



CITY OF
HAYWARD
HEART OF THE BAY

PLANNING COMMISSION

OCTOBER 20, 2011

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CITY OF HAYWARD
777 B STREET, HAYWARD, CA 94541-5007
(510) 583-4205 / www.hayward-ca.gov
LIVE BROADCAST – LOCAL CABLE CHANNEL 15

AGENDA
HAYWARD PLANNING COMMISSION
Thursday, October 20, 2011 , AT 7:00 PM
COUNCIL CHAMBERS

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT: (The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action).

NON-ACTION ITEMS: (Work Session items are non-action items. Although the Commission may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda).

None.

ACTION ITEMS: (The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item).

PUBLIC HEARINGS: For agenda item No. 1 the Planning Commission may make a recommendation to the City Council.



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Sonja Dal Bianco 48 hours in advance of the meeting at (510) 583-4204, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

1. **Zone Change Application No. PL-2011-0175 and Vesting Tentative Tract Map Application No. PL-2011-0176 – John Dutra of Dutra Enterprises (Applicant); Dutra, Christensen, Tilley (Owners) – Request to Change the Zoning from Medium Density Residential to Planned Development and to Subdivide the Property to Construct 144 Single-Family Homes**

The Project is located on multiple parcels totaling 10.9 acres generally located between Eden Avenue and Saklan Road, north of Middle Lane in the Mt. Eden area

[Agenda Report](#)

[Attachment A - Vicinity map](#)

[Attachment B - Findings for Approval](#)

[Attachment C - Conditions of Approval](#)

[Attachment D - Initial Study and Mitigated Negative declaration](#)

[Attachment E - MMRP](#)

[Attachment F - Plans](#)

COMMISSION REPORTS:

2. Oral Report on Planning and Zoning Matters
3. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

4. None.

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

NOTE: Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.

DATE: October 20, 2011

TO: Planning Commission

FROM: Sara Buizer, AICP, Senior Planner

SUBJECT: **Zone Change Application No. PL-2011-0175 and Vesting Tentative Tract Map Application No. PL-2011-0176 – John Dutra of Dutra Enterprises (Applicant); Dutra, Christensen, Tilley (Owners) – Request to Change the Zoning from Medium Density Residential to Planned Development and to Subdivide the Property to Construct 144 Single-Family Homes**

The Project is located on multiple parcels totaling 10.9 acres generally located between Eden Avenue and Saklan Road, north of Middle Lane in the Mt. Eden area

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval to the City Council of the proposed project, including 1) adoption of the attached Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program, and 2) approval of the Zone Change and Vesting Tentative Tract Map, subject to the attached Findings and Conditions of Approval.

SUMMARY

This proposal for a mix of detached and attached units from Dutra Enterprises, Inc., located between Eden Avenue and Saklan Road in the Mt. Eden neighborhood, is supported by staff because the proposed density, 13.2 dwelling units per acre, is consistent with General Plan density. Although the project proponent seeks a Planned Development District designation related to a reduction in number of parking spaces per unit, reduced lot size and reduced yard setbacks, the project is well-designed and is consistent with the general development pattern in the neighborhood. The project incorporates private and group open spaces to serve the future owners of these homes. Lastly, the project proposes to exceed the requirements of the City's Green Building Ordinance.

BACKGROUND

The project site is located within an area annexed to the City of Hayward effective March 2007. This particular project is located north of the KB Home project (Eden Pointe), that was reviewed by the Planning Commission and ultimately approved by the City Council in March 2006 and is now fully built. The area's infrastructure improvements have since been implemented as well.

DISCUSSION AND STAFF ANALYSIS

Project Description-

The project requires a Zone Change from Medium Density Residential District to Planned Development District, and a Vesting Tentative Tract Map to subdivide the property in order to construct seventy-nine detached and sixty-five attached single family homes. The project site is approximately 10.9 acres and the resulting density is 13.2 dwelling units per acre, consistent with the Medium Density General Plan land use designation for the property, which allows up to 17.4 dwelling units per acre. The project site is bounded by Eden Avenue, Saklan Road and Middle Lane. The project site is located within an existing single-family residential neighborhood that includes a mix of one-, two-, and three-story single-family homes. The project site is comprised of about thirteen different parcels that are primarily vacant, with five parcels developed with single family residences and other structures.

The proposed units will be accessed off Saklan Road, Eden Avenue and three new proposed private streets that will provide access to units via private drive courts. All proposed units will have a two-car garage. Most units will have garages that are accessed via the private courts. Thirty-one of the proposed units will have private driveways with direct access off the private streets. Staff recommends Condition of Approval 12.f. requiring the use of decorative pavement for these driveways to reduce the amount of impervious driveway surfaces. The thirty one units that have private driveways will also accommodate two cars within the driveways. All other guest parking, totaling 91 parking spaces, will be available on the surrounding public and private streets.

The Zoning Ordinance requires single-family homes to provide two covered parking spaces per unit. In addition, if a lot abuts a public or private street that has no parking lane, then an additional two parking spaces shall be provided. Seventy six units abut private streets or courts that are not wide enough to allow parking and as such, an additional 152 parking spaces would be required. Based on these standards, this proposed development would require a total of 440 parking spaces, 288 as covered spaces within garages and the additional as 152 open parking spaces. Between the covered garage parking and the spaces within driveways, the project will be providing 350 parking spaces, which is less than the required number of spaces. In summary, the project design meets the Code requirements for covered parking spaces, but shows 90 fewer on-site uncovered parking spaces than is required for single-family home developments. However, there is available parking on the public and private streets within and bordering the development that can accommodate an additional 91 cars.

The front entries for all units are shown oriented toward the surrounding streets or common paseos, with each unit shown with a private side or rear yard. The project includes seven different plans ranging in size from 1,366 square feet to 2,350 square feet with Plans 1-4 offering three bedrooms, and Plans 5-7 offering three bedrooms plus an office, which can be converted to a fourth a bedroom. The newly constructed attached and detached units constructed by KB Home just south in this neighborhood are comparable in size to the proposed units. All proposed units are two-story and are similar to the architectural style used by KB Home, though some of the units in the KB Home development to the south are three stories. Of the sixty five attached units, 17 buildings will be in a triplex configuration, while seven buildings will be in a duplex configuration. All plans include

ground-floor living space, including kitchen and a powder room, and second-floor bedrooms. Plans 5-7, amounting to approximately one-third of the proposed units, include options for ground-floor bedrooms with full bathrooms.

Inclusionary Housing Ordinance-

In January 2011, the City Council adopted an Ordinance providing interim relief from the Inclusionary Housing Ordinance effective until December 31, 2012. The Relief Ordinance allows a developer to pay an inclusionary housing in-lieu fee “by right” without special approval, rather than providing the units on-site. In this particular case, the applicant has indicated they will pay the in-lieu fee as allowed by the Relief Ordinance. A development of seventy-nine attached and sixty-five detached units is required to have 13 affordable units under the Inclusionary Housing Interim Relief Ordinance. The in-lieu fee cost is \$80,000 per affordable unit for a total of \$1,040,000.

Rezoning to Planned Development District -

The proposal involves a modification of the current zoning designation from Medium Density Residential District to Planned Development District. Under the current zoning designation, the project would not be feasible without modifications to some of the development standards. The purpose of the Planned Development District is to encourage development through efficient and attractive space utilization that might not otherwise be achieved through strict application of the development standards.

The Medium Density Residential zoning district requires a 5,000 square foot minimum lot size, which like the Single Family Residential zoning district, does not recognize the trend of developments not only in Hayward, but throughout the region and nation that entail single-family homes with private yard space on smaller lots. At one time, staff was developing standards for such “hybrid” home configurations to be incorporated into the zoning ordinance, but did not complete the project as it was dropped from the list of Council priorities.

The development proposes smaller lots than the minimum size required under the Medium Density Residential zoning district. Proposed lot sizes range from 1,400 square feet to 4,350 square feet with the average lot size of 2,252 square feet. The triplex and duplex units are located on the smallest of the lots with an average lot size of 1,666 sq. ft., while the detached units are located on the largest lots with an average lot size of 2,735 sq. ft. The overall proposed density is, however, consistent with the existing Medium Density Residential General Plan designation.

The Zoning Ordinance requires a 20 foot front yard setback, 5 foot side yard setbacks and 20 foot rear yard setbacks for single-family detached units. No building setbacks are required on townhouse lots except for those buildings on the perimeter which shall follow those for single family detached units. The plans for the proposed units show varied setbacks from those established by the Medium Density Residential zoning regulations. The side yard setback varies, but in no case is less than four feet. The front yard setback also varies, but is typically ten feet for the units along the common paseos and in no case less than seven feet for those units fronting the private streets. Rear yard setbacks vary, but in no case are less than 3.5 feet for those units with rear loaded garages.

Multi-family developments of four or more dwelling units within the Medium Density Residential District are also required to provide a combination of private and group open space. No open space for single-family homes is required, given such open space would be provided within single-family lots that meet established setbacks. Such multi-family developments must provide a minimum of 350 square feet of useable open space for each dwelling unit, with at least 100 square feet per unit being utilized for group open space. Private open space may not include required front or street side yards, exceed a 3 percent slope, be less than 100 square feet in area, or have a dimension less than 10 feet. Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope and not be less than 400 square feet in area. A multi-family development of 144 dwelling units would be required to provide 50,400 square feet of open space, of which at least 14,400 square feet would be required to be designated for group open space. The total amount of private and group open space being provided is 59,337 square feet, of which 19,703 square feet is being designated for group open space.

For multi-family developments, private open space for each unit is not required. However, each unit would include a private side or rear yard area. The private open space areas range in size from 100 square feet up to 1,750 square feet. Fifty of the 144 units provide 250 square feet of private open space. An additional 43 units provide a minimum of 200 square feet of private open space. The development also proposes two group open space areas totaling 19,703 square feet. The smaller of the two spaces, located on the corner of Saklan Road and Private Street "A" is proposed as a passive space largely to preserve an existing tree. The larger of the two spaces, centrally located within the development along Private Street "B", is proposed with a tot lot, turf, and picnic areas. In addition, the project site is less than a quarter-mile from Greenwood Park, which is expected to be expanded and remodeled in the near future. In summary, the development is providing the amount of open space as required by the Zoning Ordinance if these were considered multi-family units.

To offset the relaxation of applicable development standards, including parking, minimum lot size and yard setbacks, the project applicant is proposing to exceed other City standards. The City's Green Building Ordinance requires new homes to meet a minimum of 50 points on the GreenPoint Rated checklist. Condition of Approval 132 requires each unit in this proposal to achieve a minimum of 75 points on the GreenPoint Rated checklist for each home. In addition, California Building Code requires a percentage of units within a residential development to have accessible and adaptable units. Accessible units are those where the public or common-use areas can be approached, entered and used by persons with disabilities. Adaptable units are those units that are designed with elements and spaces allowing the units to be adapted or adjusted to accommodate the user. Generally the standard is approximately 10 percent of the units located in buildings with three or more units. Based on the configuration of the proposed floor plans, almost 30 percent of the units have the ability to be converted to accessible units and an additional 15 percent have the ability to be adaptable, which will exceed this standard. Lastly, the Zoning ordinance allows homes to be constructed as tall as 40 feet. The proposed two-story units have a maximum height of 29 feet 11 inches, so that they would be more compatible with surrounding development.

Findings for the Zone Change/Preliminary Development Plan - In order for a Planned Development District to be approved, the City Council must make four findings. Staff's responses to those findings follow.

- (1) The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies.

The project is consistent with the existing General Plan designation and policies related to providing a variety of housing types. The combination of attached and detached two-story single-family homes proposed on this site is similar in density to those homes built just to the south as part of the KB Home development and consistent with the overall development pattern in the area. The exteriors of the homes are consistent with the design of the other homes in the neighborhood, including the most recent development by KB Home. The additional units proposed with this project help to fulfill housing goals reflected in the Housing Element which specifically indicated the Mt. Eden neighborhood as one of four neighborhoods suitable for additional housing. In addition, the project minimizes impervious surfaces and runoff by utilizing available parking spaces along the public and private streets.

- (2) Streets and utilities, existing or proposed, are adequate to serve the development.

As part of the Mt. Eden Annexation Phase 1, a funding mechanism was established to address the infrastructure conditions in the neighborhood. With this funding mechanism in place, the streets and utilities have been upgraded to accommodate growth in this area. The proposed project is an in-fill development site surrounded by existing streets and there are utilities available to the site with adequate capacity to serve the proposed development.

- (3) The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development.

The project applicant has proposed a development achieving an integration of density and livability. The site design maintains the continuity of the existing street design established by the adjacent KB Home development. The useable open space, with the proposed tot lot and community park areas, includes identified pedestrian connectivity to allow for better circulation within the development and provides access to surrounding amenities such as Greenwood Park, shopping and public transit, which aides in the sustainability of the development over time. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by integrating universal design features in many of the units.

- (4) Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.

The project is consistent with the General Plan and Mt. Eden Neighborhood Plan in that the development is consistent with the allowable density established in the General Plan as well as policies regarding provision of a variety of housing choices and for townhouse developments to provide play areas for children. The applicant is seeking a Planned

Development designation to provide flexibility in the site layout of the units. To off-set the flexibility the applicant desires, the project proposes to exceed the standards required under the Green Building Ordinance. The applicant has proposed and the project has been conditioned to achieve a minimum 75 point GreenPoint rating where the minimum required by the ordinance is 50 points. In addition, California Building Code requires that grouped housing, such as this project, would be required to have 10 percent of the units be able to be converted to accessible units. Based on the configuration of the proposed floor plans, almost 30 percent of the units have the ability to be converted to accessible units. Lastly, the Zoning ordinance allows homes to be constructed as tall as 40 feet. The proposed two-story units have a maximum height of 29 feet 11 inches, so that they would be more compatible with surrounding development.

Vesting Tentative Tract Map 8086-

A vesting tentative tract map is being processed with this proposal to create individual parcels of land for each residential unit. If the vesting tentative map is approved, a final map will be processed and recorded, allowing each unit to be sold separately. The developer is proposing a vesting tentative map so that the developer gains, for a period of three years after the date of approval or conditional approval of the vesting tentative map, the right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect on the date on which the developer's application for a vesting tentative is deemed complete. The date that the vesting tentative map application was deemed complete was September 2, 2011.

The proposed subdivision creates one-hundred sixty-three parcels for seventy-nine detached and sixty-five attached single family homes, two common parks, a planter strip along the north side, easterly end of Street 'A' for future roadway widening, and fifteen parcels for three private streets and thirteen private courts. All private streets and private courts shall have a minimum twenty-four-foot wide travel lane, and will be constructed to the same standards as a public street. The proposed travel lane is adequate for circulation and meets the Fire Department accessibility requirements. The private streets are to be designated as fire lanes and no parking will be allowed except in the designated parking areas along the two proposed private streets that have a curb-to-curb width of twenty-eight feet for parking on one side, and thirty-six feet for parking on both sides of the street. Fire lane signage will be installed on private streets and curbs will be painted red as directed by the Fire Chief and City Engineer. Full frontage improvements, including curb, gutter and sidewalk, have been installed with recent street improvements along Saklan Road, Middle Lane and Eden Avenue. As a recommended condition, any damage to these public street improvements during construction will be repaired, and the full width of these surrounding streets with project frontage shall be slurry sealed prior to the issuance of final construction report for tract acceptance.

The existing utilities in the project vicinity, including sanitary sewer, water and storm drain systems, have sufficient capacity to adequately serve the proposed development. On-site sewer and water utilities will be installed within the public utility easement and connected to existing utilities in the surrounding streets. On-site storm drainage will be connected to existing systems in the surrounding streets. Sanitary sewer and water mains will be publicly owned and maintained by the City. However, the proposed on-site storm drain system and cleanwater treatment facilities will be privately owned and maintained by the Homeowners' Association. Any overhead utility lines as well as any new utility lines will be required to be placed underground as part of the development improvements.

The formation of a Homeowners' Association (HOA) and the creation of Conditions, Covenants, and Restrictions (CC&R's) is recommended to be required so that the HOA will be responsible for maintaining all private streets, private courts, private street lights, private utilities, and other privately owned common areas and facilities on the site, including, but not limited to, two parks, cleanwater treatment facilities, landscaping, preservation and replacement of trees, as well as decorative paving. The cost of any necessary repairs performed by the City under the on-site decorative paved areas, including the replacement cost of the paving, shall be borne by the HOA. The common area landscaping includes all areas except the private yards. The CC&R's will also contain a standard condition that if the homeowners' association fails to maintain the common areas, private streets, lights and utilities, the City of Hayward will have the right to enter the subdivision and perform the necessary work to maintain these areas and lien the properties for their proportionate share of the costs.

Findings for the Vesting Tentative Tract Map - In order for a Vesting Tentative Tract Map to be approved, the Planning Commission must make the following findings, as recommended by staff:

- (1) The approval of Vesting Tentative Map Tract 8086, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.
- (2) The tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.
- (3) Upon the completion of remediation recommended by the project Geotechnical Engineer the site is physically suitable for the proposed type of development.
- (4) The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (5) The design of the subdivision and the proposed improvements are not likely to cause serious health problems.
- (6) Upon completion of the proposed improvements the streets and utilities would be adequate to serve the project.
- (7) None of the findings set forth in Section 66474 of the Subdivision Map Act for denial of a tentative map have been made.

ENVIRONMENTAL REVIEW

This proposal is defined as a "project" under the parameters set forth in the California Environmental Quality Act (CEQA) Guidelines. Staff has prepared a Mitigated Negative Declaration and Initial Study (Attachment D), which indicates there will be no significant environmental impacts resulting from the project provided the identified mitigation measures are incorporated into the project, including implementing tree protection and tree replacement, performing a design level geotechnical analysis, and following all recommendations in the preliminary geotechnical assessment. The environmental document was made available for public review from October 8, 2011 through October 27, 2011. No comments were received as of the writing of this report.

PUBLIC OUTREACH

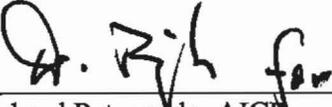
When the application was first received, notice was sent to all property owners within a 300-foot radius of the project site indicating staff had received an application for development on this site and that a preliminary meeting that would be held to provide the public an opportunity to review and comment on the project. That meeting was held on June 30, 2011, where two neighborhood residents expressed their support for the proposed project. They liked the design of the homes and were pleased that the proposal included two-story single-family attached and detached homes. In addition, a notice of this public hearing was sent to all property owners within a 300-foot radius.

SCHEDULE

Following the Planning Commission hearing and assuming the Commission recommends approval of the project, the City Council is tentatively scheduled to hear the item along with the Planning Commission's recommendation on November 15, and render a decision on the proposed Mitigated Negative Declaration, Zone Change and Vesting Tentative Tract Map Applications. Should the Council approve the project, the applicant will work toward complying with the conditions of approval to allow approval of a precise development plan and approval of a final map and subsequent construction permits, ultimately allowing for construction of the project.

Prepared by: Sara Buizer, AICP, Senior Planner

Recommended by:


Richard Patenaude, AICP
Planning Manager

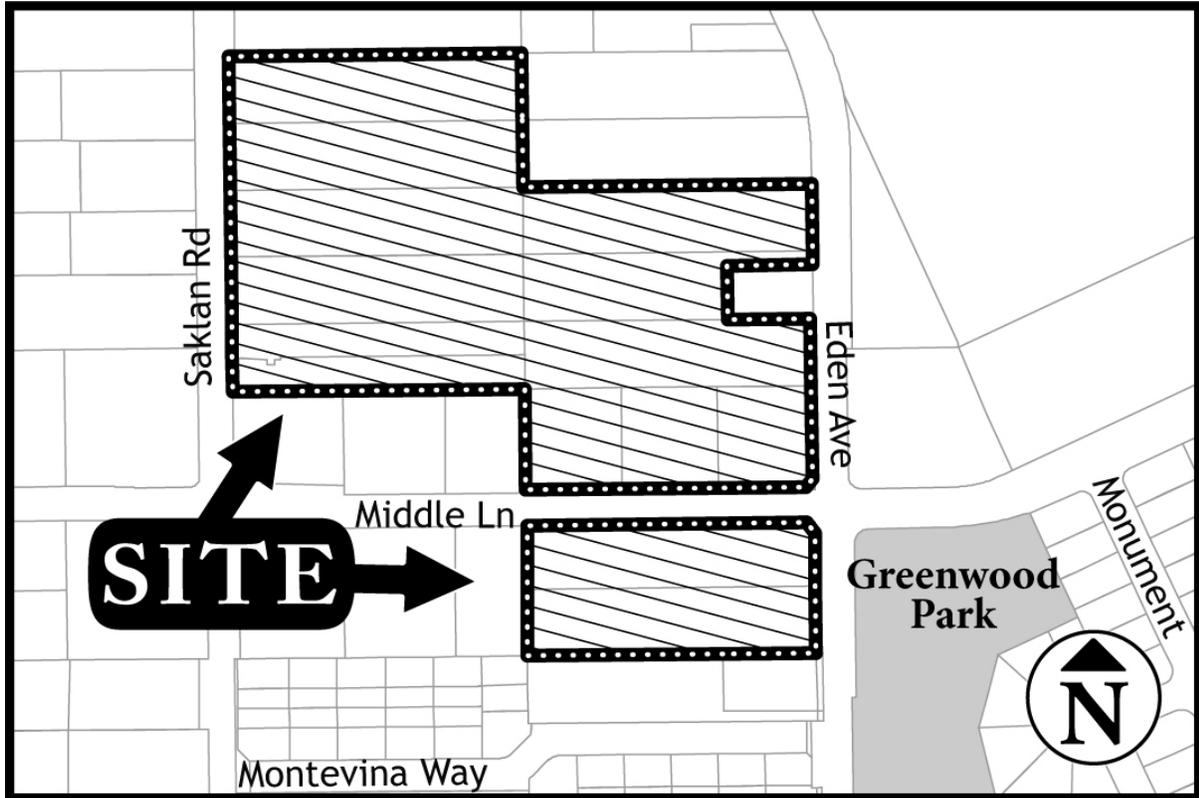
Approved by:


David Rizk, AICP
Development Services Director

Attachments

- Attachment A: Area and Zoning Map
- Attachment B: Findings for Approval
- Attachment C: Conditions of Approval
- Attachment D: Initial Study and Mitigated Negative Declaration
- Attachment E: Mitigation Monitoring and Reporting Program
- Attachment F: Plans

Vicinity Map



FINDINGS FOR APPROVAL**Zone Change Application No. PL-2011-0175 and
Vesting Tentative Tract Map Application No. PL-2011-0176***Findings for Approval – California Environmental Quality Act:*

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.
4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.
5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.

9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project proposes amendments to the Hayward zoning designation for the site, but is still consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes.
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.

Findings for Approval – Zone Change:

1. The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies.

The project is consistent with the existing General Plan designation and policies related to providing a variety of housing types. The combination of attached and detached two-story single-family homes proposed on this site is similar in density to those homes built just south as part of the KB Home development and consistent with the overall development pattern in the area. The exteriors of the homes are consistent with the design of the other homes in the neighborhood, including the most recent development by KB Home. The additional units proposed with this project help to fulfill housing goals reflected in the Housing Element which specifically indicated the Mt. Eden neighborhood as one of four neighborhoods suitable for additional housing.

2. Streets and utilities, existing or proposed, are adequate to serve the development.

As part of the Mt. Eden Annexation Phase 1, a funding mechanism was established to address the infrastructure conditions in the neighborhood. With this funding mechanism in place, the streets and utilities have been upgraded to accommodate growth in this area. The proposed project is an in-fill development site surrounded by existing streets and there are utilities available to the site with adequate capacity to serve the proposed development.

3. The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development.

The project applicant has proposed a development achieving an integration of density, and livability. The site design maintains the continuity of the existing street design. Some useable open space with the tot lot and community park areas as well as pedestrian connectivity is provided which allows for better circulation and access to surrounding amenities such Greenwood Park, shopping and public transit. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by integrating universal design features in many of the units.

4. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.

The project is consistent with the General Plan and Mt. Eden Neighborhood Plan in that the development is consistent with the allowable density established in the General Plan as well as policies regarding provision of a variety of housing choices and for townhouse developments to provide play areas for children. The applicant is seeking a Planned Development designation to provide flexibility in the site layout of the units. To off-set the flexibility the applicant desires, the project proposes to exceed the standards required under the Green Building Ordinance. The applicant has proposed and the project has been conditioned to achieve a minimum 75 point GreenPoint rating where the minimum required by the ordinance is 50 points. In addition, California Building Code requires that grouped housing, such as this project, would be required to have 10 percent of the units be able to be converted to accessible units. Based on the configuration of the proposed floor plans, almost 30 percent of the units have the ability to be converted to accessible units. Lastly, the Zoning ordinance allows homes to be constructed as tall as 40 feet. The proposed two-story units have a maximum height of 29 feet 11 inches, so that they would be more compatible with surrounding development.

Findings for Approval – Vesting Tentative Tract Map:

1. The approval of Vesting Tentative Map Tract 8086, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.
2. The tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.

3. Upon the completion of remediation recommended by the project Geotechnical Engineer the site is physically suitable for the proposed type of development.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and the proposed improvements are not likely to cause serious health problems.
6. Upon completion of the proposed improvements the streets and utilities would be adequate to serve the project.
7. None of the findings set forth in Section 66474 of the Subdivision Map Act for denial of a tentative map have been made.

CONDITIONS OF APPROVAL

**Zone Change Application No. PL-2011-0175 and
Vesting Tentative Tract Map Application No. PL-2011-0176**

Dutra Enterprises, Inc. (Applicant)

GENERAL

1. Zone Change Application No. PL-2011-0175 is approved subject to the plans labeled Exhibit "A" and the conditions listed below. The Preliminary Development Plan Approval shall coincide with the approval period for the Vesting Tentative Tract Map.
2. If a building permit is issued for construction of improvements authorized by the Zone Change approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the Precise Development Plan Approval, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the Precise Plan approval.
3. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
4. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to the Zoning Ordinance, must be approved by the Planning Director prior to implementation.
5. This approval is tied to Vesting Tentative Tract Map 8086 and all conditions of approval of that map shall also apply to this approval.
6. Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.
7. All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, and Standard Specifications and Details – unless otherwise indicated hereinafter.
8. All construction shall meet the California Building Code (CBC) and all applicable City of Hayward Building Department Ordinances (Ordinance #02-13) and amendments.
9. Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Department Ordinances (Ordinance #02-13) and amendments in use by the Hayward Fire Department.

10. The applicant/developer's Registered Civil Engineer shall perform all design work for the tract improvement plans unless otherwise indicated.

PRIOR TO THE APPROVAL OF THE PRECISE PLAN

The Precise Plan shall be in substantial conformance with the approved Preliminary Plan and shall be submitted in conjunction with a tract improvement plans and final map.

Planning Division

11. The Precise Plan shall also include provisions for project staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for noise and dust control, and common area landscaping.
12. The Precise Plan shall include the following:
- a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
 - b) Details of address numbers shall be provided. Address number shall be decorative. Building addresses shall be minimum 4-inch self-illuminated or 6-inch on contrasting background. Address numbers shall be installed so as to be visible from the street.
 - c) Details and locations of any decorative walls shall be included and approved by the Planning Director.
 - d) Show an exterior hose bib for each patio, or porch area.
 - e) Show fencing and fencing details. The pavement at the private driveway entries shall be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials. The location, design and materials shall be approved by the Planning Director. Consideration shall be given to utilizing this material for the entire length of the interior streets.
 - f) Pedestrian walkways fronting the building(s) and the private driveways for the 31 units taking access of the private roads shall be enhanced with decorative materials such as inset brick, exposed aggregate, bomanite stamped concrete, interlocking pavers or other approved material.
 - g) Grouped mailbox design and locations, subject to Post Office approval, shall be approved by the Planning Director. The shown locations may need to be modified so they can more easily be accessed by both the Post Office and future residents.
 - h) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.

- i) All air conditioners and utility connections for air conditioners shall be located such that all external equipment is located behind solid board fences or walls not to exceed the height of the air conditioner unless otherwise approved by the Planning Director. Infrastructure for air conditioning systems is required to be installed as a standard feature.
- j) All parking spaces are to meet minimum City of Hayward on-street and off-street parking standards.
- k) An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars. As an alternative, an area within the fenced side yard may be used for the garbage and recycling containers but shall be shown.
- l) A color and materials board shall be submitted to the Planning Director for review and approval. No changes to colors shall be made after construction unless approved by the Planning Director.
- m) All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen, to be approved by the Planning Director.
- n) No mechanical equipment, other than solar panels, shall be placed on the roof unless it is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by building Code. Roof apparatus, such as vents, shall be painted to match the roof color.
- o) If desired, a maximum of one identification sign per public road entrance shall be permitted. The signs shall conform to Section 10-7.403(b)(2) of the Sign Ordinance regulations, with the locations to be approved by the Planning Director. Sign design, colors, and materials shall reflect the architectural style of the project and shall be approved by the Planning Director.
- p) Rooflines shall be articulated to break up bulky facades. Dormer elements are acceptable. Large expanses of blank wall are not allowed. Articulate such expanses to avoid bulkiness.
- q) All decorative window treatments shall be extended to all elevations.
- r) All rear and side entries shall be protected by roofs with rooflines to match the pitch of roof.
- s) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All two car garages shall have the interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.

Landscape Division

13. Prior to the approval of the tract improvement plans, a detailed landscaping and irrigation plan for the site shall be prepared by a licensed landscape architect and wet-stamped and wet-signed plans shall be submitted for review and approval by the City's Landscape Architect. Planting and irrigation shall comply with the City's *Hayward Environmentally Friendly Landscape Guidelines and Checklist for professional, Bay-Friendly Water Efficient Landscape Ordinance, and Municipal Codes*.
14. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be 22" x 34" without an exception.
15. Street Trees. Provide one 24-inch box street tree per 20 to 40 lineal feet in the front and side landscape setback areas or fraction thereof. All trees shall be planted a minimum of 5-foot away from any underground utilities, a minimum of 15 feet from a light pole, and a minimum 30 feet from the face of a traffic signal, or as otherwise specified by the city. Trees shall be planted according to the City Standard Detail SD-122 and the detail shall be included in the landscape plans.
16. Trees shall be preserved in accordance with the *Tree Preservation Ordinance*. Provide a comprehensive arborists report by a licensed arborist on all existing trees within the limit of project area including health, species, caliper, approximate height, canopy diameter, and value using the latest edition of "Guide for Plant Appraisal" by the International Society of Arboriculture. Provide ISA worksheet per each trees are subjected for valuation. The arborists report and valuation shall be reviewed and approved by the City.
17. The applicant shall follow all recommendations in the tree evaluation report prepared by Hortscience including protection of all trees to be preserved during construction. All removed trees shall be mitigated within the project area. Tree mitigation shall be provided above and beyond the required trees.
18. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code.

PRIOR TO THE APPROVAL OF THE TRACT IMPROVEMENT PLANS

19. In conjunction with the Precise Plan, applicant/developer shall submit tract improvement plans and final map application for the entire project. Said improvement plans and final map shall

meet all City standards and submittal requirements except as expressly approved for this Planned Development. The following information shall be submitted with or in conjunction with improvement plans and final map. The City reserves the right to include more detailed conditions of approval regarding required infrastructure based on these more detailed plans:

- a. A detailed drainage plan, to be approved by the ACFC&WCD and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a 10-year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed drainage plan shall be approved by the ACFC&WCD prior to issuance of any construction or grading permit.
- b. A detailed Stormwater Treatment Plan, following City ordinances and conforming to Regional Water Quality Control Board's "Staff recommendation for new and redevelopment controls for storm water programs."

