



## **PARCEL GROUP 3 DEVELOPMENT ANNEXATION HAYWARD, ALAMEDA COUNTY, CALIFORNIA**

### **ENGINEER'S REPORT FOR PARCEL GROUP 3 DEVELOPMENT**

**SUBMITTED TO**  
Hayward Geologic Hazard Abatement District  
777 B Street  
Hayward, CA 94541

**PREPARED BY**  
ENGEO Incorporated

November 11, 2025

**PROJECT NO.**  
15577.000.001

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## **ENGINEER'S REPORT**

**HAYWARD  
GEOLOGIC HAZARD ABATEMENT DISTRICT  
PARCEL GROUP 3 DEVELOPMENT ANNEXATION  
(Pursuant to the Public Resources Code of the State of California,  
Section 26500 et seq.)**

### **CERTIFICATION OF FILING**

The Geologic Hazard Abatement District ("GHAD") provides monitoring and maintenance of improvements related to geologic hazard management within the Parcel Group 3 Development portion of the Hayward GHAD. The GHAD also levies and collects assessments in order to perform its activities.

The GHAD responsibilities, which are the subject of this report, are defined as any activity that is necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, construction, maintenance, repair, or operation of improvement; or the issuance and servicing of bonds issued to finance any of the foregoing (Section 26505).


This report consists of eight parts, as follows:

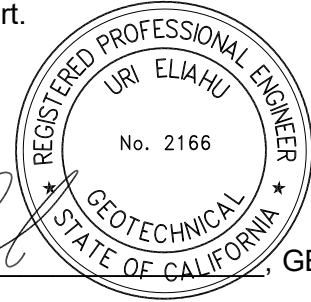
- I. INTRODUCTION
- II. BACKGROUND
- III. GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM
- IV. SERVICE LEVELS
- V. DESCRIPTION OF IMPROVEMENTS MAINTAINED BY THE GHAD
- VI. ASSESSMENT METHOD
- VII. ASSESSMENT LIMIT - BUDGET PROJECTION
- VIII. OWNER RESPONSIBILITIES

The undersigned respectfully submits the enclosed Engineer's Report.

Date: July 23, 2025

By: ENGEO Incorporated


  
Uri Eliahu, GE



I HEREBY CERTIFY that the enclosed Engineer's Report was filed on the 23<sup>rd</sup> day of July 2025.

\_\_\_\_\_  
Patricia Curtin  
Attorney and Acting Clerk of the Board  
Hayward Geologic Hazard Abatement District  
Hayward, Alameda County, California

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the GHAD Board on the 23<sup>rd</sup> day of July 2025.

  
Haley Ralston  
GHAD Manager  
Hayward Geologic Hazard Abatement District  
Hayward, Alameda County, California

## **ENGINEER'S REPORT**

for

**HAYWARD GEOLOGIC HAZARD ABATEMENT DISTRICT  
PARCEL GROUP 3 DEVELOPMENT ANNEXATION  
HAYWARD, ALAMEDA COUNTY, CALIFORNIA  
for the  
ESTABLISHMENT OF AN ASSESSMENT LIMIT**

### **I. INTRODUCTION**

The Hayward City Council formed the Hayward Geologic Hazard Abatement District ("GHAD" or "District") on March 1, 2016 (Resolution No. 16-030), under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. The GHAD Board of Directors approved the annexation of the Parcel Group 3 Development ("GHAD Annexation Area") into the GHAD on August XX, 2025, with the approval of Resolution No. XX-XX. The members of the Hayward City Council act as the Board of Directors of the GHAD.

### **II. BACKGROUND**

The Hayward GHAD Board of Directors approved the Plan of Control for the Parcel Group 3 Development Annexation ("Plan of Control") with the approval of Resolution No. XX-XX on August XX, 2025. The Plan of Control describes the GHAD's responsibilities to permanently monitor and maintain GHAD improvements within the GHAD Annexation Area. This Engineer's Report describes the establishment of an assessment level to fund GHAD activities necessary or incidental to geologic hazard mitigation, abatement, and control.

### **III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES**

The boundaries for the GHAD Annexation Area are shown in the legal description and plat attached hereto as Exhibit A.

### **IV. SERVICE LEVELS**

The GHAD's Activities (defined in the Plan of Control) are those that are necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards including construction, maintenance, repair, or operation of any improvement; and the issuance and servicing of bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services.

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.
2. In conjunction with the Alameda County Assessor's Office, setting the annual levying of assessments on the property tax rolls.

3. Engagement of technical professionals to perform the monitoring duties as described in the Plan of Control.
4. Performance of GHAD maintenance activities in accordance with the Plan of Control. These maintenance activities include:
  - **Surface Drainage Improvements:** The GHAD maintains surface drainage improvements, including drainage ditches, to manage stormwater runoff and prevent flooding or erosion.
  - **Functional Aspects of Water Quality Flow Control Basins and Stormwater Facilities:** The GHAD handles functional maintenance, repair, and replacement of water quality flow control basins and stormwater facilities, including retention detention ponds, to manage runoff and minimize flood risks.
  - **Storm Drainage System:** The GHAD maintains the storm drainage system to support proper function and reduce geologic hazard risks.
  - **Retaining Walls:** The GHAD maintains retaining walls and drain outlets to preserve structural integrity.
  - **Geotechnical Monitoring Instruments (if any):** The GHAD monitors and maintains geotechnical instruments used to track soil movement and other geotechnical factors.
  - **Keyway Subdrains and Outlets:** The GHAD maintains keyway subdrains and outlets to prevent blockages and sustain proper slope drainage.
  - **Geologic Hazard Abatement:** The GHAD monitors and mitigates geologic hazards, including slope stability and erosion control.
5. Preparation of annual GHAD budgets for approval by the GHAD Board of Directors.

## V. DESCRIPTION OF THE IMPROVEMENTS MAINTAINED BY THE GHAD

The GHAD-maintained improvements are described in the Plan of Control. In general, these improvements include drainage systems, including concrete-lined ditches in developed areas and open space; open-space storm drain inlets and outlets; subdrains and outlets; and selected retaining walls.

## VI. ASSESSMENT METHOD

The improvements and GHAD responsibilities described in Section V are distributed within the GHAD Annexation Area. The improvements described in this document will confer the following special benefits to the assessed parcels.

1. Protection from slope instability.
2. Protection from erosion due to uncontrolled surface water.
3. Protection of water quality.

The GHAD assessment is distributed among all residential and commercial/educational property owners within the GHAD Annexation Area. The improvements and responsibilities listed in Section IV provide specific benefits to the properties within the GHAD Annexation Area and the improvements are constructed for the benefit of those assessed and not the general public.

The GHAD Annexation Area consists of 214,693 planned square feet of habitable structures which include a childhood center, elementary school, and two residential complexes which include 176 units. The total area of habitable space within the GHAD Annexation Area was considered in light of the annual GHAD Annexation Area budget in developing the annual assessment limit.

The Engineer hereby finds that the planned structures within the GHAD Annexation Area receive approximately equal special benefit from the work and improvements within the GHAD based on the percentage of habitable square footage within each of the structures. As a result, the GHAD assessment for the GHAD Annexation Area is distributed among all owners of parcels as follows:

PRODUCT TYPE	SQUARE FOOTAGE	PERCENTAGE OF TOTAL ASSESSMENT
Childhood Center	10,994	5.1%
Elementary School	35,460	16.5%
Residential – Building 1	84,829	39.5%
Residential – Building 2	83,460	38.9%
<b>TOTAL</b>	<b>214,693</b>	<b>100%</b>

A financial analysis was performed to provide a framework for an operating budget for the on-going abatement, mitigation, prevention and control of geologic hazards within the GHAD Annexation Area. In preparation of the budget, several factors were considered including:

1. Site geology
2. Remedial grading
3. Proximity of geologic hazards to proposed structures
4. Improvements and structures
5. Site access considerations
6. Elements requiring routine maintenance, including:
  - Surface drainage facilities
  - Graded slopes
  - Retaining walls

## VII. ASSESSMENT – BUDGET

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD Annexation Area as required under Proposition 218. The annual budget in each subsequent fiscal year will apprise the GHAD Board of Directors of the estimated budget for the upcoming year.

