

**HAYWARD
GEOLOGIC HAZARD ABATEMENT
DISTRICT**

TO: Hayward GHAD Board of Directors

FROM: GHAD Manager
GHAD Attorney

BOARD MEETING DATE: DECEMBER 2, 2025

SUBJECT: Resolution 25-03 Holding a Public Hearing to Approve the Annexation of the Parcel Group 3 development into the Hayward Geologic Hazard Abatement District and Approving the Draft Plan of Control for the Parcel Group 3 development

RECOMMENDATION(S):

1. ADOPT the attached Resolution No. 25-03 to do the following:
 - (a) APPROVE the annexation of the Parcel Group 3 development to the Hayward GHAD.
 - (b) APPROVE the draft Parcel Group 3 development Plan of Control.

SUMMARY:

In approving the Parcel Group 3 development (PG3 development), which is improved with a multi-family residential building and an educational building, the City of Hayward included Infill Checklist Item No. 48 that required the PG3 development to be annexed into the existing Hayward Geologic Hazard Abatement District (GHAD). Consistent with GHAD law, the owners of the PG3 development, La Vista Hayward, L.P., and Strategic Growth Partners, Inc., filed a Petition for Annexation ("Petition") with the GHAD Clerk on September 2, 2025. On October 28, 2025, with the approval of Resolution 25-02, the GHAD Board of Directors (GHAD Board) accepted the Petition and set a public hearing to take place on December 2, 2025, to consider the annexation request and hear any objections to the request. In addition, the GHAD Board is being asked to consider approval of the draft Plan of Control.

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.

Currently, The Reserve development (Tract 7620), The Hideaway development (Tract 8439), and the Hayward SoMi development (Tracts 8502 and 8614) are the existing developments within the GHAD. As allowed by GHAD Law, the owners of the PG3 development, La Vista Hayward, L.P., and Strategic Growth Partners, Inc., submitted a Petition for Annexation into the Hayward GHAD (attached to Resolution No. 25-02). In

approving the PG3 development, the City of Hayward imposed Infill Checklist Item No. 48 requiring that the PG3 development be annexed into the GHAD prior to recordation of the final map. To satisfy this requirement, the owner of the PG3 development has petitioned the GHAD Board for annexation into the GHAD. The territory to be annexed into the GHAD and the boundaries of the PG3 development are the same.

In connection with the proposed annexation, a draft Plan of Control dated October 2, 2025, has been prepared for the PG3 development and attached to the Petition for Annexation.

The draft Plan of Control is separate from Plans of Control adopted for the existing developments within the GHAD and describes the work contemplated for the PG3 development, including maintenance and monitoring activities for slopes, retaining walls, subdrains, storm drain facilities, and concrete-lined drainage ditches. The draft Plan of Control has been reviewed by the GHAD Manager and GHAD Attorney. The draft Plan of Control will be finalized following incorporation of comments, if any, received from the GHAD Board during the annexation hearing.

On October 28, 2025, the GHAD Board of Directors accepted the Petition for Annexation of the PG3 development to the Hayward GHAD and adopted Resolution 25-02 to schedule a public hearing for December 2, 2025, to consider the annexation of the PG3 development into the Hayward GHAD.

NEXT STEPS:

If the Hayward GHAD Board approves annexation of the PG3 development into the Hayward GHAD and approves the draft Plan of Control, the Board will be asked to conduct a Public Hearing to consider approval of the Engineer's Report for the PG3 development and issue a Notice of Intent to Order an Assessment.

FISCAL IMPACT:

La Vista Hayward, L.P., and Strategic Growth Partners, Inc., are responsible for funding all activities undertaken by the GHAD until such time the GHAD Improvements, as defined in the draft 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 fiscal impact on the City's General Fund.

If annexation is approved, funding for the GHAD activities in the proposed annexed area to prevent, mitigate, abate, and control geologic hazards will be based on an assessment, and such funds will be collected and used in connection with the PG3 development Plan of Control. The proposed assessment will be supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California, and will be considered in accordance with Proposition 218. The proposed assessment does not impact or change the existing assessments for The Reserve (La Vista), Hideaway (formerly Ersted), and Hayward SoMi property owners in the GHAD.

Prepared by: The GHAD Manager Ralston and GHAD Attorney Morrison

Recommended by: GHAD Manager Ralston

ATTACHMENTS:

A. Resolution No. 25-03