Improvement Plans

Public Streets: Saklan Road, Middle Lane and Eden Avenue

20. The street improvements and utility installations shall be consistent with the proposed Mt. Eden Area Annexation improvement plans and any right-of-way to accommodate these improvements shall be dedicated to the City.
21. The design and location of street approaches including pedestrian ramps shall be approved by the City Engineer.
22. The south curb return of private Street 'A' at Saklan Road shall be designed with a bulb-out alignment mirror image of the north curb return of Street 'A'.
23. All existing utility poles shall be removed and overhead utility lines along the project Eden Avenue frontage shall be placed underground. Location of utility joint trench shall be reviewed and approved by the City Engineer.
24. Full width of Saklan Road, Middle Lane and Eden Avenue within the project frontage shall be slurry sealed prior to the issuance of final construction report for tract acceptance.
25. All existing driveways that are not used shall be removed and replaced with City standard Portland Cement Concrete curb, gutter and sidewalk.

26. The luminaries of existing street light along the project frontages shall be replaced with LED light. Submit photometric plans, and if necessary, calculations with the improvement plans to demonstrate that existing street light or relocated street light configurations are adequate.
27. Any damaged and/or broken sidewalk associated with the development construction along Saklan Road, Middle Lane and Eden Avenue as determined by the City Inspector shall be removed and replaced.

Private Streets

28. Proposed private streets shall be owned-and-maintained by the homeowners association.
29. Proposed private street improvements shall be designed, generally reflective of the alignment and width shown on the submitted vesting tentative tract map, and as approved by the City Engineer. The private street cross-sections shall have the following dimensions:
30. Unless otherwise specified herein, all private streets shall incorporate a cross-section of a forty-six-foot wide right-of-way with a thirty-six-foot curb-to-curb width, accommodating two travel lanes and parking on each side of the street. A 4.5-foot-wide sidewalk shall be located adjacent to the back of curb on each sides of the street.
31. The property line of Lot 120 on Street 'A' shall be designed to accommodate a forty-six-foot wide street right-of-way.
32. Pedestrian ramps shall be installed at the end of sidewalk on Lot 120 and across Street 'A' on Lot 119.
33. The eastern end of Street 'A' from Lot 120 to Eden Avenue as shown on the tentative map shall incorporated a 33.5-foot wide right-of-way with a twenty-eight-foot curb to curb width, accommodating two travel lane, and parking space and a 4.5-foot sidewalk shall be located adjacent to the back of curb on the south side of Street 'A.'
34. The private Street 'C' as identified on the tentative tract map, shall incorporate a 29.5-foot-wide right-of-way with a 24-foot curb-to-curb width, accommodating two travel lanes with no parking on the street. A 4.5-foot-wide sidewalk, abutting the back-of-curb, shall be located on one side (north and east side) of Street 'C'.
35. The private street pavement sections shall be designed to public street standards. The private street shall be designed with a TI of six and minimum AC thickness of four inches.
36. The private street approaches shall conform to the City Standard SD-110A and be enhanced with at least ten feet of raised decorative paving (e.g., interlocking pavers or stamped colored concrete, or bands of decorative paving, etc.). The Planning Director shall approve the material, color and design, and the City Engineer shall approve the pavement section for the decorative

paving. Decorative pavements shall be capable of supporting a 75,000 lb. GVW load per Fire Department's requirement.

37. Upon any necessary repairs to the public facilities under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the homeowners' association.
38. No on-street parking shall be allowed on Street 'C', and on the north side, eastern end of Street 'A'. "No Parking Fire Lane" (T29) signs shall be installed on both sides of C Street and along the north side of Street 'A' from Lot 120 to Eden Avenue. The locations of signs shall be approved by the Fire Chief and City Engineer.
39. The on-site streetlights and pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Submit photometric plans with the improvement plans. Such fixtures shall have shields to minimize "spill-over" lighting on adjacent properties that are not part of the tract.
40. The interior intersections shall be designed to meet Fire Department access and turning movements. Pedestrian ramps shall be installed to facilitate access and circulation throughout the development.

Private Courts

41. Proposed private courts shall be owned-and-maintained by the homeowners association.
42. Proposed private court improvements shall be designed, generally reflective of the alignment and width shown on the submitted vesting tentative tract map, and as approved by the City Engineer. Unless otherwise specified herein, all private courts shall incorporate a cross-section of a 25-foot-wide right-of-way with a 24-foot curb-to-curb width, accommodating two travel lanes.
43. The fire apparatus road in Court A exceeds 150 feet. One fire hydrant shall be installed nearby Lots A and 89. The road shall be at least 26 feet in width extended ten feet beyond the hydrant location and onto Court A.
44. Entrances to Private Courts shall conform to the City Standard SD-108A with detectable warning surface on both sides.
45. No parking shall be allowed within the private courts. Curbs shall be painted red along BOTH sides of the private courts.
46. The private court pavement sections shall be designed to public street standards. The private court shall be designed with a TI of five and minimum AC thickness of four inches

47. The on-site pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Such fixtures shall have shields to minimize “spill-over” lighting on adjacent properties that are not part of the tract. If independent street light poles are proposed within the private courts, an alternative plan for providing decorative lighting attached to the buildings shall be provided.
48. The private courts shall not extend more than 5 feet beyond the garage door entries of the end units served by such courts, unless needed for designated parking spaces.

Single-Family Driveway with Sidewalk (along Private Street ‘A’ and ‘B’)

49. Unless another alternative design is approved by the City Engineer, driveways for Lots 62, 64, 76, 78, 80 and 82 shall be placed (flipped) to other side of the lot to ensure City Standard detail SD-108A without detectable warning surface can be constructed in compliance with accessibility requirement.

Storm Drainage

50. Storm drain systems in private streets and courts shall be private systems owned-and-maintained by the homeowners association.
51. The storm drains in the street shall be located 1-foot from the face of curb for pipes 24 inches in diameter and smaller and 2 feet from the face of curb for pipes 27 to 48 inches in diameter. Alternative design shall be approved by the City Engineer.
52. Minimum storm drain pipes in the street shall be 12-inch in diameter RCP pipes Minimum cover over the pipe shall be three feet.
53. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
54. The latest edition of the Alameda County Flood Control and Water Conservation District’s Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District staff and the City Engineer. Development of this site is not to augment runoff to the District’s downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities. If there is augmented project-generated runoff, off-site and/or on-site mitigation

55. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with off-site and/or on-site improvements.
56. No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
57. All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods. Refer to City Standard SD-401A.
58. Proposed control flow storm drain manholes shall be designed with 36-inch opening (i.e. ACPWA SD-401) for maintenance purposes. The proposed weir structures shall be carefully designed to ensure that stormwater runoff will be contained within the underground structures and will not spill out of the SDMH cover and/or nearby inlet structures.

Storm Water Quality Requirements

59. The owner shall provide pertinent information for the preparation of a Stormwater Treatment Measures Maintenance Agreement by Engineering and Transportation Division staff. The Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
60. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with a design to reduce discharge of pollutants and sediments into the downstream storm drain system. The plan shall meet the approval of the City Engineer.
61. Before commencing any grading or construction activities at the project site, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.
62. The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit's numeric criteria. The storm drain design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
63. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prevent the entry of pollutants into storm water runoff. Roof leaders and direct runoff shall discharge into a landscaped area or a grassy swale prior to stormwater runoff entering an underground pipe system.

64. The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit (page 30). The provision C.3.e-i-ii shall not apply if the project is approved by the City Council prior to December 1, 2011. In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5 – 12 has a section titled "BMP Design Criteria for Flow and Volume." Those materials are available on the internet at www.cabmphandbooks.com for your reference.
65. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where feasible, as determined by the City Engineer and Landscape Architect, landscaping should be designed and operated to treat stormwater runoff. Landscaping shall also comply with the City's "water efficient landscape ordinance."
66. The applicant/developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

Sanitary Sewer System

67. Sanitary sewer service is available subject to standard conditions and fees in effect at the time of application for service and payment. Sewer connection fees are due and payable prior to final inspection.
68. Sanitary sewer mains and appurtenances within the private streets and private courts shall be a public system owned-and-maintained by the City, and shall be designed and constructed in accordance with the City Standards and Specifications.
69. All public sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12-inch in diameter or less)," latest revision at the time of permit approval.
70. All on-site sanitary sewer mains shall be 8 inches in diameter and a manhole shall be installed at the change of flow direction, and at the beginning and the end of each sanitary sewer main. The sanitary sewer mains shall be located a minimum of ten feet horizontally from the water mains.
71. Sewer mains and services must be located at least 10 feet horizontally from and one-foot vertically below any parallel water mains and laterals.
72. The sanitary sewer mains shall be located a minimum of four feet horizontally and one foot vertically from the main storm pipes.

73. Each residential unit shall have a separate sanitary sewer lateral connection to the public main. The sanitary sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312.
74. Any existing sanitary sewer laterals that are no longer in use shall be removed.

Water System

75. Water service is available subject to standard conditions and fees in effect at the time of application and payment.
76. The water mains in private streets shall be public, owned and maintained by the City. The water mains shall be a looped system and located 5 feet from the face of curb.
77. All public water mains shall be constructed in accordance with the City's "Specifications for the Construction of Water Mains (12-inch in diameter or less) and Fire Hydrants," latest revision at the time of permit approval.
78. Each dwelling unit shall have its own domestic water meter. Based on the submitted plans, the number of fixture units in each unit range from 25.5 to 34, which will require a minimum $\frac{3}{4}$ " water meter.
79. Each structure shall have its own fire service, sized per the requirements of the Fire Department. Fire services shall have an above ground Double Check Valve Assembly, per City Standards SD-201 and SD-204.
80. Residential combined domestic and fire services are allowed, per City Standard SD-216. The minimum size for a residential fire service connection is one inch in diameter.
81. Separate irrigation water meters shall be installed for landscaping purposes. The landscape plans indicate that a 1.5" irrigation meter will be installed on lot 119 on Street A and in between lots 50 and 51 on Middle Lane.
82. A Reduced Pressure Backflow Prevention Assembly shall be installed on each irrigation water meter, per City Standard SD-202.
83. All water meters shall be radio-read type.
84. Water meters shall be located a minimum of two feet from top of driveway flare as per City Standard Details SD-213 thru SD-218. Water meters in new developments must be located along a thru street (road, court, etc.) to facilitate meter reading. Water meters located on narrow dead-end driveways or courts shall not be allowed.

85. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and on foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade piping materials, with the City's approval.
86. All water services from existing water mains shall be installed by City Water Distribution Personnel at the applicant's/developer's expense. The developer may only construct new services in conjunction with the construction of new water mains.
87. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
88. All existing water services that are no longer in use shall be abandoned by City Water Distribution Personnel at the applicant's/developer's expense.

Fire Protection

89. Fire Department requirements shall be as follows:
 - a. Design of the public streets and private streets and courts shall meet City of Hayward Fire Department Standards.
 - b. All public and private streets and private courts, shall be designed with an all-weather surface pavement.
 - c. Private streets "A", "B" and "C" and private courts, shall be dedicated fire lanes. Parking of vehicles shall only be allowed in designated parking stalls. Where there is no on-street parking, fire lane signage shall be installed in locations required by the Hayward Fire Department.
 - d. The minimum width of fire lane is 20 feet. The minimum width of fire lane with fire hydrants is 26 feet. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained at all time.
 - e. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane. "No Parking" sign shall meet the City of Hayward Fire Department fire lane requirements.
 - f. Private streets shall be dedicated fire lanes. Parking of vehicles shall only be allowed in designated parking stalls. Where there is no on-street parking, fire lane signage shall be installed in locations required by the Hayward Fire Department.
 - g. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
 - h. Addressing of the buildings shall be in compliance with the Hayward Fire Department requirements. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building

addresses for the units served by such court. Minimum size numbers shall be 6 inches in height on a contrasting background.

- i. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department. The type of fire hydrant shall be a modified double steamer, capable of flowing 1,500 gallons per minute at 20 PSI for a two-hour duration. The design and layout of the hydrants shall be reviewed and approved by the Fire Dept.
- j. The hydrant at Lot 119 should be moved to the location at Lot 73
- k. Blue reflective pavement markers shall be installed at fire hydrant locations.
- l. If fire hydrants are located so as to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
- m. Fire hydrants for the development shall be operational and in service prior to the start of any combustible construction and /or storage of combustible construction materials.
- n. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substances Control or the California Regional Water Quality Control Board – San Francisco Bay Region. If it is determined that remediation of soil and/or groundwater is necessary, oversight of one of these two agencies would be required.
- o. All building construction shall meet the requirements of the 2010 California Residential Code.
- p. All buildings shall be installed with automatic fire sprinkler system in accordance to the 2010 NFPA 13D. The minimum water meter size shall be 1 inch. Fire permits are required for sprinkler installation.

Other Utilities

90. All overhead lines along the property frontage as shown on sheet C-3.1 of the Tentative Map set shall be placed underground.
91. All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. All facilities necessary to provide service to the dwellings, including transformers and switchgear, shall also be undergrounded.
92. All electric system, including transformers, shall be installed underground within the development. Design and installation shall be in accordance with Pacific Gas and Electric Company regulations.
93. The joint trench design and location shall meet the approval of the City Engineer.
94. All utilities, including water mains, located underneath decorative paving or "turf block" shall be encased in steel sleeves.
95. Ductile iron pipe is required in all "off-street" easements, and control valves are required in streets before entering such easements.

96. All surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed private streets, driveways or public streets shall be located outside of the sidewalk within the Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Hayward Fire Chief.
97. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.
98. No utilities shall be located in the small planting areas between two driveways for all attached units.
99. The developer/subdivider shall provide and install appropriate facilities such as conduit, junction boxes, individual stub-outs, etc., to allow for future installation of a City-owned and maintained fiber optic network within the subdivision.

PRIOR TO THE APPROVAL, OR FILING, OF FINAL MAP

100. Submit the following documents for review, approval or for project records:
 - a. Copy of the Notice of Intent filed with State Water Resources Control Board;
 - b. Engineer's estimate of costs, including landscape improvements;
 - c. Signed Final Map;
 - d. Signed Subdivision Agreement; and,
 - e. Subdivision bonds.
101. Final Map shall be approved by the City Council. The City Council meeting will be scheduled approximately sixty days after the Final Map is deemed technically correct, and Improvement Plans with supporting documents, reports and agreements are approved by the City Engineer. Executed Final Map shall be returned to the City Public Works Department if Final Map has not been filed in the County Recorder's Office within ninety days from the date of City Council's approval.
102. The proposed subdivision is located in the Benefit District 411-06, formed on January 16, 2007; therefore, it is subject to the following fees and credit:
 - a. The developer/subdividers shall have a credit for twelve existing units within the development as shown in the Exhibit C of the Engineer's Report for the Benefit District 411-06.
 - b. The developer/subdivider shall be obligated to pay a Benefit District Fee in the amount of \$10,008 per additional unit after twelve building permits have been issued.

- c. For each additional unit for which a Benefit District Fee is due, the developer/subdivider shall also pay the City additional \$300 per each additional unit to cover the cost of collecting and administering the Benefit District Fees.

Dedications, Easements

- 103. The final map shall reflect all easements needed to accommodate the public portions of the sanitary sewer and water systems. The private streets and private courts shall be designated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLS), Sanitary Sewer Easement (SSE), Emergency Vehicle Access Easement (EVAE) and Private Utility and Maintenance Easement (PUME)..
- 104. Prior to the approval of the final map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other outstanding charges accrued to the City for the processing of the subdivision application shall be paid.

Agreement and Bonds

- 105. The developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements per Section 10-3.332 of the Municipal Code: Security for Installation of Improvements. Insurance shall be provided per the terms of the subdivision agreement.

Homeowners Association and Covenants, Conditions and Restrictions

- 106. A property homeowners association shall be created and shall be responsible for maintaining all private streets, private courts, private street lights, private utilities, and other privately owned common areas and facilities on the site, including, but not limited to landscaping, preservation and replacement of trees, as well as decorative paving that extends into public streets. For any necessary repairs done by the City in locations under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the homeowners association established to maintain the common areas within the subdivision boundary.
- 107. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever first occurs, Conditions, Covenants and Restrictions (CC&R's) creating a property homeowners association shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:

- a. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.
- b. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association.
- c. The association shall be managed and maintained by a professional property management company.
- d. The homeowners' association shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The homeowner's association representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
- e. A covenant or deed restriction shall be recorded with each lot requiring the property owner to properly maintain the front yard landscaping, and street trees, and to replace any dead or dying plant material (over 30% of the plant dead) within 15 days of first notification.
- f. A provision that if the homeowners' association fails to maintain the landscaping and irrigation in all common areas for which it is responsible so that owners, their families, tenants, or adjacent owners will be impacted in the enjoyment, use or property value of the project, the City shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs, in accordance with Section 10-3.385 of the Hayward Subdivision Ordinance.
- g. A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 72 hours of inspection or within 72 hours of notification by the City.
- h. A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
- i. The garage of each unit shall be maintained for off-street parking of two vehicles and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.
- j. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, the formation of a design review committee and its power to review changes proposed on a building exterior and its color scheme, and the right of the homeowners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept

- clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
- k. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
 - l. Any transformer shall be located underground and shall be located within the right-of-way or public utility easement.
 - m. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
 - n. The CC&Rs shall specify the outdoor collection locations of trash and recycle containers. In addition, trash and recycle containers shall not be moved to the collection location more than 24 hours prior to collection and shall be removed within 24 hours after collection.
 - o. Streetlights and pedestrian lighting shall be owned and maintained by the homeowners association and shall have a decorative design approved by the Planning Director and the City Engineer.
 - p. Street sweeping of private streets and private courts shall be conducted at least once a month.

PRIOR TO CONSTRUCTION OR GRADING

108. If any appropriate historical artifacts are unearthed on the site within the area covered by the final map in connection with the construction of the proposed project than all ground-disturbing activities within 30 feet of where the artifacts is found shall be immediately stopped and an archaeologist shall be called to monitor and evaluate the resource.
109. If any human remains are found during grading or construction, all ground-disturbing activities shall be immediately stopped and the following parties must be contacted: The City of Hayward Planning Director, the contractor's point of contact, the Coroner of the County of Alameda, the native American Heritage Commission (NAHC) in Sacramento and the Yrgin band of Ohlones.
110. Prior to issuance of a building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project. Recommendations of the project geotechnical consultants, Engeo Inc., that were identified in the preliminary geotechnical investigation shall also be implemented.
111. All recommendations as outlined in the Environmental Noise Assessment prepared by Illingworth and Rodkin, Inc. shall be followed and incorporated into the site design.
112. Prior to the issuance of a grading or building permit, the developer shall provide a tree preservation bond, surety or deposit, equal in value to the trees to be preserved. The bond, surety or deposit shall be returned two years after the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees at that time.

113. An encroachment permit shall be obtained from the Alameda County Flood Control and Water Conservation District (ACFCD) prior to connection to the Flood Control District's storm drain system on Saklan Road and Eden Avenue.
114. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete the Development Building Application Form Information: 1) Impervious Material Form and 2) Operation and Maintenance Information for Storm Water Treatment measures Form.
115. Recommendations of the project geotechnical consultant, Engeo Inc., shall be implemented, including those related to ground-motion parameters for use in structural design of buildings.
116. A full geotechnical evaluation shall be conducted; and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented.
117. A full geotechnical evaluation shall be conducted and if highly-expansive soils are determined to be present, measures as recommended by the project geotechnical consultant shall be implemented.
118. At times as specified below:
 - a. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substance Control or the California Regional Water Quality Control Board (SF Bay Region), prior to start of grading or construction. If it is determined that remediation of soil and/or groundwater is necessary, oversight of one of these two agencies would be required.
 - b. State-certified lead-based paint (LBP) and asbestos professional(s) shall be retained to perform a LBP and asbestos containing material (ACM) survey of structures for testing and confirmation of LBP and ACM within and around the structures, and if such surveys show the presence of such substances, remediation plans shall be developed and implemented, in accordance with State and federal regulations. This information shall be provided before issuance of any deconstruction permits.
 - c. All domestic water wells and septic tanks and leach lines from the project site shall be destroyed and removed, in accordance with local, County and State regulations.

Fire Hazardous Materials

119. Prior to grading: Houses, structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure hazards posed to

development construction workers, the environment, future residents and other persons are mitigated.

120. All wells, septic tank systems and others subsurface structures shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. These structures shall be documented and removed under permit when required.
121. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials or associated structures are discovered during demolition or during grading. These structures shall include, but shall not be limited to: actual hazardous materials, underground tanks, or other vessels that may have contained hazardous materials.
122. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

123. Required water system improvements shall be completed and operational prior to the start of combustible construction.

DURING CONSTRUCTION

124. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and site construction activities shall be limited to the hours 7:30 AM to 6:00 PM Monday through Friday with no work on weekends and Holidays unless revised hours and days are authorized by the City Engineer. Building construction hours are subject to Building Official's approval.
 - b. Grading and construction equipment shall be properly muffled.
 - c. Unnecessary idling of grading and construction equipment is prohibited.
 - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential units.
 - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise.
 - f. The developer shall participate in the City's recycling program during construction.
 - g. Daily clean up of trash and debris shall occur along all peripheral streets.
 - h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions.
 - i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site.
 - j. All unpaved access roads, parking areas and staging areas at construction sites shall be paved, have water applied three times daily, or non-toxic soil stabilizers applied.

- k. All paved access roads, parking areas and staging areas at construction sites shall be swept daily (with water sweepers).
 - l. Inactive construction areas (previously graded areas inactive for 10-days or more) shall have non-toxic soil stabilizers applied, or shall be hydroseeded.
 - m. Exposed stockpiles (dirt, sand, etc.) shall be enclosed, covered, watered twice daily or applied with non-toxic soil binders.
 - n. Construction debris shall be gathered on a regular basis and placed in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, tarps on the ground are to be used to collect fallen debris or splatters that could contribute to storm water pollution.
 - o. All dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site shall be removed. During wet weather, driving vehicles off paved areas and other outdoor work areas shall be avoided.
 - p. The sidewalks and public street pavement adjoining the project site shall be broom-swept on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
 - q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
 - r. Filter materials (such as sandbags, filter fabric, etc.) shall be installed at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; 3) street washing activities; or 4) saw cutting asphalt or concrete activities, or in order to retain any debris or dirt flowing into the storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles shall be properly disposed in the trash.
 - s. A contained and covered area shall be created on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill.
 - t. Cleaning machinery, tools, brushes, etc., or rinsing containers, into a street, gutter, storm drain or stream is prohibited (see City's "*Building Maintenance/Remodeling*" flyer for more information).
 - u. Concrete/gunite supply trucks or concrete/plasters finishing operations shall not discharge washwater into street gutters or drains.
 - v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
125. The developer/subdivider shall be responsible to adhere to all aspects of the approved Storm Water Pollution Prevention Plan (SWPPP) per the aforementioned condition of approval.
126. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of

the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.

127. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
128. Tree protection measures information shall be provided for the off-site trees that are proposed to remain in place, where the site improvements or home construction would occur within the drip lines of such trees.
129. Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees shall be fenced at the drip line throughout the construction period and shall be maintained in a healthy condition throughout the construction period. Where trees are being removed, mitigation for the removed trees equal to their value shall be provided as outlined in the City Tree Preservation Ordinance.

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

130. The developer shall cause to be recorded an avigation easement for each unit to the satisfaction of the Public Works Director, prior to occupancy.
131. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.
132. Prior to issuance of a Certificate of Occupancy for any of the new dwelling units, the applicant shall submit documentation demonstrating the building(s) has/have been GreenPoint Rated in accordance with the City's Green Building Ordinance. Each home is required to meet a minimum of 75 points on the GreenPoint Rated checklist.
133. The final map shall be filed in the County Recorder's Office prior to the issuance of a Certificate of Occupancy of any unit.
134. The developer/subdivider shall be obligated for the following fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Map was accepted as complete, unless otherwise indicated hereinafter:
- a. Supplemental Building Construction and Improvement Tax
 - b. School Impact Fee
 - c. Water facilities fees, water installation fees and sewer connection fees at the rate in effect at the time of application for water and sewer service and payment of said fees for each dwelling unit, and

d. Park dedication in-lieu fees for new dwelling units.

135. Before the 72nd Certificate of Occupancy is issued, the park improvements on both parcels designated as parkland shall be commenced, and before the 115th Certificate of Occupancy is issued, the construction of these two parks shall be completed.
136. Prior to granting occupancy, water service meters shall be installed by City crews at the developer's expense. The application for water services shall be presented to the City Inspector.
137. Prior to the City setting the water meters, the subdivider shall provide the Water Department with certified costs covering the installation of the public water mains and appurtenances.
138. Final Hayward Fire Department inspection is required to verify that requirements for fire protection facilities have been met and actual construction of all fire protection equipment have been completed in accordance with the approved plan. Contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment.
139. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
140. Prior to Certificate of Occupancy, the required Affordable Housing In-Lieu fee of \$80,000 per affordable unit shall be paid.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

141. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
142. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80 percent of the dwelling units, whichever first occurs.
143. The improvements associated with the Pacific Gas and Electric Company, SBC (phone) company and local cable company shall be installed to the satisfaction of the respective companies.
144. Prior to the sale of any individual unit/lot, or prior to the acceptance of tract improvements, whichever first occurs, a homeowners' association shall be created to maintain the common area landscaping and open space amenities. Each owner shall automatically become a member of the

association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover the costs of replacement and repair of all improvements shown on the approved plans.

145. The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
146. The subdivider shall submit an Auto CAD file format (release 2010 or later) in a CD of approved final map and 'as-built' improvement plans showing lot and utility layouts that can be used to update the City's Base Maps.
147. The subdivider shall submit an "as built" plan indicating the following:
 - a. All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.
 - b. All the site improvements, except landscaping specie, buildings and appurtenant structures. And,
 - c. Final Geotechnical Report.



CITY OF HAYWARD MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Project title: Eden Commons; Zone Change Application No. PL-2011-0175 and Vesting Tentative Tract Map Application No. PL-2011-0176.

Description of project: The project proposes a subdivision of approximately 10.9 acres in order to develop 144 single-family homes and a tot lot that would be provided access from both public and private streets. Sixty-five of the units are proposed to be attached, with the remaining seventy-nine units proposed as detached. The project is located generally between Eden Avenue and Saklan Road, and between Middle Lane and North Lane, in the Mt. Eden area of Hayward. The subject site is part of an area annexed into the City of Hayward, effective March of 2007.

Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential (RM)* to *Planned Development (PD)*.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.
4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best

Management Practice (BMP) program prior to the issuance of any grading or building permit.

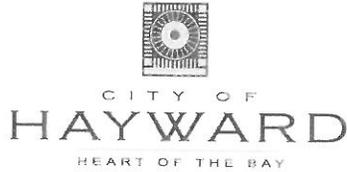
5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project proposes amendments to the Hayward zoning designation for the site, but is still consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes.
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.

III. PERSON WHO PREPARED INITIAL STUDY:

Sara Buizer, AICP, Senior Planner
Dated: September 23, 2011

I. ***COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED***

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4200



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Eden Commons

Lead agency name/address: City of Hayward / 777 B Street, Hayward

Contact person: Sara Buizer, AICP, Senior Planner

Project location: Generally between Eden Avenue and Saklan Road, and between Middle Lane and North Lane, in the Mt. Eden area of Hayward.

Project sponsors

Name and Address: Dutra Enterprises, Inc.; 43430 Mission Blvd., Suite 210, Fremont, CA 94539

Existing General Plan Designation: Medium Density Residential

Existing Zoning: RM (Medium Density Residential)

Project description: The project proposes a subdivision of approximately 10.9 acres in order to develop 144 single-family homes and a tot lot that would be provided access from both public and private streets. Sixty-five of the units are proposed to be attached, with the remaining seventy-nine units proposed as detached. The subject site is part of an area annexed into the City of Hayward, effective March of 2007.

Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential* (RM) to *Planned Development* (PD).

Surrounding land uses

and setting: The project site is comprised of thirteen parcels, which primarily contain residential developments. The project site is surrounded by similarly-developed residential sites and the recently completed KB Homes development, which consists of 149 single-family homes. The general area is in the western portion of the City and is completely surrounded by incorporated Hayward.

Other public agencies whose approval is required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sara Buizer, AICP, Senior Planner

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? Comment <i>There are no designated scenic vistas in the vicinity of the project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Comment <i>The project is not located within a state scenic highway; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Comment <i>The existing site is a mix of developed and undeveloped land. The proposed single family homes will add to the visual character of the site; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Comment <i>The new residential units will add some additional light to this area, but the amount is considered less than significant given the surrounding developed area; no mitigation is required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST

RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Comment <i>The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? Comment <i>The project site is not zoned for agricultural uses nor under a Williamson Act contract; thus, no impact.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? Comment <i>The project does not involve the rezoning of forest land or timberland; thus, no impact.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use? Comment <i>The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? Comment <i>The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? Comment <i>The project is a residential in-fill project located near public transit and will not conflict with the goals of the air quality plan; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Comment <i>The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project screens below what would require additional evaluation; thus the proposed project will not violate any air quality standard and the impact is less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Comment <i>The proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Expose sensitive receptors to substantial pollutant concentrations? Comment <i>The project is an in-fill development located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact is less than significant.

e) Create objectionable odors affecting a substantial number of people? **Comment** *The project is an in-fill residential development that will not create any objectionable odors; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **Comment** *The project site is located in an area that is largely developed and does not contain plant or wildlife special-status species; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? **Comment** *The project area is largely developed and does not contain any riparian habitat or sensitive natural communities; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **Comment** *The project site, located in an urban setting, contains no wetlands; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **Comment** *The project site, located in an urban setting, and will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Conflict with any local policies or ordinances

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>protecting biological resources, such as a tree preservation policy or ordinance? Comment <i>The project site contains many trees that will be impacted and proposes removal of 101 trees and the preservation of thirteen trees including a large coast live oak on Saklan Road. HortScience prepared a tree report identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.</i></p> <p>Mitigation Measure1: <i>The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees.</i></p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p>Comment <i>The project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>V. CULTURAL RESOURCES -- Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? Comment: <i>Given the project site is largely developed with structures constructed in 1920, 1942 and 1988 and are not historically significant, no such impacts are anticipated to occur.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? Comment <i>There are no known archaeological resources in the vicinity; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Comment <i>There are no known paleontological resources or unique geological features on or near the site; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Disturb any human remains, including those interred outside of formal cemeteries? Comment <i>There are no known human remains nor cemeteries nearby the project site; however, standard procedures for grading operations would be followed during</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development, which require that if any such remains or resources are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures would be conditions of approval should the project be approved.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Comment:** *The project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking? **Comment:** *An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements, thus the impact is considered less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction? **Comment:** *The site is located within an area that may be susceptible to liquefaction. A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Mitigation Measure 2: *Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.*

iv) Landslides? **Comment:** *Due to the relatively flat site topography, landslides are not likely; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil? Comment: <i>Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.</i>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Comment: <i>The site is relatively flat and such impacts are not anticipated.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Comment: <i>According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.</i> Mitigation Measure 3: <i>All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Comment: <i>The project will be connected to an existing sewer system with sufficient capacity and does not involve septic tanks or other alternative wastewater; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. GREENHOUSE GAS EMISSIONS --	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Comment** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project exceeds the screening criteria for operational greenhouse gases; however, once the actual impact is calculated using the Urban Land Use Emissions Model (URBEMIS), it was determined that the operational impact resulted in 4.2MT of CO²e/SP/year, which is below the threshold of 4.6MT of CO²e/SP/year; thus the impact is considered less-than-significant.*

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment** *As discussed in VIIa above, the project will not exceed the threshold for operation greenhouse gases. In addition, the project will be in compliance with the City of Hayward Green Building Ordinance; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment** *The project is an in-fill residential project that does not involve the transport or use of hazardous materials; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Comment:** *Phase I and Phase II assessments were conducted on the thirteen parcels and although the properties had previously been used for agricultural purposes and small concentrations of hazardous materials had been found, it is the opinion of ETIC Engineering that these adverse environmental conditions have been mitigated and that further environmental assessment is not warranted; thus no mitigation is required.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Emit hazardous emissions or handle hazardous

