

Project No.
15342.000.000

May 18, 2023

Mr. Travis Kauzer
Hayward Tennyson Land, LLC
c/o Grupe Communities, Inc.
3255 West March Lane, 4th Floor
Stockton, CA 95219

Subject: Hayward Geologic Hazard Abatement District
Hideaway (formerly Ersted Property) Development
Hayward, California

**GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
PLAN OF CONTROL TRANSFER INSPECTION**

Dear Mr. Kauzer:

As requested, ENGEO, acting as the Hayward GHAD Manager, conducted a site inspection for the listed parcels and slope easement areas within and adjacent to the Hideaway development (Tract 8439) in Hayward, California. The site inspection occurred on February 3, 2023. These parcels are proposed for transfer (“Transfer Parcels”), as identified on the transfer application provided by Hayward Tennyson Land, LLC (“Developer”) to the Hayward GHAD, as listed in Table 1 below.

TABLE 1: Transfer Parcels – Parcels and Streets

ASSESSOR'S PARCEL NUMBER (APN)	PARCEL LABEL	ADDRESS / DESCRIPTION	FUTURE GHAD-OWNED PARCEL
78C-806-4	Parcel L	Tract 8439	Yes
78C-807-1	Parcel M	Tract 8439	Yes
78C-805-1	Parcel A	Tract 8439	No
78C-805-2	Parcel B	Tract 8439	No
78C-805-3	Parcel C	Tract 8439	No
78C-806-1	Parcel D	Tract 8439	No
78C-805-1	Parcel E	Tract 8439	No
78C-805-5	Parcel F	Tract 8439	No
78C-805-6	Parcel G	Tract 8439	No
78C-805-7	Parcel H	Tract 8439	No
78C-806-2	Parcel I	Tract 8439	No
78C-806-3	Parcel J	Tract 8439	No
78C-805-8	Parcel K	Tract 8439	No
78C-805-9	Parcel N	Tract 8439	No
78C-805-10	Parcel O	Tract 8439	No
78C-805-11	Parcel P	Tract 8439	No
78C-805-12	Parcel Q	Tract 8439	No
78C-805-13 through 78C-805-71	Residential	Tract 8439	No

As described in Section 6.4 of the Hideaway Development Plan of Control (Reference 1), the purpose of this inspection is to verify that all the facilities for which the GHAD will have maintenance responsibility have been constructed and maintained according to the City-approved plans and specifications for the individual improvements, and that such facilities are operational and in good working order.

As stated in the Plan of Control (Reference 1), eligibility for transfer will occur exactly 3 years after the issuance of the first residential building permit by the City of Hayward within the Hideaway development within the Hayward GHAD. The first residential building permit was issued on December 10, 2020. The turnover date may be extended by the project developer. Section 6.4 of the Plan of Control also states, “Up to one year in advance of the Transfer Eligibility Date or in any subsequent year, at its discretion, the Developer may apply to the GHAD (“Transfer Application”) to transfer the responsibility for performing GHAD Activities (as such term is defined in Section 7.0 [of the Plan of Control] for such Parcel(s) to the District.”

Based on observations made during the February 2023 site walkovers, the parcels listed in Table 2 are eligible for transfer of Plan of Control responsibilities to the Hayward GHAD as there were no areas of concern related to Plan of Control responsibilities identified on these parcels.

TABLE 2: Areas Eligible for Transfer to the Hayward GHAD

ASSESSOR'S PARCEL NUMBER (APN)	PARCEL LABEL	ADDRESS/DESCRIPTION
78C-805-1	Parcel A	Tract 8439
78C-805-2	Parcel B	Tract 8439
78C-805-3	Parcel C	Tract 8439
78C-806-1	Parcel D	Tract 8439
78C-805-1	Parcel E	Tract 8439
78C-805-5	Parcel F	Tract 8439
78C-805-6	Parcel G	Tract 8439
78C-805-7	Parcel H	Tract 8439
78C-806-2	Parcel I	Tract 8439
78C-806-3	Parcel J	Tract 8439
78C-805-8	Parcel K	Tract 8439
78C-805-9	Parcel N	Tract 8439
78C-805-10	Parcel O	Tract 8439
78C-805-11	Parcel P	Tract 8439
78C-805-12	Parcel Q	Tract 8439
78C-805-13 through 78C-805-71	Residential	Tract 8439

COMMENTS

We had the following observations during the site inspections and have provided comments on items to be completed prior to transfer of Plan of Control responsibilities to the GHAD.

