



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 12/07/04  
AGENDA ITEM 7  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** City Manager  
**SUBJECT:** Direction Regarding La Vista Quarry

At the November 16 worksession, the City Council directed staff to meet with the DeSilva Group to explore possible alternatives to the current application to extend quarry operations for 20 years. Based on the direction provided by Council, I met with Ed DeSilva and Jim Summers. This report provides a summary of the discussion and seeks Council direction.

In the course of the discussion, three general options were identified, as follows:

Option 1: Issuance of a quarry permit for 20 years, following which the property would revert to permanent open space under public ownership.

Option 2: Issuance of a quarry permit for less than 20 years, following which residential development would occur.

Option 3: Forego extension of current permit, and instead process application for residential development of the site.

In reviewing the three options, a few observations emerged. From the standpoint of the property owner, the first option is not acceptable. While the second option may be acceptable to the property owner, comments voiced at the worksession by some Councilmembers and the public suggest this option has too many drawbacks and too few benefits. As a result, the discussion turned to option three.

As the Council will recall, during the Mission-Garin Study, the DeSilva Group proposed about 320 townhomes and condominiums in the bowl of the quarry, east of the fault zone. Under an option three scenario, the DeSilva Group would forego townhomes and condominiums, and instead seek to develop single family homes. Concurrent with a change in housing type is a reduction in the total number of units. Because detailed plans have not been developed, an exact number cannot be identified. However, for discussion purposes, a range of between 150 and 200 homes, on lots between 3,500 and 4,000 square feet, is proposed. According to the property

owner, due to infrastructure and other development costs, a formal development application will likely focus on the upper end of the range. Finally, as part of its development, the property owner is prepared to provide a prominent recreation element in the area west of the fault, the specifics of which are to be developed.

The foregoing represents a conceptual approach to reuse of the quarry property. Obviously, more detailed evaluation is needed. Accordingly, in order to allow this to occur, the property owner is prepared to suspend processing its permit application, provided the City does likewise in terms of its annexation application. In this regard, it is proposed that both parties suspend processing their respective applications until March 1.

If the Council is receptive to considering development along the lines described above, it will be necessary to modify the City's annexation application. This will require a change to the General Plan designation and the corresponding pre-zoning as well. Under the arrangement described in this report, the pertinent revisions to the City's application would be presented to the Council no later than March 1.



Jesús Armas, City Manager