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Comment: <i>The project will not emit hazardous materials or substances, thus no impact.</i>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? Comment: <i>The project site is not on a list of hazardous materials sites; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? Comment: <i>Although the site is located within two miles of the Hayward Executive Airport, development is proposed that is consistent with the Hayward General Plan, consisting of two-story residential units. Therefore, safety hazard related impacts are considered to be less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Comment: <i>The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Comment: <i>The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in extension of the City's public water system to the area, thereby improving fire-fighting capabilities in the area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Comment: <i>The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

-- Would the project:

a) Violate any water quality standards or waste discharge requirements? **Comment** *The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment *The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment *The project site is an infill site. All drainage from the site is required to be treated before*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.</i>				
f) Otherwise substantially degrade water quality? Comment <i>The project site is an infill. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Comment <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Comment <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Comment <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? Comment <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community? Comment: <i>The development is proposed in a developed suburban setting and would not divide an established community.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Comment <i>The project involves construction of 144 new single-family homes and is consistent with the designated General Plan density. The project does include a request to modify the zoning designation; however, the Planned Development designation is to allow for flexibility in the development standards, not to accommodate</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional density not anticipated by the General Plan, thus no impact.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment** *The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment** *There are no known mineral resources on the project site; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment** *There are no known mineral resources on the project site; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Comment:** *A Noise Assessment was conducted on July 14th to 18th, 2011 by the project's acoustical consultant, Illingworth & Rodkin, Inc. The noise exposure at the project site would exceed 55 L_{dn} throughout due to aircraft overflights. Noise generated by aircraft cannot reasonably be reduced in exterior areas to meet the single-family standard. Another source of noise impact is from adjacent traffic. Most primary outdoor areas, however, are located behind the homes and thus acoustically shielded from the traffic noise. Some of the homes along Eden Avenue and Middle Lane will be exposed to higher noise levels. To reduce exterior noise levels in these identified yards, a solid noise barrier fence of six feet is recommended. The homes adjacent to Eden Avenue, Middle Lane and Saklan Road will have interior noise levels that exceed*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards when any windows are open. To mitigate this condition, those homes are required to be equipped with a standard central air handling system equipped with a 'summer switch' which allows the fan to circulate air without furnace or air conditioning operation. Following the recommendations in the Noise assessment will reduce potential impacts to a level of insignificance.				
Mitigation Measure 4: All recommendations as outlined in the Environmental Noise Assessment prepared by Illingworth and Rodkin, Inc. shall be followed and incorporated into the site design so as to mitigate any potential noise impacts to an insignificant level.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Comment: No significant vibration impacts are anticipated for the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Comment The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Comment Existing residential development will experience a slight increase in ambient noise levels during the construction of the proposed project; construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Comment: As indicated in the Mt. Eden Annexation Final EIR, based on Figure 7.3 in the General Plan EIR, the Project area is not impacted by significant noise levels from Oakland International Airport or Hayward Executive Airport. Concerns with nuisance issues associated with touch and go aircraft flights will be addressed with project conditions of approval, which will require that aviation easements be recorded that would ensure disclosure and notification to future property owners of touch and go	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aircraft operations in the vicinity.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within the vicinity of a private air strip; thus, no impact*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XIII. POPULATION AND HOUSING --

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project involves the construction of 144 new residential units, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of a few homes in order to construct an additional 144 single family units; however, the majority of the project site is vacant and the impact is considered less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of a few homes in order to construct an additional 144 single family units; however, the majority of the project site is vacant and the impact is considered less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? **Comment:** *No such facilities are required and therefore, no such*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>impacts are expected to occur.</i>				
Police protection? Comment: <i>No such facilities are required and therefore, no such impacts are expected to occur.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools? Comment: <i>The project site is within the Eden Gardens Elementary School, Ochoa Middle School and Mt. Eden High School attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? Comment: <i>The project proponent would be required to pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? Comment <i>Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project does not exceed density envisioned by the general Plan thus the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment** *The project proposes to include some common areas within the development, including a 15,000 square foot space that includes a tot lot and each residential unit provides private yard areas. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment** *The project proposes to include some common areas within the development, including a 15,000 square foot space that includes a tot lot and each residential unit provides private yard areas. The development is also located near Greenwood Park and*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

XVI. TRANSPORTATION/TRAFFIC --

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Comment:** *Hexagon Transportation Consultants, Inc. prepared a Transportation Impact Analysis for the proposed project and the project will not conflict with any applicable plans, ordinance, nor policies related to the circulation system; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways **Comment:** *No level of service will be impacted by the construction of the additional residential units on an existing in-fill lot; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **Comment:** *The project involves no change to air traffic patterns; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Comment:** *The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access? **Comment:** *The project is on an in-fill site completely*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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accessible and will not result in inadequate emergency access; thus, no impact.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **Comment** *The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVII. UTILITIES AND SERVICE SYSTEMS

-- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **Comment** *The project will not exceed wastewater treatment requirements; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Comment** *There is sufficient capacity to accommodate the proposed*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project; thus, no impact.

g) Comply with federal, state, and local statutes and regulations related to solid waste? **Comment**
There is sufficient capacity to accommodate the proposed project; thus, no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **Comment:** *As discussed under the Biology Resources section, the project would entail removal of some protected trees, as defined by the City of Hayward's Tree Preservation Ordinance. Mitigation measures, including installation of tree protection measures for preserved trees and replacement of all removed trees, have been identified to reduce such impacts to levels of insignificance.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? **Comment:** *The proposed 144-lot development is consistent with the density of development identified in both the City's General Plan and the Mt. Eden Annexation EIR, therefore, no such impacts are anticipated.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **Comment:** *As indicated in the Biological Resources, Geology and Soils, and Noise sections, the project could cause substantial adverse effects on human beings due to loss of significant trees, potential seismic ground shaking, liquefaction and expansive soils, noise exposure to residents in new housing units located along Saklan Road and Eden Avenue, and temporary noise construction impacts on existing*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Potentially
Significant
Impact**

**Less Than
Significant with
Mitigation
Incorporated**

**Less Than
Significant
Impact**

**No
Impact**

residents. Mitigation measures, including the protection of preserved trees and replacement of all removed trees, preparation of a design level geotechnical evaluation and incorporation of all recommendations into the final project design, incorporation of all preliminary recommendations in the final project design to address expansive soils and incorporation of noise recommendations into the final design of the project, have been identified to reduce such impacts to levels of insignificance.

**Eden Commons –
Dutra Enterprises, Inc.
Mitigation Monitoring and Reporting Program**

**Planned Development Application No. PL-2011-0175 PD;
Vesting Tentative Tract Map Application No. PL-2011-0176 (TTM 8086);
Dutra Enterprises, Inc. (Applicant)
Dutra, Christensen, Tilley (Owners)**

October 8, 2011

<p>Significant Environmental Impact</p>	<p>Mitigation Measure</p>	<p>Implementing Responsibility</p>	<p>Monitoring Responsibility</p>	<p>Timing</p>
<p><u>Impact IV-e (Biological Resources):</u> <i>The project site contains many trees that will be impacted and proposes removal of 101 trees and the preservation of thirteen trees including a large coast live oak on Saklan Road. HortScience prepared a tree report identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.</i></p>	<p><u>Mitigation Measure 1:</u> <i>The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees.</i></p>	<p>Project developers, including project contractor.</p>	<p>City of Hayward Planning Division, Engineering and Transportation Division and Building Division</p>	<p>Prior to start of grading or construction.</p>

<p align="center">Significant Environmental Impact</p>	<p align="center">Mitigation Measure</p>	<p align="center">Implementing Responsibility</p>	<p align="center">Monitoring Responsibility</p>	<p align="center">Timing</p>
<p><u>Impact VI-a-iii (Geology and Soils):</u> <i>The site is located within an area that may be susceptible to liquefaction. A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.</i></p>	<p><u>Mitigation Measure 2:</u> <i>Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.</i></p>	<p>Project developers, including project contractor.</p>	<p>City of Hayward Planning Division, Engineering and Transportation Division and Building Division</p>	<p>Prior to start of grading or construction.</p>

<p>Significant Environmental Impact</p>	<p>Mitigation Measure</p>	<p>Implementing Responsibility</p>	<p>Monitoring Responsibility</p>	<p>Timing</p>
<p><u>Impact VI-d (Geology and Soils):</u> <i>According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.</i></p>	<p><u>Mitigation Measure 3:</u> <i>All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.</i></p>	<p>Project developers, including project contractor.</p>	<p>City of Hayward Planning Division, Engineering and Transportation Division and Building Division</p>	<p>Prior to start of grading or construction.</p>

<p align="center">Significant Environmental Impact</p>	<p align="center">Mitigation Measure</p>	<p align="center">Implementing Responsibility</p>	<p align="center">Monitoring Responsibility</p>	<p align="center">Timing</p>
<p><u>Impact XII -a (Noise):</u> <i>A Noise Assessment was conducted on July 14th to 18th, 2011 by the project’s acoustical consultant, Illingworth & Rodkin, Inc. The noise exposure at the project site would exceed 55 L_{dn} throughout due to aircraft overflights. Noise generated by aircraft cannot reasonably be reduced in exterior areas to meet the single-family standard. Another source of noise impact is from adjacent traffic. Most primary outdoor areas, however, are located behind the homes and thus acoustically shielded from the traffic noise. Some of the homes along Eden Avenue and Middle Lane will be exposed to higher noise levels. To reduce exterior noise levels in these identified yards, a solid noise barrier fence of six feet is recommended. The homes adjacent to Eden Avenue, Middle Lane and Saklan Road will have interior noise levels that exceed standards when any windows are open. To mitigate this condition, those homes are required to be equipped with a standard central air handling system equipped with a ‘summer switch’ which allows the fan to circulate air without furnace or air conditioning operation. Following the recommendations in the Noise assessment will reduce potential impacts to a level of insignificance.</i></p>	<p><u>Mitigation Measure 4:</u> <i>All recommendations as outlined in the Environmental Noise Assessment prepared by Illingworth and Rodkin, Inc. shall be followed and incorporated into the site design so as to mitigate any potential noise impacts to an insignificant level.</i></p>	<p>Project developers, including project contractor.</p>	<p>City of Hayward Planning Division, Engineering and Transportation Division and Building Division</p>	<p>Prior to start of grading or construction.</p>

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
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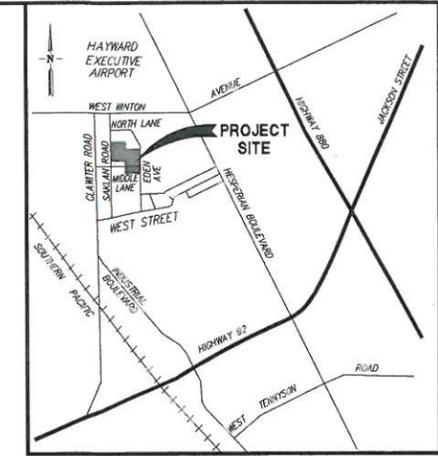
BENCHMARK:

NGS BENCHMARK N 1370
 IN TOP OF THE WEST EDGE OF THE CONCRETE CATCH BASIN ON THE
 NORTHEAST CORNER OF THE INTERSECTION OF CLAWTHER ROAD AND
 WEST WINTON AVENUE, DISK STAMPED "N 1370 1983"
 ELEVATION= 33.41' DATUM NGVD 29

VESTING TENTATIVE MAP

TRACT 8086 - EDEN COMMONS

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP
 NOT TO SCALE

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
■	STORM WATER INLET	□
■	FIELD INLET	□
●	AREA DRAIN	○
●	DIRECTION OF FLOW	○
●	MANHOLE	○
●	FIRE HYDRANT (DOUBLE STEAMER)	○
→	BLOW OFF	→
→	GATE VALVE	→
→	SAVE TREE	→
→	REMOVE TREE	→
→	CONTOUR ELEVATIONS	→
→	SPOT ELEVATION	→
→	SLOPE	→

ABBREVIATIONS

AB	AGGREGATE BASE	PSDE	PRIVATE STORM DRAIN EASEMENT
AC	ASPHALT CONCRETE	PSE	PUBLIC SERVICE EASEMENT
BW	BOTTOM OF WALL	PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FC	FACE OF CURB	RET	CURB RETURN
FF	FINISH FLOOR	RW	RIGHT OF WAY
FG	FINISHED GRADE	SDE	STORM DRAIN EASEMENT
FI	FIELD INLET	SSE	SANITARY SEWER EASEMENT
FL	FLOW LINE	SWI	STORM WATER INLET
GB	GRADE BREAK	SWE	SIDEWALK EASEMENT
GE	GARAGE ELEVATION	SWK	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	WLE	WATER LINE EASEMENT
LL	LOT LINE		
MH	MANHOLE		
PAE	PRIVATE ACCESS EASEMENT		
PL	PROPERTY LINE		

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C-1.0	GENERAL NOTES
C-1.1	EXISTING SITE CONDITIONS PLAN
C-1.2	TYPICAL SECTIONS & DETAILS
C-2.1	PRELIMINARY GRADING PLAN
C-2.2	PRELIMINARY GRADING PLAN
C-2.3	PRELIMINARY GRADING PLAN
C-3.1	OVERALL UTILITY SYSTEM PLAN
C-3.2	PRELIMINARY UTILITY PLAN
C-3.3	PRELIMINARY UTILITY PLAN
C-3.4	PRELIMINARY UTILITY PLAN
C-4.1	PRELIMINARY STORMWATER TREATMENT PLAN



LOCATION MAP
 SCALE: 1" = 100'

GENERAL NOTES

- OWNERS: CHRISTIANSEN, MARC A. 1400 CALHOUN STREET HAYWARD, CA 94544
 DUTRA ENTERPRISES, INC. 43430 MISSION BOULEVARD, SUITE 210 FREMONT, CA 94539 TEL: (510) 353-9984 CONTACT: JOHN J. DUTRA
 TILLEY, GERALD M TR 23761 EDEN AVENUE HAYWARD, CA 94545
- APPLICANT: DUTRA ENTERPRISES, INC. 43430 MISSION BOULEVARD, SUITE 210 FREMONT, CA 94539 TEL: (510) 353-9984 CONTACT: JOHN J. DUTRA
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: JARED FREY
- GEOTECHNICAL ENGINEER: ENGED INCORPORATED 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 TEL: (925) 886-9000 CONTACT: RANDY HILDEBRANT
- ARCHITECT: KTCY GROUP, INC. 580 SECOND STREET, SUITE 200 OAKLAND, CA 94607 TEL: (510) 272-2910 CONTACT: JILL D. WILLIAMS
- LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP 1615 BONANZA STREET, SUITE 314 WALNUT CREEK, CA 94596 TEL: (925) 938-7377 CONTACT: ANNKA CARPENTER
- ASSESSOR'S PARCEL NUMBERS: 441-0095-025-02, 441-0095-024-02, 441-0095-023-02, 441-0095-022-02, 441-0095-021-02, 441-0095-020-02, 441-0095-019-02, 441-0095-018-02, 441-0095-017-02, 441-0095-016-02, 441-0095-015-02, 441-0095-014-02, 441-0087-001-00, 441-0087-002-00
- CURRENT USE: SINGLE-FAMILY DETACHED
- CURRENT GENERAL PLAN DESIGNATION: MDR : MEDIUM DENSITY RESIDENTIAL
- PROPOSED USE: SINGLE-FAMILY DETACHED, DUPLEXES, TRIPLEXES
- EXISTING ZONING: RM : MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: PLANNED DEVELOPMENT
- GROSS SITE AREA: 10.9 ACRES
- NET DEVELOPMENT AREAS: 10.5 ACRES
- PROPOSED SITE DENSITY: 8.7 TO 17.4 (UNITS/ACRE)
- TOTAL NUMBER OF PROPOSED LOTS: 163 LOTS
- PUBLIC OPEN SPACE: LOTS A AND B (18,235 SQ. FT.)
- UTILITIES:
 - a. WATER: CITY OF HAYWARD
 - b. SANITARY SEWER: CITY OF HAYWARD
 - c. STORM DRAIN: CITY OF HAYWARD
 - d. FIRE: CITY OF HAYWARD
 - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - f. TELEPHONE: AT&T
 - g. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY AERO-GEODETTIC CORPORATION IN AUGUST 2007.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 288 OF 725, DATED AUGUST 3, 2009.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN ALL PRIVATE STREETS, PRIVATE COURTS AND LOTS A, B AND C.
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2010 CALIFORNIA RESIDENTIAL CODE.
- ALL PRIVATE STREET ENTRANCES FROM PUBLIC RIGHT OF WAY SHALL HAVE CITY STANDARD DRIVEWAYS PER STANDARD CITY DRAWING SD-110A WITH RAISED DECORATIVE PAVING.

