



CITY OF HAYWARD

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Cover Memo

File #: LB 21-050, **Version:** 1

DATE: November 16, 2021

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT

Skywest Property Update: Further Review of Preliminary Site Plan and Authorization to Transmit Draft Site Plan to the Federal Aviation Administration for Initial Review

That the Council provides further comments on the preliminary site plan for the Skywest property located at Hayward Executive Airport and adopts the attached resolution (Attachment II) authorizing staff to refer the draft site plan to the Federal Aviation Administration (FAA) for initial review.

SUMMARY

The Skywest property, which was formerly used as a golf course, is owned by the Hayward Executive Airport (Airport). 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.

The Airport staff held three virtual public scoping workshops during July and August, culminating in an initial draft site plan. Subsequent meetings with the Council Airport Committee, the Hayward Youth Commission, the San Lorenzo Village Homeowners Association, and the City Council on October 26 resulted in revisions to the preliminary site plan (Attachment III). This latest version of the site plan balances the needs of the public and the Airport, while adhering to FAA regulations and policies.

The attached site plan includes:

- 30 acres for parks/recreational use;
- 50 acres for business development (at least 9 of those acres to be set aside for open space);
- A trail connecting Kennedy Park to San Lorenzo Park;
- 11 acres for aeronautical development,
- 7 acres of buffer between the residents of San Lorenzo Village and the new aeronautical development; and
- 28 acres dedicated for protection of the Runway Safety Area.

Council Airport Committee Review

This topic was presented to a special meeting of the Council Airport Committee (CAC) on September 30, 2021. The members provided comments regarding economic development, outreach, land use compatibility, security of the Runway Safety Area, impact of aeronautical development on nearby residents, consideration of specific recreational uses such as trails, and use of recycled water on property. In addition to the CAC members, nine area residents spoke on various aspects of the development, including expansion of the proposed trail network, emphasis on economic development of site, and the consideration of various recreational uses.

Council Work Session

The draft site plan was presented to the Council as a work session item on October 26, 2021. Council and the public provided comments regarding open space, economic development, outreach, impact of aeronautical development on nearby residents, and the consideration of specific recreational uses such as trails. In addition to Council, residents provided comments on the proposed business development; loss of natural elements, such as trees and wildlife; additional open space; potential noise impacts of additional development; expansion of the proposed trail network; and the consideration of various recreational uses.

ATTACHMENTS

- Attachment I Staff Report
- Attachment II Resolution
- Attachment III Site Plan