



DATE: May 4, 2021

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT Adopt a Resolution Accepting for Public Use the Real Properties Shown on the Final Map of Tract 7620 as Parcel A, Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive, and Fortuna Way (Applicant: La Vista, L.P.)

RECOMMENDATION

That Council approves the attached resolution (Attachment II) accepting for public use the real properties shown on the Final Map of Tract 7620 as Parcel A, Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive and Fortuna Way.

SUMMARY

The applicant is the subdivider and developer of La Vista Tract 7620 and has offered to transfer title to Parcel A and the streets shown on the tract’s Final Map to the City of Hayward.

Council approved the Tract 7620 Final Map on June 23, 2015 by Resolution Number 15-107. The applicant/subdivider, La Vista, L.P., had reserved Parcel A for future dedication for public park purposes as per the Owners Statement on the final map. The applicant has now offered to transfer Parcel A to the City. The City plans to develop a public park on a property adjoining La Vista Tract 7620. Parcel A, if accepted by Council, would allow the City to create an expanded park with an amphitheater, soccer fields, picnic area and other active recreational facilities.

The applicant had offered to dedicate to the City, for public use, all streets shown on the map of Tract 7620. Council, by Resolution Number 15-107, rejected this offer subject to the right of the City, its successors or assigns to accept said offer at such time as may be deemed appropriate. The City rejected the earlier offer of street dedication primarily because the said streets were not yet improved for public use.

Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive, and Fortuna Way have been improved as per the City approved plans and staff recommends for Council to now accept the applicant’s offer of dedication of these streets to the City for public use and accept the completed street improvements for the City’s future maintenance and repairs.

BACKGROUND AND DISCUSSION

The Council approved the Final Map of Tract 7620 on June 23, 2015. On page 1, the “Owner’s Statement” offered to the City certain easements and real properties for public use including the following:

“The real property described as “Parcel A” is reserved for park purposes. Said “Parcel A” shall be transferred in fee to the Hayward Area Recreation District,” and

“The real property described below is dedicated in fee for public purposes: those portions of said lands within the exterior boundary of this map designated as Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive and Fortuna Way.”

The property owner has subsequently learned that the City, and not the Hayward Area Recreation District (HARD), will develop a public park adjacent to La Vista Tract 7620 and presented a grant deed to transfer ownership of “Parcel A” to the City (Attachment IV). The owner discussed his intent to transfer Parcel A to the City with HARD and received their consent.

Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive and Fortuna Way have been improved as per the City approved plans. The City has recently acknowledged completion of these street improvements and are open for public use as intended in the development plans for Tract 7620. This is the appropriate time for Council to accept the applicant’s grant deed (Attachment V) to transfer ownership of the streets to the City.

Project Description

La Vista Tract 7620 is fully developed with 179 single family residences. Tennyson Road was extended east of Mission Boulevard. This street extension has facilitated construction of additional residential units in three development projects and future park development. Alquire Parkway extension and other streets in Tract 7620 have helped traffic circulation in the area. La Vista Tract 7620 improvements includes stormwater treatment and detention basins, various trails, and public open spaces.

ECONOMIC IMPACT

The addition of a destination park to the South Hayward community will create a much-needed amenity and attraction for this part of the City, resulting in increased visitors to the area’s local businesses.

FISCAL IMPACT

There is no fiscal impact related to this agenda item.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Support Quality of Life. Specifically, this item relates to the implementation of the following project(s):

Project 12: Complete La Vista Park
Project 12, Part 12a: Design La Vista Park

SUSTAINABILITY FEATURES

The recommended action will provide for the needed maintenance and repairs to the streets improved in La Vista Tract 7620. The City's acceptance of Parcel A will allow development of several active use recreational facilities in an expanded park planned in the vicinity. Tract 7620 incorporates various sustainable features. A landscape and lighting assessment district will be established for the maintenance, repair and replacement of landscaped areas, trails, and area lighting. A geologic hazard assessment district (GHAD) plans and implements preventive measures to protect the properties against potential geologic hazards. The Homeowners Association is also established to maintain common use areas and facilities in the area. The proposed park will offer many active and passive recreational opportunities in the close vicinity of this development project.

ENVIRONMENTAL REVIEW

Environmental review is not required for acceptance of real properties shown on the Final Map of Tract 7620 as Parcel A, Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive and Fortuna Way.

NEXT STEPS

If approved, Council resolution (Attachment II) and grant deeds (Attachments IV and V) will be filed with the Alameda County Clerk-Recorder's office to transfer to the City of Hayward, real properties shown on the Final Map of Tract 7620 as Parcel A, Tennyson Road, Alquire Parkway, Vista Grande Drive, Cantera Drive, Mountain View Drive and Fortuna Way.

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager