



DATE: April 7, 2026

TO: Mayor and City Council

FROM: City Manager

SUBJECT Adopt a Resolution Approving Annexation of the Parcel Group 3 Development into the Hayward Geologic Hazard Abatement District

RECOMMENDATION

That the City Council adopts a resolution (Attachment II) approving the annexation of the Parcel Group 3 development into the existing Hayward Geologic Hazard Abatement District (GHAD) as requested by the GHAD Manager.

SUMMARY

In approving the multifamily residential building and the educational facility development project referred to as Parcel Group 3 development (PG3 Development), the City of Hayward adopted Infill Checklist Item No. 48 requiring the Parcel Group 3 development to be annexed into the existing Hayward GHAD. On December 2, 2025, with the approval of GHAD Resolution 25-04, the GHAD Board of Directors (GHAD Board) approved annexation of the PG3 Development into the Hayward GHAD. Public Resources Code section 26581 states that a proposed annexation is subject to the approval of the legislative body that approved formation of the GHAD; therefore, the Hayward City Council is requested to approve the resolution (Attachment II) approving the annexation of the PG3 Development into the Hayward GHAD.

FISCAL IMPACT

The Petitioners of the Petition for Annexation are responsible for funding all activities undertaken by the GHAD until the GHAD Improvements, as defined in the 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.

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 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 owner of property within the PG3 Development submitted a Petition for Annexation of the PG3 Development into the Hayward GHAD. 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 a final map. To satisfy this requirement, the current owners of the PG3 Development petitioned the Hayward GHAD Board of Directors for annexation into the existing Hayward GHAD. On December 2, 2025, with the approval of Resolution 25-04, the GHAD Board approved annexation of the Parcel Group 3 Development into the Hayward GHAD.

A Plan of Control has been prepared in connection with the proposed annexation. The Plan of Control for the PG3 Development is separate from The Reserve (formerly La Vista), The Hideaway (formerly Ersted Property), and the Hayward SoMi Plans of Control. The PG3 Plan of Control describes the work contemplated for the PG3 Development, including maintenance and monitoring activities, such as slopes, retaining walls, subdrains, storm drain facilities, and concrete-lined drainage ditches.

If annexation is approved by the Hayward City Council, the funding for the GHAD activities within the area proposed to be annexed 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 Parcel Group 3 Development Plan of Control.

Public Resources Code Section 26581 states that a proposed annexation is subject to the approval of the legislative body that approved formation of the GHAD. Given that the Hayward City Council approved formation of the Hayward GHAD, Hayward City Council approval is necessary for the proposed annexation. Therefore, the Hayward City Council is requested to approve the resolution approving annexation of the Parcel Group 3 Development into the Hayward GHAD.

NEXT STEPS

If the resolution is approved, there are no additional steps for the Hayward City Council related to annexation of the PG3 Development. The Hayward GHAD Board of Directors will conduct a Public Hearing to consider approval of the Engineer's Report and issue a Notice of Intent to Order an Assessment for the PG3 Development.

Prepared and Recommended by:

GHAD Manager, Haley Ralston
GHAD Attorney, Patricia Curtin

Approved by:

A handwritten signature in blue ink, appearing to read "Jennifer Ott".

Jennifer Ott, City Manager