OWNERS' STATEMENT

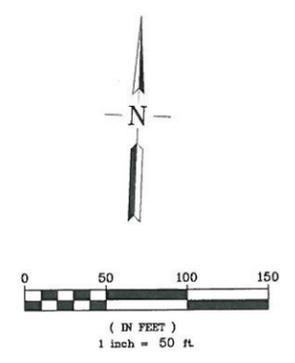
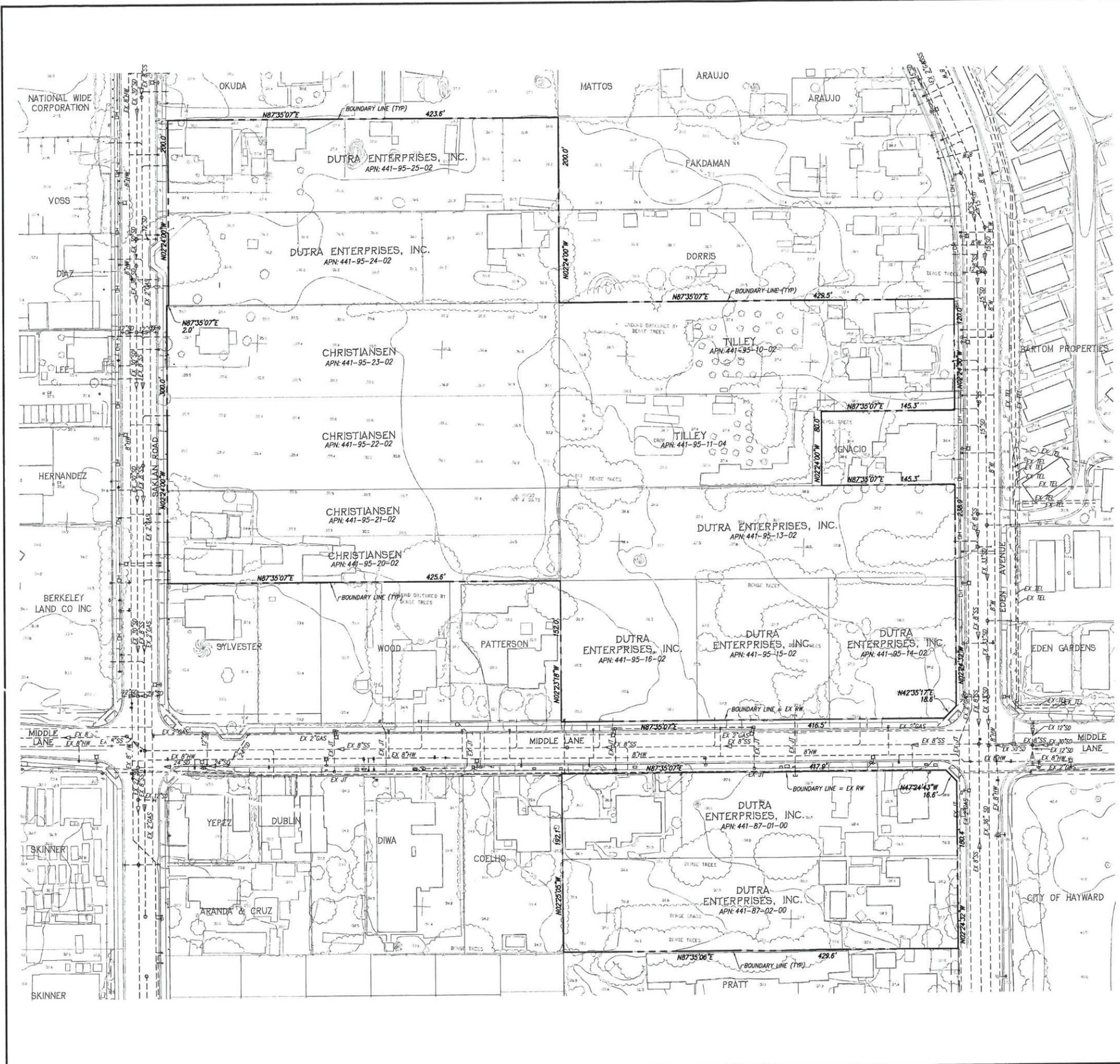
WE (MARC A. CHRISTIANSEN, DUTRA ENTERPRISES INC, AND GERALD M TILLEY TR) AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

Marc A. Christiansen
 MARC A. CHRISTIANSEN

Gerald M. Tilley
 DUTRA ENTERPRISES, INC.

Gerald M. Tilley
 GERALD M TILLEY, TR

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300
 REVISED: SEPTEMBER 12, 2011
 REVISION: AUGUST 16, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-1.0**



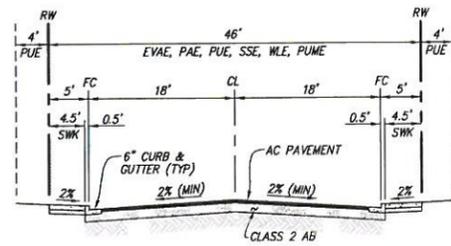
NOTE:
 1. EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE SHALL BE UNDERGROUND AND EXISTING JOINT POLES SHALL BE REMOVED.

VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
EXISTING SITE CONDITIONS PLAN

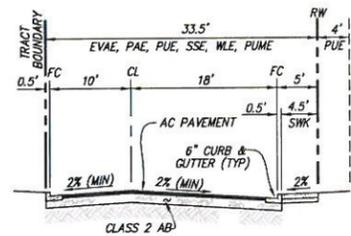
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHASE DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

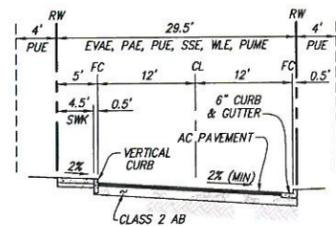
REVISED: SEPTEMBER 12, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-1.1**



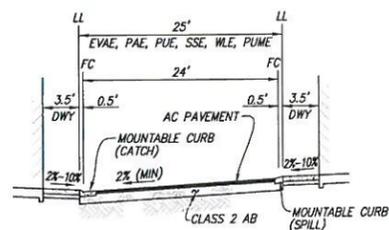
STREETS 'A' & 'B' (PRIVATE STREET)
NOT TO SCALE



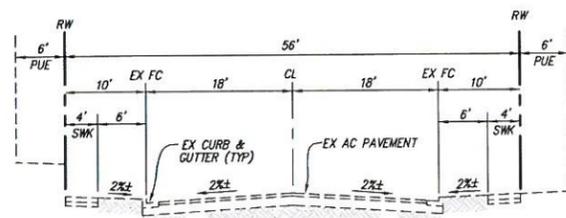
STREET 'A' AT EAST END (PRIVATE STREET)
NOT TO SCALE



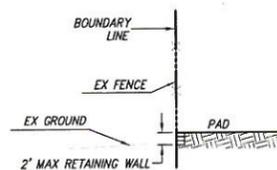
STREET 'C' (PRIVATE STREET)
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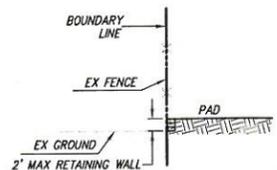
PRIVATE COURT
NOT TO SCALE



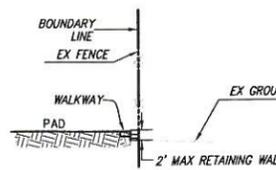
MIDDLE LANE (PUBLIC STREET)
NOT TO SCALE



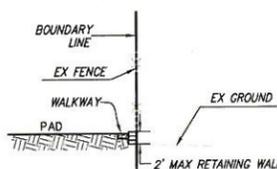
SECTION A-A
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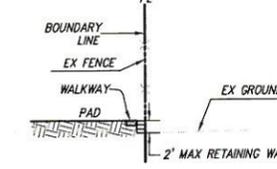
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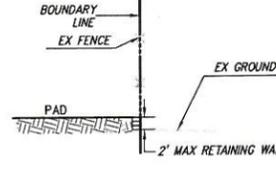
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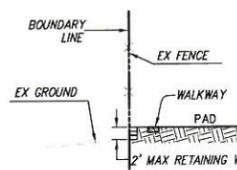
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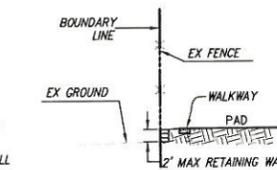
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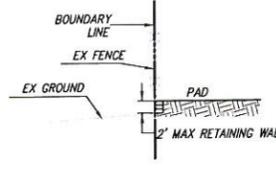
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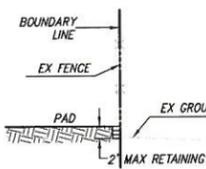
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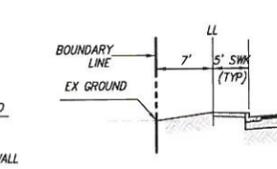
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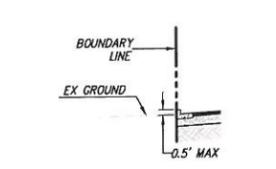
SECTION I-I
NOT TO SCALE



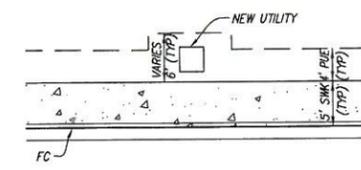
SECTION K-K
NOT TO SCALE



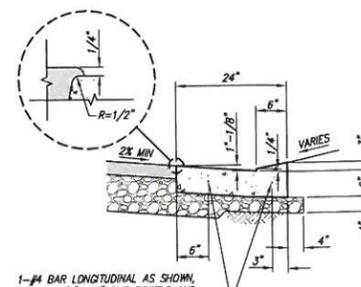
SECTION L-L
NOT TO SCALE



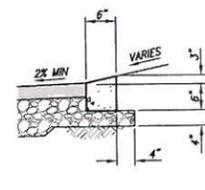
SECTION M-M
NOT TO SCALE



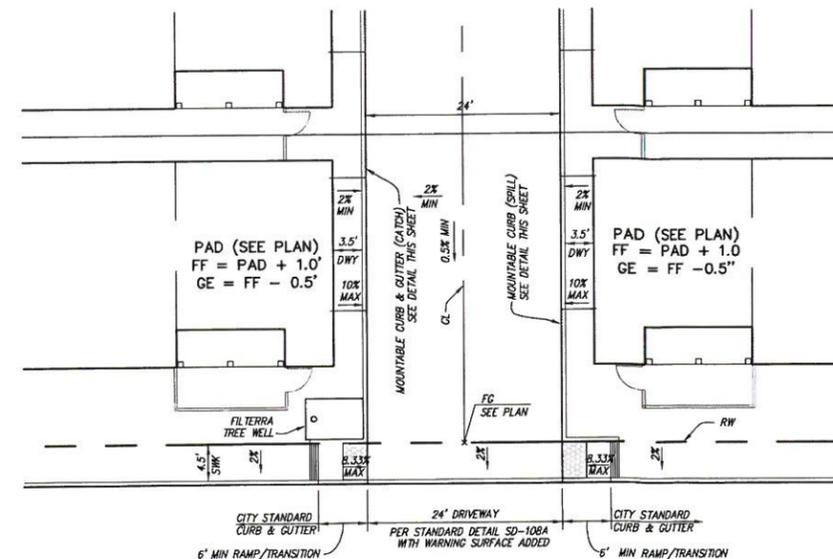
TYPICAL PUE AT NEW UTILITY DETAIL
SCALE: 1" = 10'



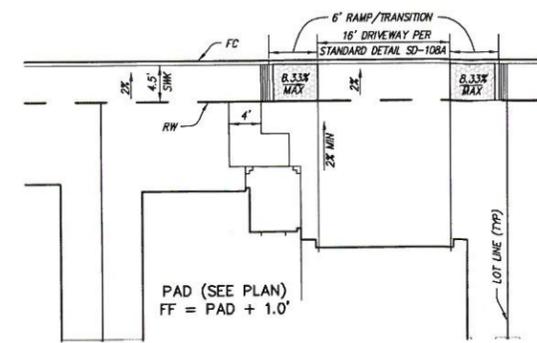
PRIVATE COURT MOUNTABLE CURB AND GUTTER AT DRIVEWAY (CATCH)
NOT TO SCALE



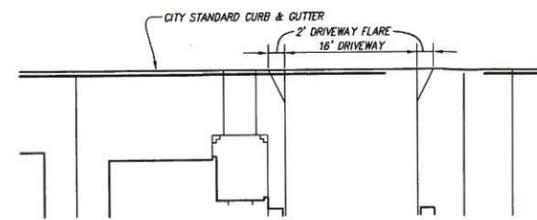
MOUNTABLE CURB AT DRIVEWAY (SPILL)
NOT TO SCALE



TYPICAL 'COURT' DRIVEWAY DETAIL
SCALE: 1" = 10'



TYPICAL 'SINGLE FAMILY' DRIVEWAY WITH SIDEWALK DETAIL
SCALE: 1" = 10'



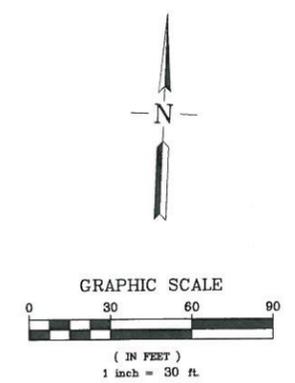
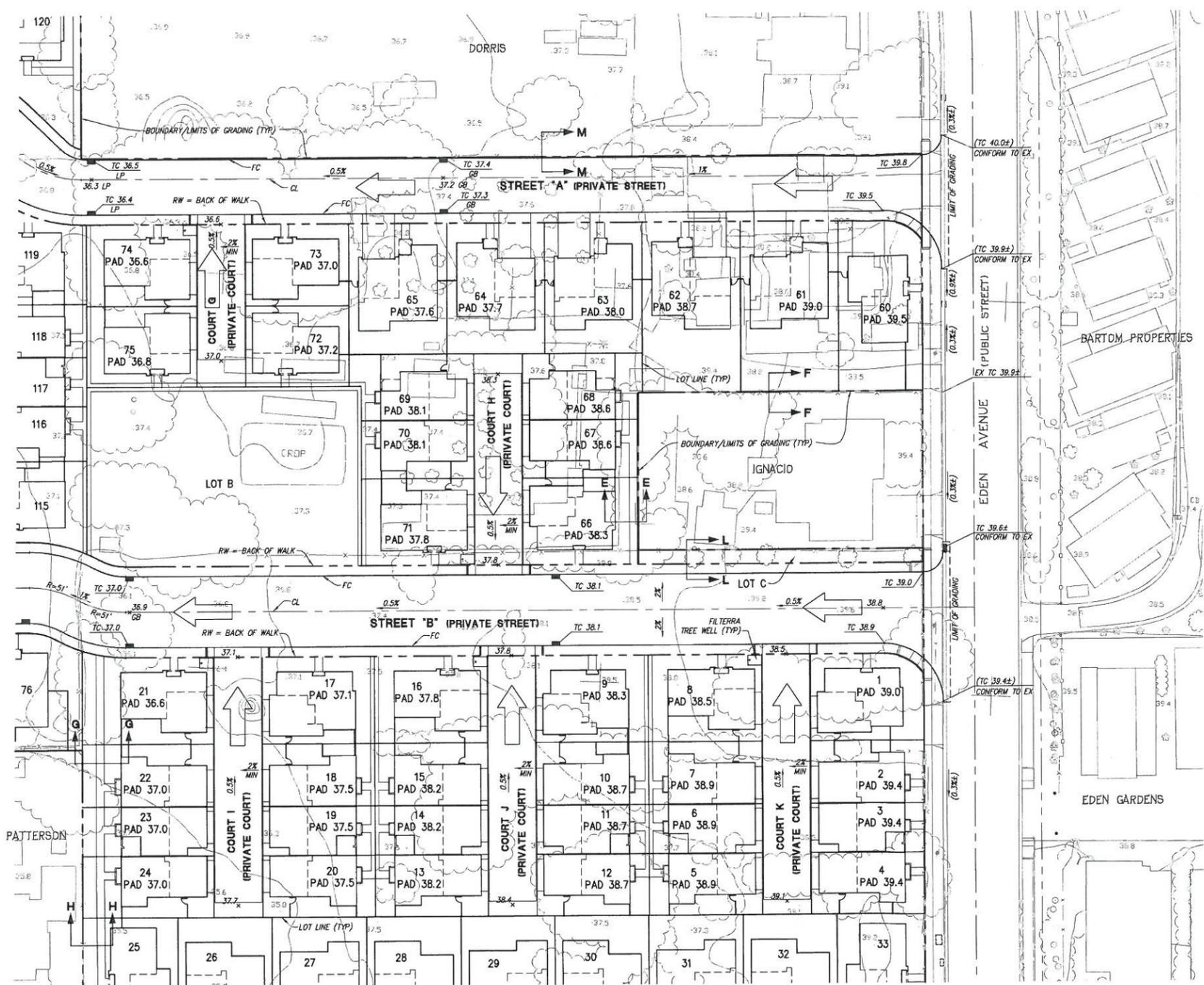
TYPICAL 'SINGLE FAMILY' DRIVEWAY WITHOUT SIDEWALK DETAIL
SCALE: 1" = 10'

VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
TYPICAL SECTIONS & DETAILS
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

- NOTES:**
1. PER CITY OF HAYWARD, THE TRAFFIC INDEX (TI) FOR ALL PRIVATE STREETS SHALL BE TI = 6.0, AND FOR ALL PRIVATE COURTS, TI = 5.0.
 2. CUT AND FILL SLOPES SHALL NOT EXCEED THE RATIO 2:1.
 3. FINISH FLOOR AND GARAGE ELEVATION HAVE BEEN ASSUMED AS SHOWN PER DETAILS ON THIS SHEET.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4650 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300
REVISED: SEPTEMBER 30, 2011
REVISED: SEPTEMBER 12, 2011
DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-1.2**

SEE SHEET C-2.1



- NOTES:**
1. SEE GRADING SECTIONS ON SHEET C-1.2
 2. EXISTING DRIVEWAYS ALONG PROPERTY FRONTAGE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CURB, GUTTER, AND SIDEWALK.
 3. INDIVIDUAL LOT WALKWAYS SHALL NOT CONFLICT WITH SIDEWALK RAMPS FOR DRIVEWAYS.

SEE SHEET C-2.3

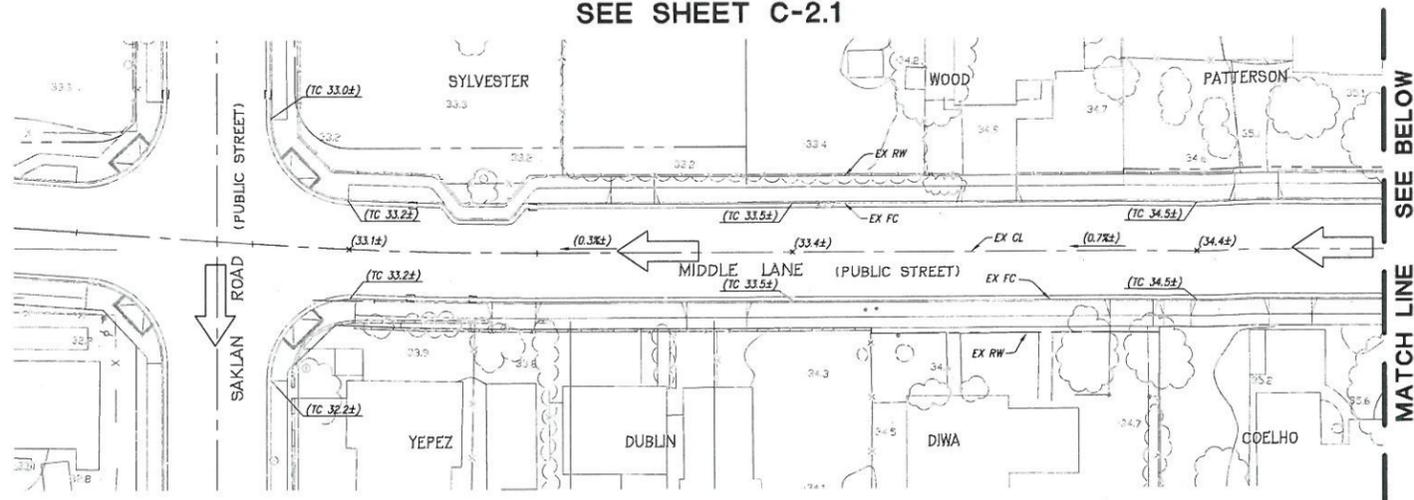
VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
PRELIMINARY GRADING PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

RIA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

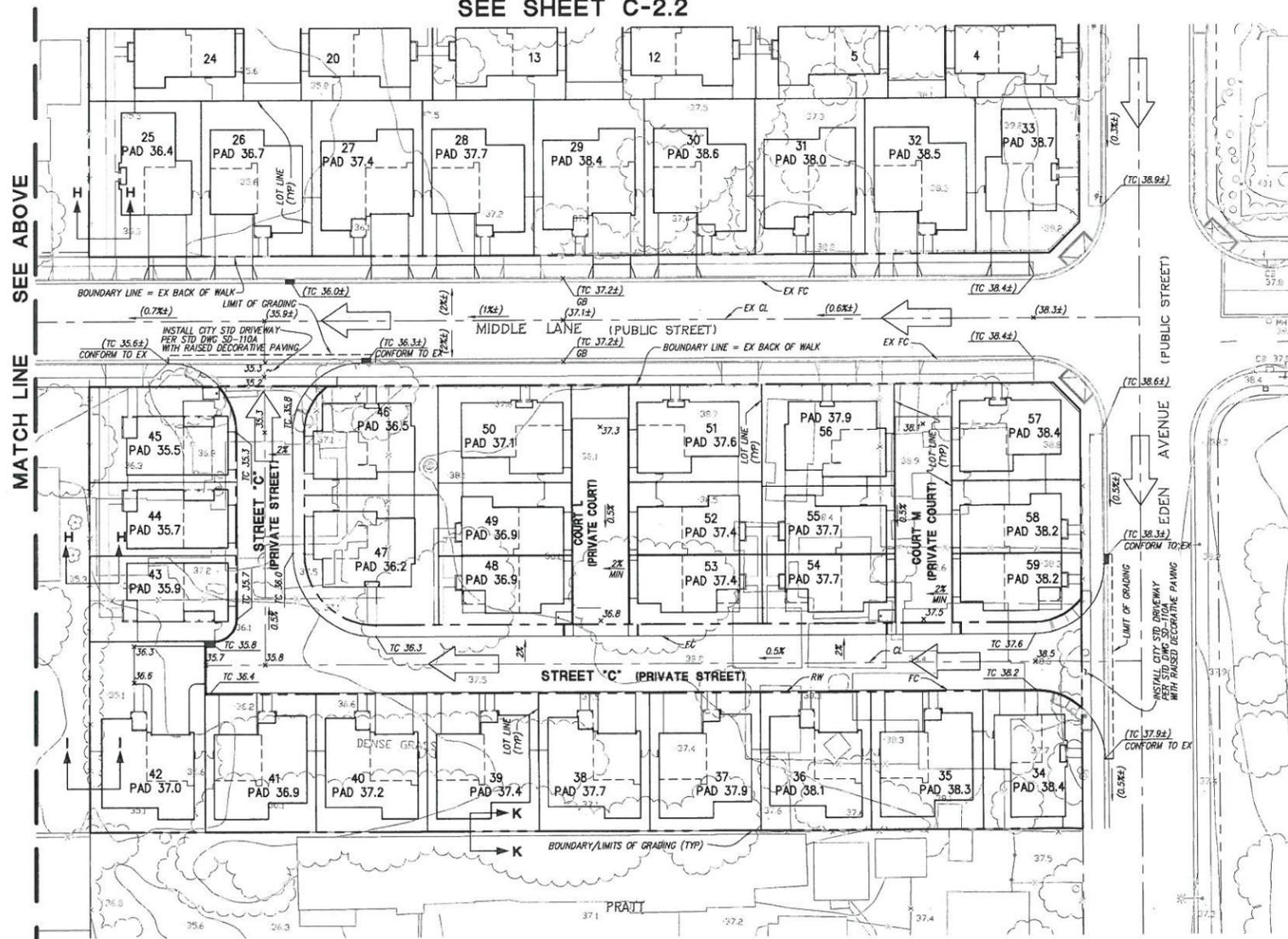
REVISED: SEPTEMBER 12, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-2.2**

G:\URB2011\111017\111017-TENT-MAP-C2-2 GRADING.DWG 9/12/2011 3:56:48 PM JOHN WENZEL

SEE SHEET C-2.1



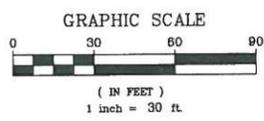
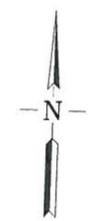
SEE SHEET C-2.2



- NOTES:
1. SEE GRADING SECTIONS ON SHEET C-1.2
 2. EXISTING DRIVEWAYS ALONG PROPERTY FRONTAGE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CURB, GUTTER, AND SIDEWALK.
 3. INDIVIDUAL LOT WALKWAYS SHALL NOT CONFLICT WITH SIDEWALK RAMP FOR DRIVEWAYS.

VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
PRELIMINARY GRADING PLAN

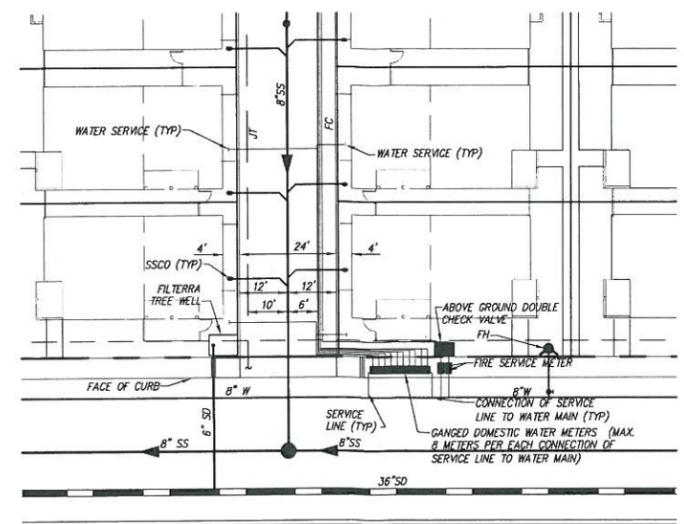
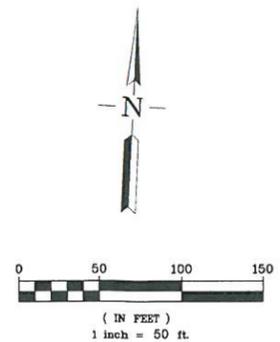
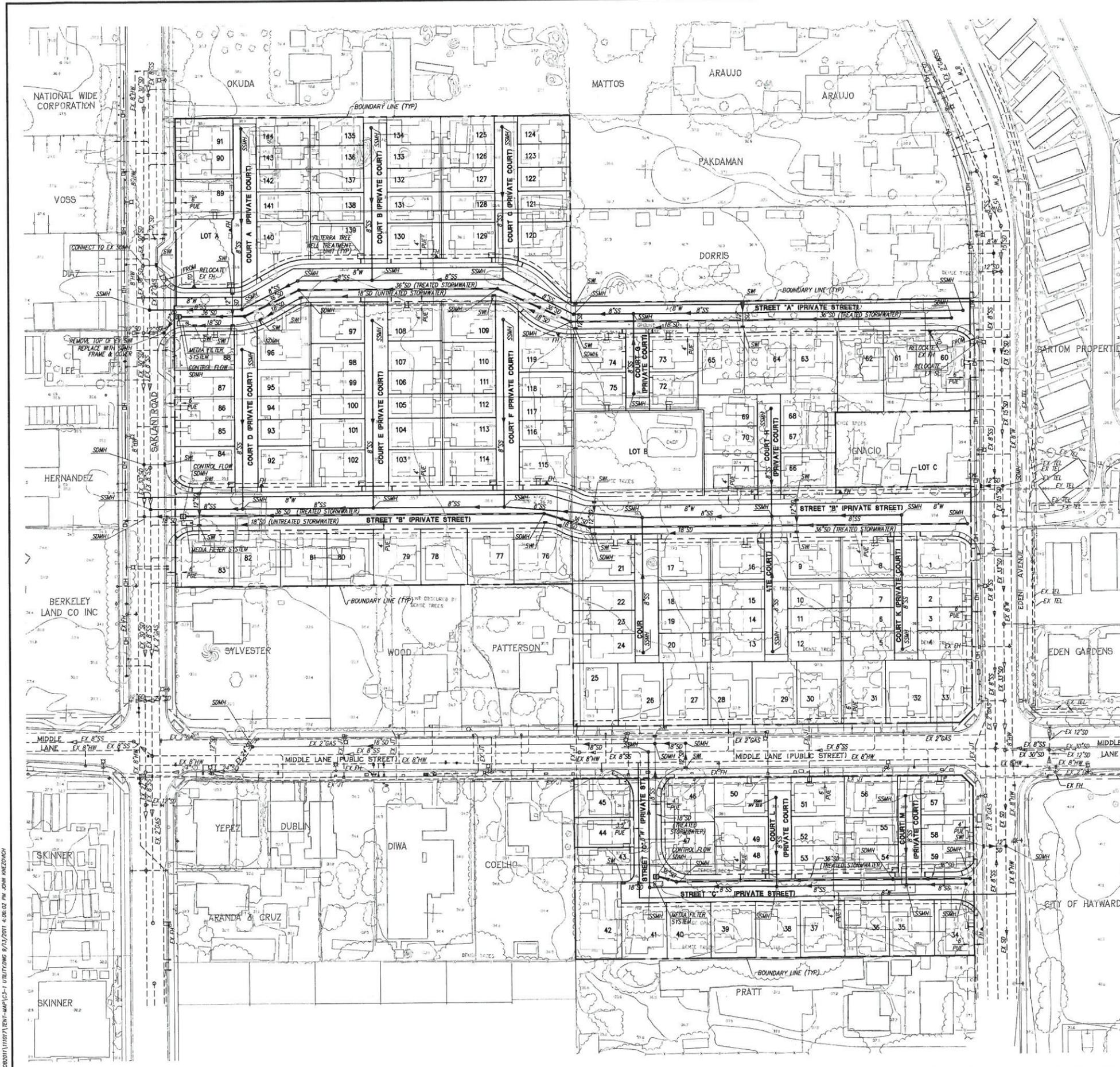
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4616 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-8300

REVISED: SEPTEMBER 12, 2011
 REVISED: AUGUST 16, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET C-2.3