Drainage Ditches and Swales

1. A segment of concrete-lined drainage ditch is located on Parcel M and will be maintained by the GHAD (Figure 1). The concrete-lined drainage ditch was observed for accumulation of debris and sediment and for obvious distress such as cracking or shifting of the concrete. In general, the concrete-lined drainage ditch located on Parcel M was in good condition. Routine maintenance shall be performed and include removal of accumulated vegetation, vegetative debris, and soil. Vegetative debris shall be cut and removed from within the ditch and for a minimum of 12 inches on both sides of the ditch. Vegetation overhanging the ditch shall also be removed.
2. A drainage swale is located on Parcel M and will be maintained by the GHAD (Figure 1). The drainage swale was observed for proper shape, profile, and overall condition. At the time of our site visit, it appeared that the drainage swale was not constructed based on City-approved as-built improvement plans (Reference 4). The drainage swale should be constructed according to the approved improvement plans.
3. Along the property fence east of Lot 59 on Parcel M (APN 78C-807-1), there appears to be a riprap-lined drainage swale (Figure 1). Based on review of the City-approved as-built improvement plans, there does not appear to be mention or detail provided for the riprap-lined drainage swale. The GHAD requests an updated plan or detail for the existence of the riprap-lined drainage swale.

Subdrain Outlets

4. Subdrain outlets within the Transfer Areas were observed for condition and flow (Figure 1). Additional comments for observed subdrain outlets within the Transfer Areas are listed in Table 2.

TABLE 2: Keyway Subdrains

LABEL	COMMENTS
SD-1	Unable to locate.
SD-2	Unable to locate.
SD-3	Unable to locate. Possible location near or in white, 6" diameter perforated PVC stick up. Confirm outlet detail and location.
SD-4	Unable to locate. No accessible storm drain inlet or manhole near outlet location.
SD-5	Open and clear. No flow at time of visit.
SD-6	Unable to locate.
SD-7	Unable to locate.

Storm Drain System

5. Storm drain inlets are located within the Transfer Areas. Maintenance should include bolting unsecured grates, replacement of damaged grates, replacement of mechanically damaged sections, sealing of cracks, removal of accumulated vegetation, debris, construction materials (such as silt sacks), and soil. All the storm drain inlets should be thoroughly inspected and corrected for items noted above.

Open Space and Slopes

6. There is a minor landslide on the slope above the Homeowners Association's landscaped common space, east of the parking stalls on Ashwell Avenue, on Parcel M (Figure 1). This landslide should be repaired prior to acceptance by the GHAD.
7. On Parcel L, it appears that the neighboring development is undergoing active construction and has used the southern corner portion of Parcel L as storage for construction materials and soil stockpiles (Figure 1). The construction materials and soil stockpiles should be removed and slope grades should be reestablished prior to acceptance by the GHAD.
8. Along the eastern edge of Parcel L, a large tree has fallen and has uprooted subsurface soil (Figure 1). The tree should be removed and properly disposed of off site, and slope grades should be reestablished prior to acceptance by the GHAD.
9. All litter and debris, including remaining construction materials, shall be removed from the open space parcels and banks of the creeks and wetland areas. Several observable locations with significant debris within the open space parcels are noted in Figure 1.

Retaining Walls

10. A buried retaining wall exists on Parcel L and will be considered a GHAD-maintained improvement since it resides on a future GHAD-owned parcel. Since the retaining wall is buried, there were no observable conditions of the retaining wall to report. Retaining walls on non-GHAD-owned parcels are maintained by others and the GHAD's responsibilities would be related to retaining walls impacted by a geologic hazard as provided for in the Plan of Control.

Vegetation Management

11. On Parcels L and M, vegetation should be controlled sufficiently to meet the requirements of Hayward Fire Department standards until the GHAD accepts transfer of the parcels.

Trails

12. There is a pedestrian walking trail located on Parcel M that will be maintained by the GHAD (Figure 1). At the time of our site visit, there were minor erosion rills, straw waddles, and overgrown vegetation within the trail. The erosion rills should be repaired, and the straw waddles and overgrown vegetation should be removed prior to acceptance by the GHAD. Additional improvement details related to the trail should be provided to the GHAD, if available.

Fencing

13. As the GHAD will be the long-term owner of Parcels L and M within the Hideaway development, the property line fencing will be GHAD-owned and maintained. The existing fencing should be inspected along the property boundary and replaced where damaged or missing.

Locks

14. The GHAD should be provided with any keys and codes to locks that will be maintained within open space parcels and maintenance roads.

