Project No. **6671.002.025**

October 10, 2025

Hayward Geologic Hazard Abatement District Board of Directors
Chair Mark Salinas
Boardmember Angela Andrews
Boardmember Ray Bonilla Jr.
Boardmember Dan Goldstein
Boardmember Julia Roche
Boardmember George Syrop
Boardmember Francisco Zermeño

Hayward Geologic Hazard Abatement District
777 B Street
Hayward, CA 94541

Subject: The Reserve (La Vista) Development
Hayward, California

HAYWARD GEOLOGIC HAZARD ABATEMENT DISTRICT
MONITORING – FALL 2025

Dear Chair Salinas and Boardmembers:

ENGEO is pleased to submit this monitoring report for the accepted parcels in The Reserve (La Vista) development within the Hayward Geologic Hazard Abatement District (GHAD). As described in the Plan of Control for La Vista Development (Reference 1), the purpose of this monitoring is to observe and report the conditions on the GHAD-accepted parcels (Reference 2) and associated improvements, as listed in Table 1 below, and shown in Figure 1, attached. The site-monitoring event was completed on September 24, 2025, for the following GHAD-accepted parcels (Accepted Parcels).

TABLE 1: Accepted Parcels within the Hayward GHAD

ASSESSOR'S PARCEL NUMBER (APN)	DESCRIPTION (Tract 7620)	GHAD OWNERSHIP
83-477-4	Parcel C	Yes
83-480-1	Parcel D	Yes
83-478-1	Parcel E	No
83-478-2	Parcel F	No
83-478-3	Parcel G	No
83-478-4	Parcel H	No
83-478-5	Parcel I	No
83-479-1	Parcel J	No
83-479-2	Parcel K	No
83-479-3	Parcel L	No
83-479-4	Parcel M	No
83-480-2	Parcel N	Yes
83-478-6	Parcel O	Yes
83-477-6	Parcel Q	No
83-477-7	Parcel R	No
83-478-7	Parcel S	No

ASSESSOR'S PARCEL NUMBER (APN)	DESCRIPTION (Tract 7620)	GHAD OWNERSHIP
83-477-8	Parcel T	No
83-480-3	Parcel U	Yes
83-480-4	Parcel V	Yes
83-75-2-15	Unsurveyed Remainder	Yes
83-75-2-9	La Vista LP 2006-301610	Yes
83-75-2-11	La Vista LP 2007-408664	Yes
83-75-2-13	La Vista LP 2007-408664	Yes
83-125-1-18	La Vista LP 2007-408664	Yes
83-125-1-21	La Vista LP 2007-408664	Yes
83-477-1	Public Roads	No
Various	Residential Lots 1 through 179	No

SCOPE

The site monitoring included the following tasks on the Accepted Parcels.

- Inspection of concrete-lined drainage and riprap-lined ditches
- Inspection of Alquire water quality/detention basin
- Inspection of maintenance roads and trails
- Observation of storm drain facilities
- Observation of and measurement of flow from subsurface outlets
- Observation of site retaining wall
- Observation of property line/boundary fencing

We also performed a general geologic reconnaissance of the slopes and debris benches for indications of erosion or slope failure.

SITE SLOPES AND DEBRIS BENCHES

Slopes within the Accepted Parcels appeared to be performing well, with minor exceptions that do not present immediate issues needing to be addressed. In our Spring 2024 visit, we observed a landslide adjacent to the northern portion of the access road of Parcel 083-75-2-16. The slide had a headscarp roughly 30 feet wide and ½ to 1 foot deep, with a toe extending approximately 50 feet downslope. In the time between our previous Spring 2025 monitoring and current Fall 2025 monitoring, the landslide in this location had been repaired by the GHAD. A subdrain was added mid-slope during repairs. During our current monitoring, the slope appeared to be in a stable condition and performing well. The GHAD will monitor the newly constructed subdrain and slope repair during future monitoring events to verify proper performance.

During the Spring 2025 monitoring event, we observed surficial soil movement causing tension cracks at the top of the slope (Site Condition D) above Subdrain SD-25. The cracks measured up to approximately 4 feet deep, 6 feet long, and were scattered across a 50-foot area. During the current monitoring event, we observed the condition has not changed. The distress does not appear to be impacting the stability of the slope or threatening the development and we will continue to monitor the condition during our scheduled events.

The debris benches on the slope are shown in Figure 1 and appeared to be performing well. We did not observe any significant accumulation of soil on the benches.

