

**HAYWARD
GEOLOGIC HAZARD ABATEMENT DISTRICT**

TO: Hayward GHAD Board of Directors

FROM: GHAD Manager
GHAD Attorney

BOARD MEETING DATE: October 28, 2025

SUBJECT: Resolution 25-02 Accepting Petition for Annexation of the Parcel Group 3 Development and Directing a Public Hearing Be Held Regarding the Request for Annexation

RECOMMENDATIONS:

1. ACCEPT the Petition for Annexation (“Petition”) of the Parcel Group 3 development (Parcel Map No. 11247) into the existing Hayward Geologic Hazard Abatement District (“GHAD”) and the Parcel Group 3 development draft Plan of Control dated October 2, 2025, attached to the Petition;

2. ADOPT the attached Resolution No. 25-02 to:

(a) CONDUCT a Public Hearing no less than 20 days after notice is sent to property owners within the territory requesting the annexation to consider the proposed annexation into the Hayward GHAD and the draft Plan of Control, and hear any objections thereto; and

(b) DIRECT the Hayward GHAD Manager to mail, by first class mail, a written notice of the hearing to consider the proposed annexation and the draft Plan of Control to each owner of real property within the proposed annexation area as required by GHAD Law.

SUMMARY:

In approving the project which is comprised of a multi-family residential building and an educational building, referred to as Parcel Group 3 (Parcel Map No. 11247) (“PG3 Development”), the City’s Infill Checklist Item No. 48 requires the PG3 Development to be annexed into the Hayward GHAD. Consistent with GHAD Law, the owners of the PG3 Development - La Vista Hayward, L.P., and Strategic Growth Partners, Inc.- filed the attached Petition with the GHAD Clerk on September 2, 2025. The GHAD Board is being asked to accept this Petition and set a public hearing to take place no less than 20 days after the hearing notice is sent to the property owners within the PG3 Development area. At this upcoming hearing, the GHAD Board will consider the annexation request, including the draft Plan of Control and hear any objections to the request.

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 of Directors.

Currently, the Hayward GHAD includes The Reserve development (Tract 7620) formerly known as the La Vista development, The Hideaway (Tract 8439) formerly known as the Ersted development, and Hayward SoMi development (Tracts 8502 and 8614). As allowed by GHAD Law, La Vista Hayward, L.P., and Strategic Growth Partners, Inc., as the owners of the PG3 Development, submitted the Petition requesting annexation. (attached to Resolution No 25-02). In approving the PG3 Development, the City's Infill Checklist Item No. 48 requires the PG3 Development to be annexed into the Hayward GHAD. The territory to be annexed into the GHAD and the boundaries of the PG3 Development are one in the same.

In connection with the proposed annexation, a draft Plan of Control has been prepared. The draft Plan of Control is separate from the La Vista (The Reserve), Ersted (The Hideaway), and Hayward SoMi Plans of Control and describes the work contemplated for the PG3 Development, such as maintenance and monitoring activities, including slopes, retaining walls, subdrains, storm drain improvements and concrete-lined drainage ditches. A final version of the Plan of Control will be presented to the GHAD Board at the hearing on the Petition.

GHAD Law requires that the Petition be placed on the GHAD Board agenda and thereafter, a public hearing be conducted to consider the Petition. Notice of the hearing must be sent to those real property owners within the boundaries of the requested annexation area 20 days before the hearing takes place.

FISCAL IMPACT:

The Petitioner of the Petition is responsible for funding all activities undertaken by the GHAD up and until 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 PG3 Development portion of the GHAD. Therefore, there is no impact on the City's General Fund.

If annexation is approved, the funding for the GHAD 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 at a subsequent date in accordance with Proposition 218. The proposed assessment does not impact or change the existing assessments for The Reserve (La Vista), The Hideaway (Ersted), or The Hayward SoMi landowners in the GHAD.

Prepared by: The GHAD Manager Haley Ralston and GHAD Attorney Amara Morrison

Recommended by: GHAD Manager Haley Ralston

ATTACHMENTS:

A. Resolution No. 25-02, attaching Petition for Annexation