Zone 3 - Inner Turning Zones
  - Zone 4 - Outer Approach and Outer Departure Zones
  - Zone 5 - Sideline Zones
  - Zone 6 - Traffic Pattern Zones
- NOTE: All dimensional lines depicted are in feet.



# Airport Safety Zones at Southland Mall



## Consistency Issues

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California Government Code §65302.3 states  
General and Specific Plans must:

a) Be consistent with ALUCP;

*and/or*

a) 2/3 of City Council must vote to overrule.



## Inconsistencies Issues with Hayward General Plan and the ALUCP:

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1. General Plan Land Use Map
2. General Plan Land Use Element
3. General Plan Noise Element
4. Airport Approach Zoning Regulations
5. Air Terminal Rules & Regulations – Aircraft Noise
6. Zoning Ordinance



**Table 1: Location of General Plan Land Use Map Designations within Safety Compatibility Zones**

General Plan Land Use Map Designation	Safety Compatibility Zones					
	1	2	3	4	5	6
<b>Commercial</b>						
Retail and Office	√	√				√
Commercial/High Density Residential						√
<b>Residential</b>						
Low Density	√	√		√		√
Medium Density						√
High Density						√
Mobile Home Park		√				√
<b>Industrial</b>						
Industrial Corridor		√			√	√
Mixed Industrial						√
<b>Open Space</b>						
Parks and Recreation	√	√	√	√		√
Limited Open Space						√
Baylands						√
<b>Public / Quasi-Public</b>						
Chabot College			√			√
Airport	√		√			√

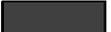
- √ Incompatible Land Use
- √ Conditional Land Use
- √ Permitted Land Use



**Table 2: Comparison of General Plan & ALUCP Noise Compatibility Criteria for Residential, Commercial & Industrial Land Uses**

General Plan Land Use Category	Exterior Noise Exposure (dB CNEL)						
	0 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75-80	80+
Residential - Low Density, Single Family, Duplex Mobile Homes	Green						
		Yellow					
					Orange	Red	
	Grey			Black			
Residential - Multi. Family	Green						
			Yellow				
					Orange		Red
	Grey			Black			
Office Buildings, Business Commercial & Professional	Green						
				Yellow			
					Orange		
	Grey				Black		
Industrial, Manufacturing, Utilities, Agriculture	Green						
					Yellow		
					Orange		
	Grey				Black		

<b>Hayward General Plan</b>		Normally Acceptable	<b>HWD ALUCP</b>		Permitted
		Conditionally Acceptable			Conditional
		Normally Unacceptable			Incompatible
		Clearly Unacceptable			



## Impacts to Development Review Process

Action must be taken by March 23, 2013

*or*

Alameda County ALUC may review local land use actions.



# Options

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1. Amend the General Plan:
  - a) Incorporate ALUCP into General Plan
  - b) Adopt General Plan “Airport” Element
  - c) Adopt ALUCP as Stand-Alone Document
  - d) Implement Policies through Zoning
2. Overrule all or a portion of the ALUCP



## Options

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1. Overrule all or a portion of the ALUCP
2. Amend the General Plan:
  - a) Incorporate ALUCP into General Plan
  - b) Adopt General Plan “Airport” Element
  - c) Adopt ALUCP as Stand-Alone Document
  - d) Implement Policies through Zoning



## Staff Recommendation

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1. Pursue override action as soon as possible regarding ALUCP Section 2.7.5.7
  - a) Potential Negative Impacts to Southland Mall
2. Incorporate ALUCP into 2040 General Plan Update
  - a) Maintain Focus on 2040 General Plan
  - b) Realize Cost Savings
3. Implement Policies through Zoning

