

**PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 22, 2022**

**DOCUMENTS RECEIVED AFTER  
PUBLISHED AGENDA**

## **ITEM #1 PH 22-048**

**Proposed Development of a 219,656 Square-Foot Industrial Shell Building on 10.9-Acre Site at 3636 Enterprise Avenue, Requiring Approval of Major Site Plan Review, Conditional Use Permit and Mitigate Negative Declaration with Mitigation Monitoring and Reporting Program (Application No. 202102725), George Condon on behalf of Dermody Properties (Applicant); Hainted Rock LLC & EGA Investments LLC (Property Owner)**

### **Public Comments**

## Alisha Khan

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**From:** Avinta Madhukansh  
**Sent:** Thursday, September 22, 2022 4:10 PM  
**To:** Jeremy Lochirco; Alisha Khan  
**Cc:** Miriam Lens; Sara Buizer  
**Subject:** FW: PH 22-048

Hi Jeremy and Alisha,

Please see email below received from Robert Stevens regarding the Public Hearing item on the PC agenda for tonight.

I replied to Mr. Stevens indicating that his email would be shared with staff and the Planning Commission.

Thank you.  
Regards,  
Avinta

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**From:** CityClerk <CityClerk@hayward-ca.gov>  
**Sent:** Thursday, September 22, 2022 3:50 PM  
**To:** Avinta Madhukansh <Avinta.Madhukansh@hayward-ca.gov>  
**Subject:** Fwd: PH 22-048

Begin forwarded message:

**From:** Robert Stevens <[rstevens@cswest2.com](mailto:rstevens@cswest2.com)>  
**Date:** September 22, 2022 at 1:27:41 PM PDT  
**To:** CityClerk <[CityClerk@hayward-ca.gov](mailto:CityClerk@hayward-ca.gov)>  
**Subject:** PH 22-048

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**CAUTION:**This is an external email. Do not click on links or open attachments unless you know the content is safe.

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The last paragraph of the Policy Context and Code Compliance section of the staff reports states the following:

“In order to address the above stated factors, the proposed grading would raise the ground elevation over a majority of the site to be above the 100-year flood plain elevation of 11 feet (NAVD88). As such the proposed building would meet all flood protection requirements and be constructed with a finish floor elevation of 15 feet (NAVD88), which is four feet above the current 100-year flood plain elevation and would provide protection for up to four feet of sea level rise for the building. Overall, the site would be sufficiently elevated to be reasonably operational with up to two feet of sea level rise although the southern access road and portions of the loading dock on the eastern side of the building may be subject to periodic inundation during king tide events with approximately one foot of sea level rise.”

Sheet C4.0 of the plan set shows the existing elevations of the property to range from a little less than 9 to above 12 feet. Sheet C5.0 shows the building at an elevation of 15 feet and the parking/ driveway areas to range from 9 to 14 feet. Will the fill placed on the site and the weight of the building induce settlement in the underlying soil? Note that Appendix GEO of the Initial Study-Mitigated Negative

Declaration is not included, which probably provides details related to this question. If settlement is expected, will the building and access pathways remain above the base flood elevation with sea level rise?

Thank you,

Robert

Robert Stevens, PE, TE  
President

**CSW | ST 2**

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