Based on the estimated expenses for on-going operations, and allowing for larger (approximately \$200,000) geologic events at 20-year intervals and accumulation of a target reserve of \$510,000 by FY 2075/76 in FY 2025/26 dollars, a budget was prepared for the



purpose of estimating initial assessment levels (Exhibit B). For the purposes of establishing an assessment limit, it was anticipated that the target reserve would accumulate over a 50-year period; however, the target reserve may accumulate at a slower or more rapid rate than estimated depending on the GHAD's actual expenses and revenues.

The Engineer recommends an annual assessment limit for the GHAD Annexation Area of \$0.25472 per square foot of habitable space (Fiscal Year 2025/26 dollars). The proposed initial assessment level will be automatically adjusted annually on December 30 to reflect the percentage change in the San Francisco-Oakland-San Jose Consumers Price Index for All Urban Consumers. The assessments are to be levied in conjunction with the issuance of a certificate of occupancy for each of the structures.

While the assumptions and estimated expenses listed in Exhibit B were used to determine the assessment levels for the GHAD Annexation Area, they do not represent the actual budget for any one year of the GHAD's operation, since assessment of the individual structures will be based on the issuance of building permits, which may occur over a number of years. In addition, the Engineer anticipates that the projected expense amounts will be reached over time and that these amounts will be inflation-adjusted in the year that the expenses occur.

Pursuant to the schedule set forth in Section 6.4 of the Plan of Control for the Parcel Group 3 Development, the GHAD reserve at the time of transfer must have a minimum of \$114,910. In addition, all four planned structures shall be subject to the levy of the GHAD assessment. The minimum reserve amount represents the estimated total assessments that will be collected from within the Parcel Group 3 Development during the period the Owner is responsible for all GHAD activities. The reserve amount requirement may be satisfied by including remaining cash and receivables from the Alameda County Tax Collector during the period that the Owner of the Parcel Group 3 Development is responsible for performing the GHAD activities. Additional funds may be required of the developer in order to satisfy the above-stated minimum reserve requirement and shall be provided to the Hayward GHAD prior to its acceptance of the monitoring and maintenance responsibilities within the Parcel Group 3 Development.

## **VIII. OWNER RESPONSIBILITIES**

La Vista Hayward, L.P., ("Owner") is responsible for managing and maintaining the GHAD Annexation Area until the GHAD accepts responsibility for the GHAD Improvements as set forth in the Plan of Control. In addition, the Owner is responsible for funding any necessary GHAD functions or business undertaken for the GHAD Annexation Area that the GHAD Officers or Board of Directors determine are necessary before the GHAD accepts the GHAD Improvements. If the Owner fails to fund all or a portion of these costs, the costs shall be covered by the funds generated by and for the GHAD Annexation Area (i.e., through the assessment) and the Owner shall be required to reimburse the GHAD for such costs before the GHAD can accept monitoring and maintenance responsibilities for the GHAD Improvements.

The GHAD may utilize funds generated by or for the GHAD Annexation Area to conduct any necessary GHAD functions or business for the GHAD Annexation Area required before the GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the GHAD Board of Directors and work performed by GHAD Officers to verify the GHAD is implemented in accordance with the Plan of Control and GHAD Law.