Transfer Documents

15. As identified in the referenced Plan of Control, the GHAD should be provided with copies of the geotechnical exploration reports, field-verified geologic maps, as-built grading plans, as-built corrective grading plans, as-built improvement plans, as-built subdrain plans, retaining wall drainage plans, and as-built testing and observation reports related to earthwork within the Transfer Areas.
16. The GHAD should be provided with any agreements or requirements related to landscape maintenance on Parcels L and M, if any. The GHAD will review any conditions related to landscape maintenance to determine if the current conditions meet these requirements. In addition, the GHAD should be supplied with a contact to notify if any issues arise with the plants or irrigation system.
17. The GHAD should be provided with copies of approved landscape plans, including plans showing any mitigation plantings and associated irrigation systems. The GHAD should also be provided with the process the developer has for decommissioning any temporary irrigation systems.
18. The GHAD requests documentation from the City of Hayward verifying acceptance of GHAD-maintained improvements within all Transfer Areas as listed in Table 1 and Table 2.
19. For the GHAD's review, the GHAD should be provided with draft Right-of-Entry agreement(s) for landscape maintenance, mitigation, or additional activities planned by others on future GHAD-owned Parcels L or M.
20. As provided in the referenced Plan of Control, GHAD Ownership Areas will include Parcels L and M. Draft grant deeds should be provided to the GHAD for Parcels L and M for review. In addition, the GHAD should be provided with a copy of any deed restrictions that may exist for Parcels L and M.
21. The GHAD requests preliminary title reports for Parcels L and M. Existing easements, encumbrances, or other title exceptions will be reviewed and may need to be extinguished before deeds are recorded.
22. The GHAD requests copies of any fencing agreements with neighboring property owners for repair or maintenance responsibilities, if any.

Hayward Tennyson Land, LLC
Hayward Geologic Hazard Abatement District
Hideaway Development
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
PLAN OF CONTROL TRANSFER INSPECTION

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We will review the requested documentation and reinspect the listed site conditions after we are informed in writing that the site corrective work has been completed. It should be noted that additional punch list items may be added based on a review of the requested documents. Please do not hesitate to call if you have any questions regarding this letter.

Sincerely,

ENGEO Incorporated

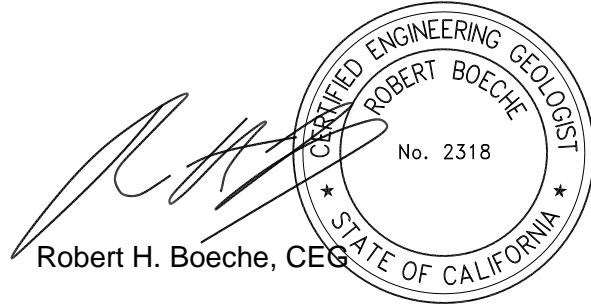
Hayward GHAD Manager



Haley Ralston

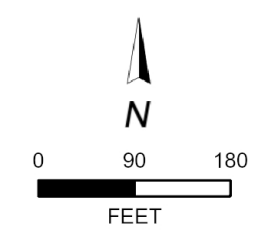
hjr/rhb/dt

Attachments: List of References
Figure 1 – Site Plan



LIST OF REFERENCES

1. ENGEO. 2019. Hayward Geologic Hazard Abatement District (GHAD) Plan of Control, Ersted Property, Tract 8439, Hayward, California. Project No. 15342.000.000. February 26, 2019.
2. Berlogar Stevens & Associates. 2019. Remedial Grading Plan, Ersted-Tennyson Property, Hayward, California. Job No. 3823.104. March 12, 2019.
3. Wood Rodgers. 2019. Grading Plans, Tract 8439- Ersted Property. March 2019. Project No. 3121.020.
4. Wood Rodgers. 2019. As-Built Improvement Plans, Tract 8439- Ersted Property, Hayward, California. October 31, 2019. Project No. 3121.020.



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- ⑫ TRANSFER SITE CONDITION
- SUBDRAIN OUTLET
- RETAINING WALL
- CONCRETE-LINED DRAINAGE DITCH
- DRAINAGE SWALE
- - - TRAIL
- - - LANDSLIDE
- FUTURE GHAD-OWNED PARCEL
- - - GHAD BOUNDARY
- 830 ADDRESS
- 78C-807-1 ASSESSOR'S PARCEL NUMBER
- (Parcel C) PARCEL LABEL

BASEMAP SOURCE: NEARMAP MAPPING SERVICE MARCH, 2023



SITE PLAN
 HAYWARD GHAD- HIDEAWAY DEVELOPMENT
 HAYWARD, CALIFORNIA

PROJECT NO. : 15342.000.000	1
SCALE: AS SHOWN	
DRAWN BY: MAT CHECKED BY: HR	