

**HAYWARD
GEOLOGIC HAZARD ABATEMENT DISTRICT**

TO: Hayward GHAD Board of Directors

FROM: GHAD Manager
GHAD Attorney

BOARD MEETING DATE: December 2, 2025

SUBJECT: Resolution 25-04 Declaring the GHAD's Intent to Order an Assessment for the Parcel Group 3 development and Set a Public Hearing at least 45 days after Written Notice is Provided to Consider the Proposed Assessment and any Protests thereto.

RECOMMENDATION(S):

1. ADOPT the attached Resolution No. 25-04 to do the following:
 - (a) APPROVE Parcel Group 3 development Engineer's Report;
 - (b) DECLARE the GHAD's intent to order an assessment for the Parcel Group 3 Development; and
 - (c) SET a public hearing date at least 45 days after notice is provided to consider the proposed assessment and any protests thereto.

SUMMARY:

In approving the project which is comprised of a multifamily residential building and an educational facility, referred to as Parcel Group 3 development (PG3 development), the City's Infill Checklist Item No. 48 required the PG3 development to be annexed into the existing Hayward Geologic Hazard Abatement District (GHAD). With the approval of Resolution No. 25-03, the GHAD Board of Directors (GHAD Board) approved annexation of the PG3 development into the Hayward GHAD and approved and adopted the Plan of Control. To secure a funding source for the PG3 development, an Engineer's Report has been prepared to identify the funding of the GHAD-maintained improvements identified in the Plan of Control. The Engineer's Report recommends an assessment limit of \$0.25472 per square foot of habitable space for GHAD services.

BACKGROUND AND DISCUSSION:

On March 1, 2016, the Hayward City Council adopted Resolution No. 16-030 approving the formation of the Hayward GHAD and appointed itself to serve as the GHAD Board. On December 2, 2025, the GHAD Board of Directors held a public hearing on the proposed annexation of the PG3 development into the Hayward GHAD, and adopted Resolution 25-03 approving the annexation of the PG3 development into the Hayward GHAD and accepting the PG3 development Plan of Control.

A funding source has been secured for The Reserve (formerly La Vista), The Hideaway (formerly Ersted Property), and Hayward SoMi developments within the Hayward GHAD and it is now necessary to secure a funding source for the PG3 development annexation. Like the existing developments in the Hayward GHAD, the funding source is a real property assessment. This assessment for the multifamily residential building and the educational facility within the PG3 development is proposed to be imposed the first fiscal year after building permits are issued for the residential and educational buildings. The assessment is proposed to maintain the improvements in the PG3 development Plan of Control previously approved by the GHAD Board on December 2, 2025 (Resolution No. 25-03).

The proposed assessment is supported by the attached Engineer's Report prepared by a registered professional engineer certified by the State of California, in accordance with Proposition 218 (attached as Attachment 1 to Resolution No. 25-04). The Engineer's Report recommends an assessment limit of \$0.25472 per square foot of habitable space (Fiscal Year 2025/26 dollars). The annual assessment limit would be adjusted annually based on the San Francisco-Oakland-Hayward Consumer Price Index (CPI). The proposed assessment does not impact or change the existing assessments for the existing landowners in the GHAD.

To allow the GHAD Board to consider approval of the proposed assessment, the property owners of the PG3 development will be provided with a copy of the Engineer's Report, a Notice of Intent to Order an Assessment, and a ballot (Resolution 25-04) following this meeting.

FISCAL IMPACT:

The developer is responsible for funding all activities undertaken by the GHAD up and until the GHAD Improvements, as defined in the Plan of Control, are accepted by the GHAD. Thereafter, the GHAD is funded 100% through assessments levied on properties within the Hayward GHAD. Therefore, there is no impact on the City's General Fund.

NEXT STEPS:

1. On January 27, 2026, the GHAD Board shall consider all protests against the proposed assessment. At the GHAD Board hearing, the GHAD Board shall not impose the assessment if there is a majority protest. If there is no majority protest, the GHAD Board shall authorize the assessment.

Prepared by: The GHAD Manager Ralston and GHAD Attorney Morrison

Recommended by: GHAD Manager Ralston

ATTACHMENTS:

A. Resolution No. 25-04