## **EXHIBIT A**

### **LEGAL DESCRIPTION AND PLAT**

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**HAYWARD GEOLOGIC HAZARD ABATEMENT DISTRICT**  
**PARCEL GROUP 3 – PARCEL MAP No. 11247**

All that real property, situate in the City of Hayward, County of Alameda, State of California, described as follows:

**Parcel 2:**

Being a portion of *Parcel 2* of "Parcel Map No. 11247", recorded April 6, 2022, in Book 354 of Parcel Maps, at Page 79, Alameda County Records, further described as follows:

**Beginning** at the southwest corner of said *Parcel 2* (354 PM 79); thence along the westerly boundary line of said *Parcel 2* (354 PM 79) North 11°33'57" West, 296.43 feet; thence North 15°11'20" West, 314.38 feet to the beginning of a non-tangent curve, concave to the west and having a radius of 44.00 feet, a radial line to the beginning of said curve bears North 85°42'26" East; thence leaving said westerly boundary line north 4.79 feet along said curve, through a central angle of 6°14'00" to the beginning of a compound curve, concave to the west and having a radius of 350.00 feet; thence 64.05 feet along said curve, through a central angle of 10°29'08" to a point on the westerly boundary line of said *Parcel 2* (354 PM 79); thence along said boundary line the following nineteen (19) courses:

1. North 15°11'20" West, 16.66 feet;
2. South 57°24'10" West, 2.10 feet;
3. North 23°39'08" West, 498.22 feet to the beginning of a non-tangent curve, concave to the south and having a radius of 109.74 feet, a radial line to the beginning of said curve bears North 20°17'51" West;
4. East and Southeast 113.69 feet along said curve, through a central angle of 59°21'41" to the beginning of a non-tangent curve, concave to the southwest and having a radius of 1666.21 feet, a radial line to the beginning of said curve bears North 59°24'38" East;
5. Southeast 298.63 feet along said curve, through a central angle of 10°16'08" to the beginning of a reverse curve, concave to the northeast and having a radius of 862.55 feet;
6. Southeast 429.43 feet along said curve, through a central angle of 28°31'31" to the beginning of a reverse curve, concave to the southwest and having a radius of 1063.72 feet;
7. Southeast 178.52 feet along said curve, through a central angle of 9°36'57";
8. South 52°24'45" West, 100.60 feet;
9. South 37°28'08" East, 1.62 feet;
10. South 52°31'52" West, 31.50 feet;
11. South 37°28'08" East, 115.00 feet;
12. North 52°31'52" East, 18.00 feet;
13. South 37°28'08" East, 57.63 feet to the beginning of a curve, concave to the west and having a radius of 26.00 feet;

14. Southeast and South 30.33 feet along said curve, through a central angle of 66°50'40" to the beginning of a reverse curve, concave to the east and having a radius of 46.00 feet;
15. South 29.16 feet and said curve, through a central angle of 36°19'01" to the beginning of a reverse curve, concave to the west and having a radius of 26.50 feet;
16. South 27.51 feet along said curve, through a central angle of 59°28'21";
17. South 37°28'08" East, 13.50 feet;
18. South 52°31'52" West, 25.38 feet;
19. South 77°07'18" West, 230.47 feet to the **Point of Beginning** of this description.

Containing an area of 199,485 square feet (4.58 acres), more or less.

### **Parcel 3:**

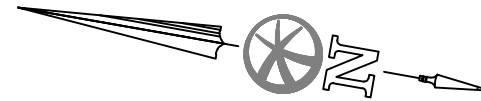
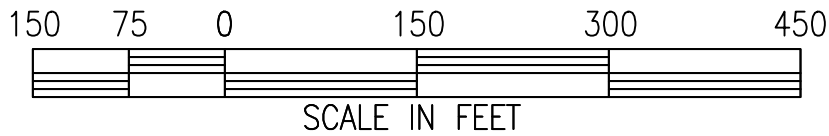
Being all of *Parcel 3* of "Parcel Map No. 11247", recorded April 6, 2022, in Book 354 of Parcel Maps, at Page 79, Alameda County Records, further described as follows:

**Beginning** at the northwest corner of said *Parcel 3* (354 PM 79); thence along the boundary line of said *Parcel 3* (354 PM 79) the following twenty-three (23) courses:

