



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 19-088, **Version:** 1

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**DATE:** November 19, 2019

**TO:** Mayor and City Council

**FROM:** City Manager

### **SUBJECT**

Route 238 Corridor Land Development - Parcel Group 6 Carlos Bee Quarry Project: Adopt a Resolution Certifying an Addendum to the 2014 General Plan Environmental Impact Report, Approval of Master Development Plan, and Authorization for the City Manager to Issue a Request for Proposals for the Disposition and Development of the Parcel Group

### **RECOMMENDATION**

That Council adopts a resolution (Attachment II) certifying an addendum to the 2014 General Plan Environmental Impact Report (Attachment III), approves the Parcel Group 6 Master Development Plan (Attachment IV), and adopts a resolution (Attachment V) authorizing the City Manager to issue a Request for Proposals (Attachment VI) for the disposition and development of Parcel Group 6: Carlos Bee Quarry Project.

### **SUMMARY**

The City of Hayward 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 6: Carlos Bee Quarry.

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 6, the culmination of these planning efforts is the certification of an Addendum to the 2014 General Plan Environmental Impact Report (2014 GPA EIR), approval of a Master Development Plan (MDP), and issuance of a Request for Proposals (RFP) from developers for development of a maximum unit count of 500 townhome and multifamily residential units and 500 student beds/125 student units (assuming quad-style units) consistent with the City's General Plan.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution General Plan Addendum
Exhibit A	General Plan EIR Mitigation
Exhibit B	MMRP Modifications
Attachment III	Addendum to the Hayward 2040 General Plan EIR
Attachment IV	Draft Master Development Plan
Attachment V	Resolution Approving Master Plan Development
Attachment VI	Draft RFP
Attachment VII	October 24, 2019 Planning Commission Minutes