CONCRETE-LINED SURFACE DRAINAGE AND RIPRAP-LINED DITCHES

The drainage ditches were checked for accumulation of debris/sediment and for obvious distress, such as cracking or shifting of the concrete. Vegetation adjacent to the ditches was cut and was well maintained for the majority of drainage ditches. Overgrowth and debris in ditches were not observed, and the ditches were properly cleaned. The concrete in the drainage ditch adjacent to Subdrain SD-07 is showing significant deterioration due to prolonged standing water (Figure 1, Site Condition B). This area of the drainage ditch may require future maintenance to restore the concrete and will continue to be monitored during future monitoring.

We observed no significant cracking or offsets in the concrete-lined drainage ditches; all appear in good condition and repairs made previously are holding up. We will continue to monitor for additional cracking.

ALQUIRE WATER QUALITY/DETENTION BASIN

The Alquire water quality/detention basin is located on the southern end of the GHAD boundary, on Parcel V (APN 083-480-004), as shown in Figure 1. This basin was inspected for overgrown vegetation, erosion, and proper functioning of inlet and outlet structures. At the time of our Fall 2025 monitoring, the basin appeared to be in good working order, requiring no maintenance.

MAINTENANCE ROADWAYS AND TRAILS

The maintenance roadway (Figure 1) was checked for erosion and signs of distress. During our previous Spring 2024 monitoring, we noted that erosion gullies had formed along the entire stretch of the road, in some cases up to 1 foot deep. Since then, the road has undergone repairs and the rills have been infilled. At the time of our Fall 2025 visit, the road and adjacent drainage ditches appeared to be in good condition.

During a previous monitoring event, longitudinal cracks were observed along the paved maintenance roadway located near the cul-de-sac of Cantera Drive and in Parcel N (APN 083-480-002). The paved roadway is situated above a slope, which appeared to be in stable condition. During the Spring 2025 monitoring event, we observed cracking and cavities (Site Condition C) on this paved road above (APN 83-265-2-19). The condition has not changed and remains similar during our Fall 2025 monitoring event.

STORM DRAIN FACILITIES

The storm drain inlets (Figure 1) were checked for debris accumulation, distress, and proper functioning. At the time of our monitoring, storm drain facilities appeared to be in good condition.

SUBDRAIN OUTLETS

The following subdrain outlets were observed and monitored during the recent site visit. Estimated discharge levels flowing from the subdrain outlets are summarized in Table 2.

TABLE 2: Subdrain Outlets

SUBDRAIN OUTLET LABEL	ESTIMATED FLOW RATE* (gallons/day)	COMMENTS
SD-01	0	Dry
SD-02	0	Dry
SD-03	-	Unable to Locate
SD-04	0	Dry
SD-05	23	Estimated
SD-06	0	Wet
SD-07	684	
SD-18	0	Dry
SD-19	0	Dry
SD-20	0	Dry
SD-22	342	
SD-23	68	
SD-24	0	Dry
SD-25	0	Dry
SD-26	0	Dry
SD-30	0	Dry

* based on visual estimate
n/a – not available

In our Fall 2020 monitoring, a seep was observed on the slope adjacent to the maintenance road on the northernmost end of the site, above Subdrain SD-06 outfall (Site condition A). The growth of pampas grasses continued in the seep area and observed in our Fall 2025 monitoring event. Additionally, upslope of Subdrain SD-19 (Site Condition E) we observed overly saturated soil and dense green vegetation indicative of a water seep. No indications of slope instability were associated with these seeps; however, saturated soil can increase the potential of slope instability, reduce slope performance over time, and lead to slope failures. The GHAD will continue to monitor these locations for indications of slope instability and provide additional subsurface drainage recommendations, as necessary.

Some subdrain outlets were unable to be located or monitored, as noted in Table 2.

MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL

A MSE retaining wall is located on Parcel D (APN 083-480-001) at the southern portion of the site and continues along Alquire Parkway, as shown in Figure 1. The wall was observed for signs of distress. At the time of our Fall 2025 monitoring event, the MSE retaining wall appeared to be performing well.

PROPERTY LINE/BOUNDARY FENCING

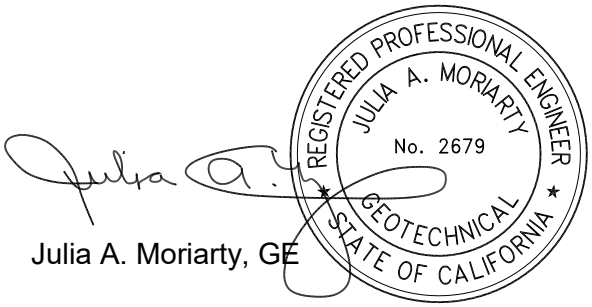
The property line fences on the GHAD-owned parcels of the GHAD were checked for damage. At the time of our Fall 2025 monitoring, the fences appeared to be in good condition.

CLOSING

If you have any questions concerning the observations made during this reconnaissance, please do not hesitate to contact us.

Sincerely,

ENGEO Incorporated



Angelo Campiglia

Julia A. Moriarty, GE

ac/jam/cb

Attachments: Selected References
Appendix A – Site Conditions Summary with Photographs
Figure 1 – Site Plan

SELECTED REFERENCES

1. ENGEO. 2016. Plan of Control for La Vista Development, Hayward Geologic Hazard Abatement District (GHAD), Hayward, California. October 17, 2016. Project No. 6671.105.001.

2. ENGEO. 2020. Hayward Geologic Hazard Abatement District, Plan of Control Transfer Acceptance of Selected Parcels, The Reserve, Hayward, California. February 13, 2020. Project No. 6671.002.019.

APPENDIX A

Site Conditions Summary with Photographs

Appendix A

Site Condition Summary with Photographs

Hayward GHAD

Site Condition:	A
Observation Date:	09/24/2025
Description:	Water Seepage in cut slope.
Recommendation:	Continue to monitor.
Field Representative:	AC

Site Condition:	B
Observation Date:	09/24/2025
Description:	Concrete lined drainage ditch is deteriorated.
Recommendation:	Continue to monitor.
Field Representative:	AC

Site Condition:	C
Observation Date:	09/24/2025
Description:	Cracking asphalt along access road.
Recommendation:	Continue to Monitor.
Field Representative:	AC

Site Condition:	D
Observation Date:	09/24/2025
Description:	Surfical soil movement causing tension cracks, up to 4' deep and 6' long. Spread across a 50' area.
Recommendation:	Continue to monitor.
Field Representative:	AC

Appendix A

Site Condition Summary with Photographs

Hayward GHAD

Site Condition:	E
Observation Date:	09/24/2025
Description:	Water seepage in cut slope.
Recommendation:	Continue to monitor.
Field Representative:	AC

FIGURE 1

Site Plan

Calhoun St
N
E 16th St
St
Blvd
Rd
Dixon St
Dixon St
Dixon St
Mission Blvd
Trace Ln
Tennyson Rd
Hideaway St
Cantera Dr
Cantera Dr
Mountain View Dr
Vista Grande Dr
Overhill Dr
Overhill
Royston Ln
0
250
500
FEET

83-100-1-3
78C-650-1-16
83-100-1-1
78C-626-17
78C-626-18
78C-626-19
83-477-2
Parcel A
83-477-5
Parcel P
83-477-3
Parcel B
78C-807-1
83-478-6
Parcel O
83-477-4
Parcel C
83-75-2-11
83-75-2-13
83-75-2-16
83-125-1-22
83-125-1-26
83-125-1-14
83-125-1-17
83-265-2-14
29200
29338
29402
29606

SD-01
SD-02
SD-03
SD-04
SD-05
SD-06
SD-07
SD-08
SD-09
SD-11
SD-13
SD-18
SD-19
SD-20
SD-21
SD-22
SD-23
SD-24
SD-25
SD-26
SD-30

A
B
C
D
E

LEGEND

ALL LOCATIONS ARE APPROXIMATE

- (A) Site Condition (Fall 2025)
- Subdrain Outlet
- Basin Inlet/Outlet
- Retaining Wall

Drainage Ditch

- Concrete-Lined Drainage Ditch
- Rip-Rap-Lined Drainage Ditch
- Debris Bench
- Parcel Line (2023)

Emergency Vehicle Access Maintenance Road

- Paved Surface
- Gravel Surface
- Earthen Surface

Vegetation Management Zone

- Grasses and Basin Maintenance

BASEMAP SOURCE: NEARMAP MAPPING SERVICE, 02/2024

ENGEO
Expect Excellence

SITE PLAN
HAYWARD GHAD
HAYWARD, CALIFORNIA

PROJECT NO.: 6671.002.025	FIGURE NO. 1
SCALE: AS SHOWN	
DRAWN BY: NWC	CHECKED BY: JAM

ORIGINAL FIGURE PRINTED IN COLOR

PATH: G:\DRAFTING\PROJECTS\6671\6671002025\GHAD\HAYWARD_RESERVE\6671002025-GHAD-1025.APRX
LAYOUT: 01. SITE PLAN 11X17 LANDSCAPE USER: NCLOUGH