1. North 77°07'18" East, 230.47 feet;
2. North 52°31'52" East, 25.38 feet;
3. North 37°28'08" West, 13.50 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 26.50 feet, a radial line to the beginning of said curve bears North 37°28'08" West;
4. Northeast and North 27.51 feet along said curve, through a central angle of 59°28'21" to the beginning of a reverse curve, concave to the east, having a radius of 46.00 feet;
5. North and Northeast 29.16 feet along said curve, through a central angle of 36°19'01" to the beginning of a reverse curve, concave to the southwest, having a radius of 26.00 feet;
6. North and Northwest 30.33 feet along said curve, through a central angle of 66°50'40";
7. North 37°28'08" West, 57.63 feet;
8. South 52°31'52" West, 18.00 feet;
9. North 37°28'08" West, 115.00 feet;
10. North 52°31'52" East, 31.50 feet;
11. North 37°28'08" West, 1.62 feet;
12. North 52°24'45" East, 100.60 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 1063.72 feet, a radial line to the beginning of said curve bears North 50°46'11" East;
13. Southeast 297.32 feet along said curve, through a central angle of 10°00'54" to the beginning of a reverse curve, concave to the northeast, having a radius of 214.30 feet;
14. Southeast 37.72 feet along said curve, through a central angle of 10°05'02";
15. South 01°08'10" West, 172.13 feet;
16. North 89°39'02" East, 348.86 feet to a point on the northerly right-of-way line of Tennyson Road, also being the beginning of a non-tangent curve, concave to the north, having a radius of 720.00 feet, a radial line to the beginning of said curve bears North 25°54'27" West;
17. West 198.93 feet along said curve, through a central angle of 15°49'48";

18. South 79°55'21" West, 216.36 feet to the beginning of a curve, concave to the north, having a radius of 570.00 feet;
19. West 99.75 feet along said curve, through a central angle of 10°01'36";
20. North 19°40'27" West, 41.77 feet;
21. North 86°39'15" West; 118.04 feet;
22. South 78°09'10" West, 86.04 feet;
23. Leaving said northerly right-of-way line and continuing along said boundary line of *Parcel 3 (354 PM 79)* North 11°33'57" West, 173.12 feet to the **Point of Beginning** of this description.

Containing an area of 140,846 square feet (3.23 acres), more or less.



