



DATE: May 6, 2025

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Authorizing the City Manager to Appropriate \$92,679 to Emergency Storm Response Project No. FD032 for demolition and survey services related to the Faircliff Landslide Emergency

RECOMMENDATION

That City Council adopts a resolution (Attachment II) authorizing the City Manager to appropriate \$92,679 to Emergency Storm Response Project No. FD032 for demolition and survey services related to the Faircliff Landslide Emergency.

SUMMARY

On January 14th, 2023, a landslide debris flowed downhill and severely damaged a single-family residential home on Faircliff Street. The City of Hayward and Hayward Area Recreation and Park District (HARD) responded to the incident, including emergency response and temporary stabilization, and long-term mitigation and site stabilization. The City and HARD agreed to evenly share the total cost for demolition and survey services of the affected property. Staff requests the City Council to appropriate the total cost of \$92,679 from General Fund to Emergency Storm Response Project No. FD023, to pay for the final expenses, and thereafter, to close out the project. The City has already received 50% of the agreed shared reimbursement from HARD and is seeking potential reimbursement from FEMA for the remainder of the 50% cost, as well as other costs in response of the emergency.

BACKGROUND

In January 2023, after three weeks of heavy rainfall, several shallow landslides developed on hills east of Faircliff Street in the Fairway Park, Mission/Garin neighborhood of the City of Hayward. The hillside is owned by the Hayward Area Recreation and Park District (HARD) and is generally referred to as the Taper Park Open Space area. Rainwater flowing through a natural gully in the north-west portion of Taper Park super-saturated the hillside and created a major landslide.

On January 14th, 2023, the landslide debris flowed downhill and severely damaged a single-family residential home on Faircliff Street. The retaining wall, bedrooms, and other portions in the back of the house were demolished. The City's Building Official red-tagged the residential home, required immediate evacuation. Nearby properties on Faircliff Street and Fairway Street also had mud flows and flooding, though no structural damage was reported.

DISCUSSION

The City of Hayward and HARD responded to the incident in two phases of corrective work.

Phase I: Emergency Response and Temporary Stabilization

The first phase focused on immediate, short-term measures to stabilize the site, protect public and private properties, and prevent further damage. Emergency actions included:

1. Installing temporary drainage control systems to capture and redirect runoff.
2. Placing cofferdams, plastic sheeting, sandbags, and piping to prevent further soil movement.
3. Removing mud and debris from affected properties.
4. Conducting emergency tree removals to mitigate additional hazards.

The City hired ENGEO, a geotechnical consultant, to evaluate the site conditions and provide recommendations for temporary stabilization. ENGEO's assessment included subsurface investigations, geotechnical analysis, and mitigation recommendations.

Phase II: Long-Term Mitigation and Site Stabilization

The second phase aimed to provide permanent stabilization of the site. To facilitate this effort, the City of Hayward and HARD acquired the property on Faircliff Street from the previous owner. The City then took on the responsibility of:

1. Demolishing the existing damaged home and removing debris.
2. Regrading the site to establish positive drainage toward the right-of-way, in accordance with ENGEO's recommendations.
3. Temporarily stabilizing the property to minimize further erosion.

In September 2024, the City completed the demolition of the house, regraded the site, and passed the project to HARD. Moving forward, HARD will be responsible for repairing the failed hillside located northeast of the site on Faircliff Street, within the HARD-owned Taper Park.

ECONOMIC IMPACT

Swift actions by all parties, including the City and HARD, resulted in timely condition assessment and stabilization of the site, which prevented further disruption in the storm collection system and economic impacts to customers.

STRATEGIC ROADMAP

This item does not relate to the Council's strategic initiatives.

FISCAL IMPACT

Total cost of the Emergency Storm Response Project No. FD032 is as follows:

	Cost Estimates
Demolition (50% cost share with HARD)	\$91,278.60
Survey Services (50% cost share with HARD)	\$1,400.00
Subtotal	\$92,678.60
Geological Review Services	\$71,367.22
Contracted Repair Work (Remove silt, cofferdam, tree removal, and water restoration services)	\$111,550.00
Administration and Inspection	\$31,130.83
Total Cost	\$306,726.65

To mitigate the impacts from this incident to the private properties and prevent damages to the public infrastructures, the City and HARD have agreed to evenly share the total cost for demolition and survey services of the affected property. Staff requests City Council to appropriate the total demolition and survey services cost of \$92,679 from General Fund to Emergency Storm Response Project No. FD023, to pay for the final expenses, and thereafter, to close out the project. The City has already received \$46,804.50, approximately 50% of the agreed shared reimbursement from HARD.

Staff is in the process of seeking reimbursement from FEMA, however, approval is not guaranteed. The potential FEMA reimbursement would cover the remainder 50% of the demolition and survey costs, as well as cost for geological review services, and Fire Department, Building, and Inspection staff costs in response to the emergency. If FEMA denies the City's reimbursement request on the basis that the slope failure impacting the Faircliff property originated on HARD-owned land and determines that any eligible disaster assistance should be directed to HARD, City staff may explore options to recover the City's share of the costs from HARD.

SUSTAINABILITY FEATURES

There are no sustainability features associated with this item.

PUBLIC CONTACT

There is no public contact associated with this item.

CEQA COMPLIANCE

The emergency repairs are categorically exempt from environmental review under Section 15269 of the California Environmental Quality Act (CEQA) Guidelines for emergency projects.

NEXT STEPS

If City Council approves, staff will appropriate \$92,679 to Emergency Storm Response Project No. FD032 from General Fund (Fund 100) to pay the final expenses and to close out the project.

Prepared by: Sundaresh Begur, Associate Civil Engineer
 Saeed Saebi, Senior Civil Engineer
 Elli Lo, Senior Management Analyst

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Dr. Ana M. Alvarez, City Manager