



CITY OF HAYWARD

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Cover Memo

File #: RPT 18-185, **Version:** 1

DATE: November 13, 2018

TO: Mayor and City Council

FROM: Interim Director of Public Works

SUBJECT

La Vista Park - Informational Report regarding The DeSilva Group Conducting Partial Grading at the Future La Vista Park Site

That Council receives the following informational report regarding The DeSilva Group's partial site grading at the future La Vista Park pursuant to Condition of Approval (COA) No. 4 of the Conditions of Approval for the La Vista Development, 28816 Mission Boulevard dated 07/19/05 (Attachment I). The cost of the partial grading will be deducted from the total obligation under COA No. 4.

SUMMARY

The development of homes at the La Vista subdivision is currently approaching 80% completion. Per Condition No. 4 of the Conditions of Approval for the La Vista Development, The DeSilva Group was required to construction a 30-acre park up to a cap equal to the park in-lieu fees that would be due under the City's Municipal Code. The amount of the in-lieu fee that would have been due is \$2.14M. The City later desired to expand the park with an additional 20 acres acquired from Caltrans as part of the 238 abandoned freeway project. During construction of the subdivision, the City requested that all extra soil from the grading of the private development be maintained on the future park site for future use in the construction of the park, which at the time was anticipated to occur in 2017. This was at no cost to the City. The extra soil was stock piled resulting in a pile over 30 feet high and approximately 160,000 cubic yards. DR Horton now wishes to sell lots and is offering to partially grade the site. The DeSilva Group is proposing to remove approximately 65,000 cubic yards of the soil in the pile to bring the elevation to its original state. The soil will be placed according to an approved grading plan for the future park at an estimated cost of \$4 per cubic yard or \$260,000, which is a current and reasonable rate. The DeSilva Group proposes to have this amount deducted from the original \$2.14M required contribution toward the park as stated in the Conditions of Approval.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	La Vista Conditions of Approval - July 19, 2005
Attachment III	Estimated La Vista Park Construction Schedule