



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** WS 22-021, **Version:** 1

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**DATE:** June 14, 2022

**TO:** Mayor and City Council

**FROM:** Director of Public Works

### **SUBJECT**

California Air National Guard Site: Proposed Development of the California Air National Guard Site at the Hayward Executive Airport (Report from Public Works Director Ameri)

### **RECOMMENDATION**

That the Council reviews and provides feedback on the proposed development of the California Air National Guard (CANG) site.

### **SUMMARY**

The CANG site at the Hayward Executive Airport (Airport) has been vacant since 1980, and was officially returned to the City by the United States Government in 2012. For over ten years, staff has marketed the parcel for aeronautical use, but interest has not met expectations due to market conditions that continue to favor non-aeronautical uses.

Staff received several inquiries about non-aeronautical use, including a proposal by Montecito Development Company (Developer) in 2018. The developer expressed interest in a “flex” type of development, which included retail, office, and warehouse space, as well as space for a museum honoring the Tuskegee Airmen. This proposal was not supported however, and the Developer’s plan evolved from warehouse space to buildings intended for life science and advanced manufacturing, with the museum for the Tuskegee Airmen and the space for a community center retained in the new plan. The financial impact of this revised proposal is significant, with potential annual revenues to the Airport approaching \$1 million. The City may also benefit from quality job creation, the generation of additional sales tax, and increased economic impact.

Before development can proceed, the CANG parcel must be released for non-aeronautical use by the Federal Aviation Administration (FAA). Staff must submit a written request, which will require a minimum of nine months for review and approval. In addition, the property will require a rezoning from Air Terminal-Airport Commercial (AT-AC) to Air Terminal-Commercial (AT-C). Other steps include negotiating a lease agreement with the prospective developer and pursuing land use approvals, which will require a rezoning and General Plan Amendment, and assessing any potential environmental impacts, consistent with California Environmental Quality Act (CEQA) and National Environmental Policy

Act (NEPA) requirements.

*Council Airport Committee Review*

This item was presented to the Council Airport Committee (CAC) on April 28, 2022. The CAC unanimously stated their approval and recommended it to the City Council for further consideration.

**ATTACHMENTS**

- Attachment I Staff Report
- Attachment II CANG Site Location Map
- Attachment III Conceptual Site Plan
- Attachment IV Building Views