



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 19-056, **Version:** 1

DATE: June 27, 2019

TO: Planning Commission

FROM: Deputy City Manager

SUBJECT

Route 238 Corridor Lands Development-Parcel Group 5: Bunker Hill: Review and Recommendation to the City Council to Approve Draft Master Development Plan and Addendum to the 2014 General Plan Environmental Impact Report

RECOMMENDATION

That the Planning Commission reviews and recommends that the City Council approve the Draft Parcel Group 5 Master Development Plan (Attachment II) and Addendum to the 2014 General Plan Environmental Impact Report (GP EIR) (Attachment III) subject to the draft findings (Attachment IV).

SUMMARY

The City entered into a Purchase and Sale Agreement with the California Department of Transportation (Caltrans) in January 2016 to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into 10 parcel groups and must be disposed of by 2022. This report covers Parcel Group 5: Bunker Hill.

Over the last year, the City has been working with the community to develop a vision and plan for the reintegration of Parcel Groups 5, 6, 8 and 9 back into the City. The remaining Parcel Groups 2, 3, 4 and 7 are under exclusive negotiation agreements with developers with plans being vetted with the community by the developers through the City's standard planning process. For Parcel Group 5, the culmination of these efforts will be a Master Development Plan (MDP), Addendum to the Hayward 2040 General Plan Environmental Impact Report, and Request for Proposals (RFP) to be released upon full City Council approval anticipated for July 2019.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Draft Master Development Plan
Attachment III	Addendum to the Hayward 2040 General Plan EIR
Attachment IV	Draft Findings to Support General Plan Addendum
Exhibit A to Attachment IV	General Plan EIR Mitigation Monitoring and Reporting Program

Exhibit B to Attachment IV

(MMRP)
MMRP Modifications