## LEGEND

BOUNDARY LINE  
P.O.B. POINT OF BEGINNING

PARCEL 1  
354 PM 79

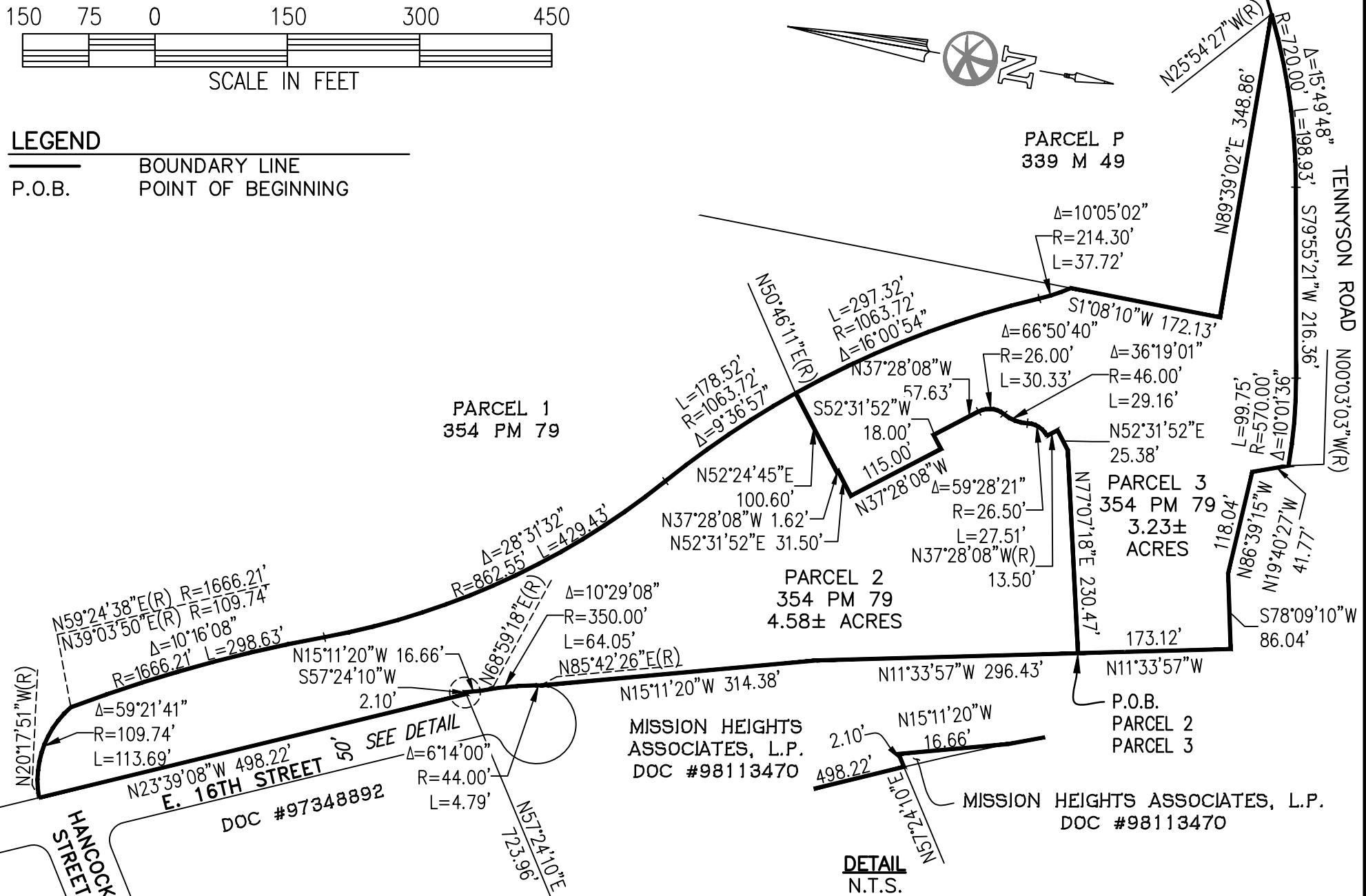
PARCEL 2  
354 PM 79  
4.58± ACRES

PARCEL P  
339 M 49

PARCEL 3  
354 PM 79  
3.23± ACRES

MISSION HEIGHTS  
ASSOCIATES, L.P.  
DOC #98113470

MISSION HEIGHTS ASSOCIATES, L.P.  
DOC #98113470





## **EXHIBIT B**

**BUDGET – November 11, 2025**

**Hayward Geologic Hazard Abatement District – Parcel Group 3 Development  
Annexation**

**Budget – November 11, 2025**

**ASSUMPTIONS**

Approximate Total Habitable Space (square feet)	214,693
Annual Assessment per Habitable Structures (square feet)	\$0.25472
Annual Adjustment in Assessment (estimated)	2.0%
Inflation (estimated)	2.0%
Investment Earnings (estimated)	4.0%
Frequency of Large-Scale Repair (years)	20
Cost of Large-Scale Repair (current \$)	\$200,000

**ESTIMATED ANNUAL EXPENSES IN 2025/26 DOLLARS**

Administration (Manager, Treasurer, Clerk, and Legal Counsel)	\$9,750
Outside Administration Services, Membership, and Insurance	\$2,462
Monitoring Activities	\$3,375
Maintenance and Operation	\$13,900
Capital Improvements	\$11,063
Major Repair (Annualized)	\$ 10,000
Miscellaneous & Contingency (10%)	\$4,055
Reserve	<u>\$81</u>
<b>TOTAL</b>	<b><u>\$54,686</u></b>