G:\082011\1101017\TRM-MAP\CP-2-GRADING.DWG 6/12/2011 4:02:21 PM JOHN KNEZOVICH



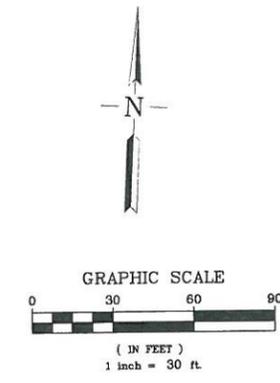
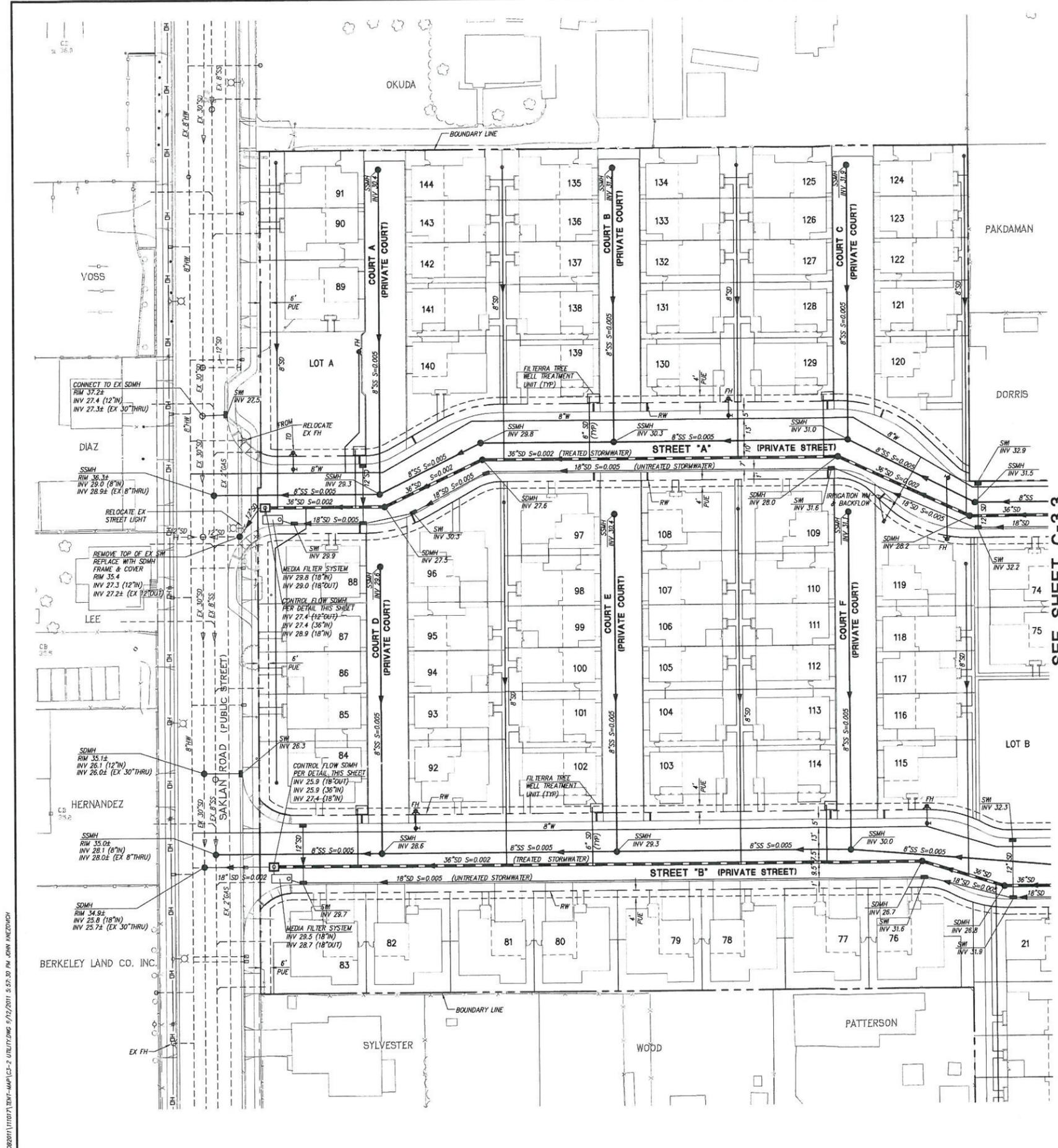
TYPICAL "COURT" UTILITY DETAIL
SCALE: 1" = 20'

- NOTES:**
1. ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE TO THE 2010 NFPA 13D. THE MINIMUM WATER METER SIZE SHALL BE 1 INCH.
 2. ALL WATER "TEE" CONNECTIONS SHALL HAVE GATE VALVES.
 3. STREET LIGHTS AND FIRE HYDRANTS SHALL BE LOCATED BEHIND THE SIDEWALK.
 4. SEWER MAINS IN PRIVATE COURTS SHALL BE LOCATED AT COURT CENTER LINE.
 5. SEWER MAIN SHALL HAVE 6' MINIMUM SEPARATION TO WATER AND FIRE SERVICES.

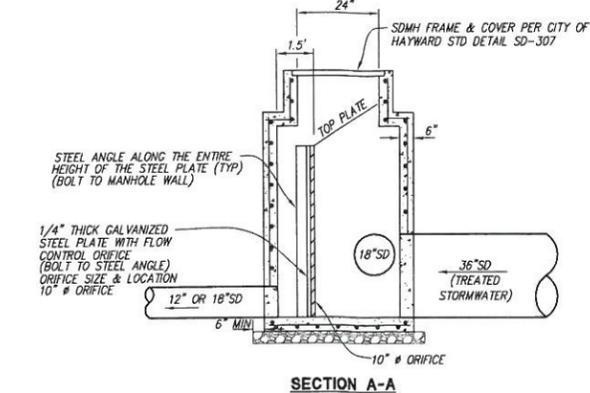
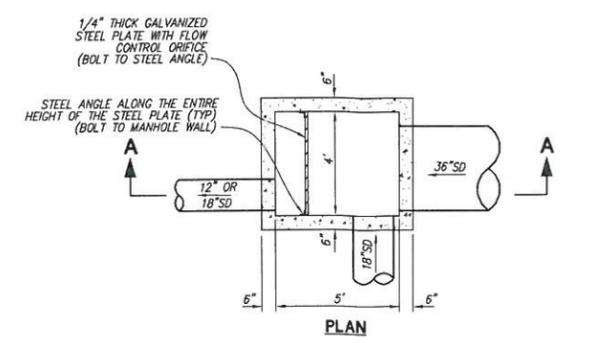
VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
OVERALL UTILITY SYSTEM PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHASEY DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300
REVISED: SEPTEMBER 12, 2011
REVISED: AUGUST 16, 2011
DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-3.1**

C:\V082011\11017\TENT-MAP\C3-1 UTILITIES 8/13/2011 4:06:02 PM JOHN ANZOVICH



- NOTES:**
- SEWER MAINS IN PRIVATE COURTS SHALL BE LOCATED AT COURT CENTER LINE.
 - SEE SHEET 3.1 FOR TYPICAL COURT UTILITY DETAIL.



CONTROL FLOW STORM DRAIN MANHOLE
NOT TO SCALE

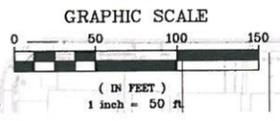
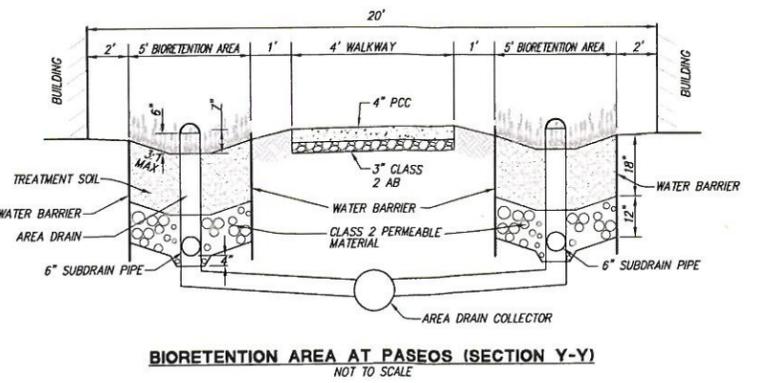
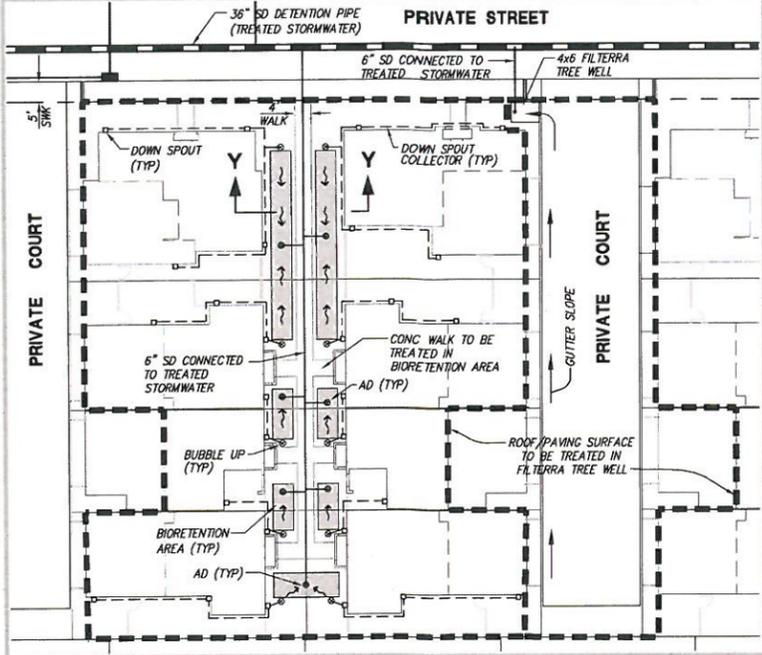
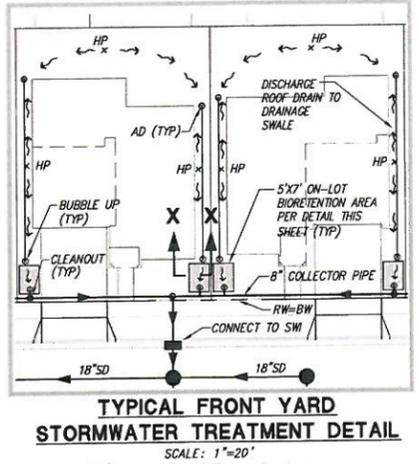
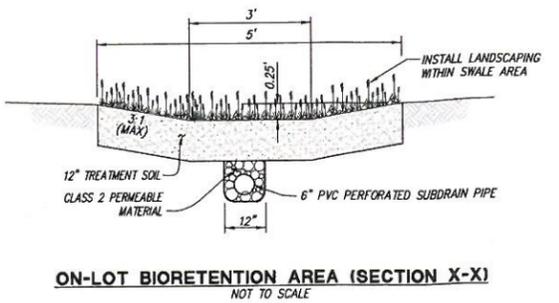
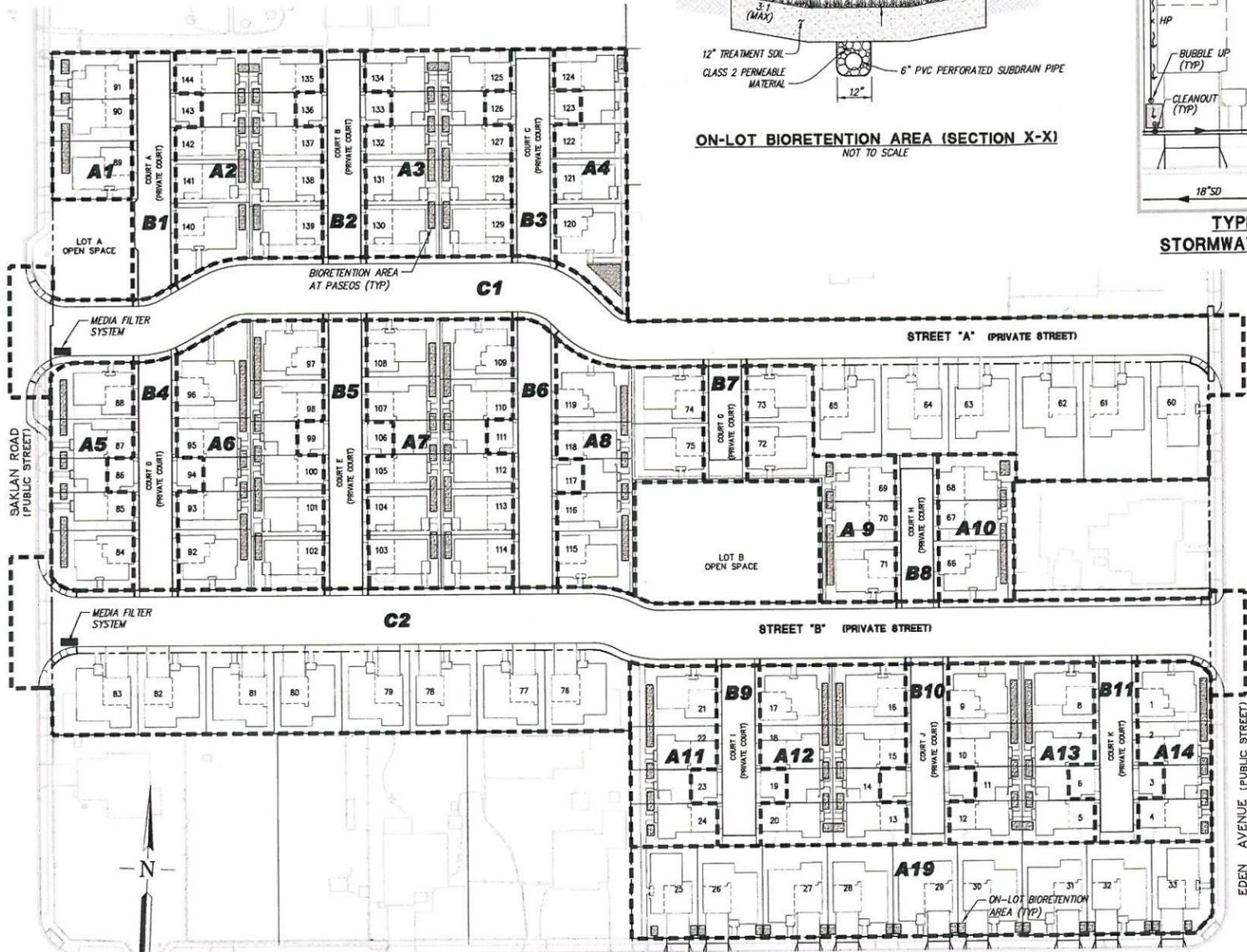
VESTING TENTATIVE MAP
TRACT 8086 - EDEN COMMONS
PRELIMINARY UTILITY PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4650 CHESOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

REVISED: SEPTEMBER 12, 2011
REVISED: AUGUST 16, 2011
DATE: JULY 22, 2011
JOB NO. 111017 SHEET C-3.2

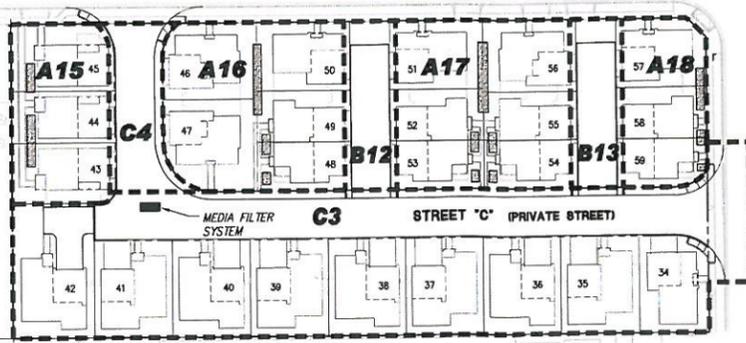
C:\WORK\111017\TEMP-MAP\C3-2 UTILITY.DWG 9/12/2011 5:57:30 PM JOHN INEZIOVICH



PRELIMINARY STORMWATER TREATMENT CALCULATIONS

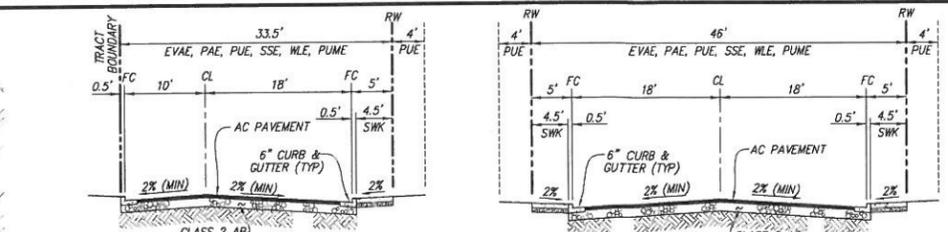
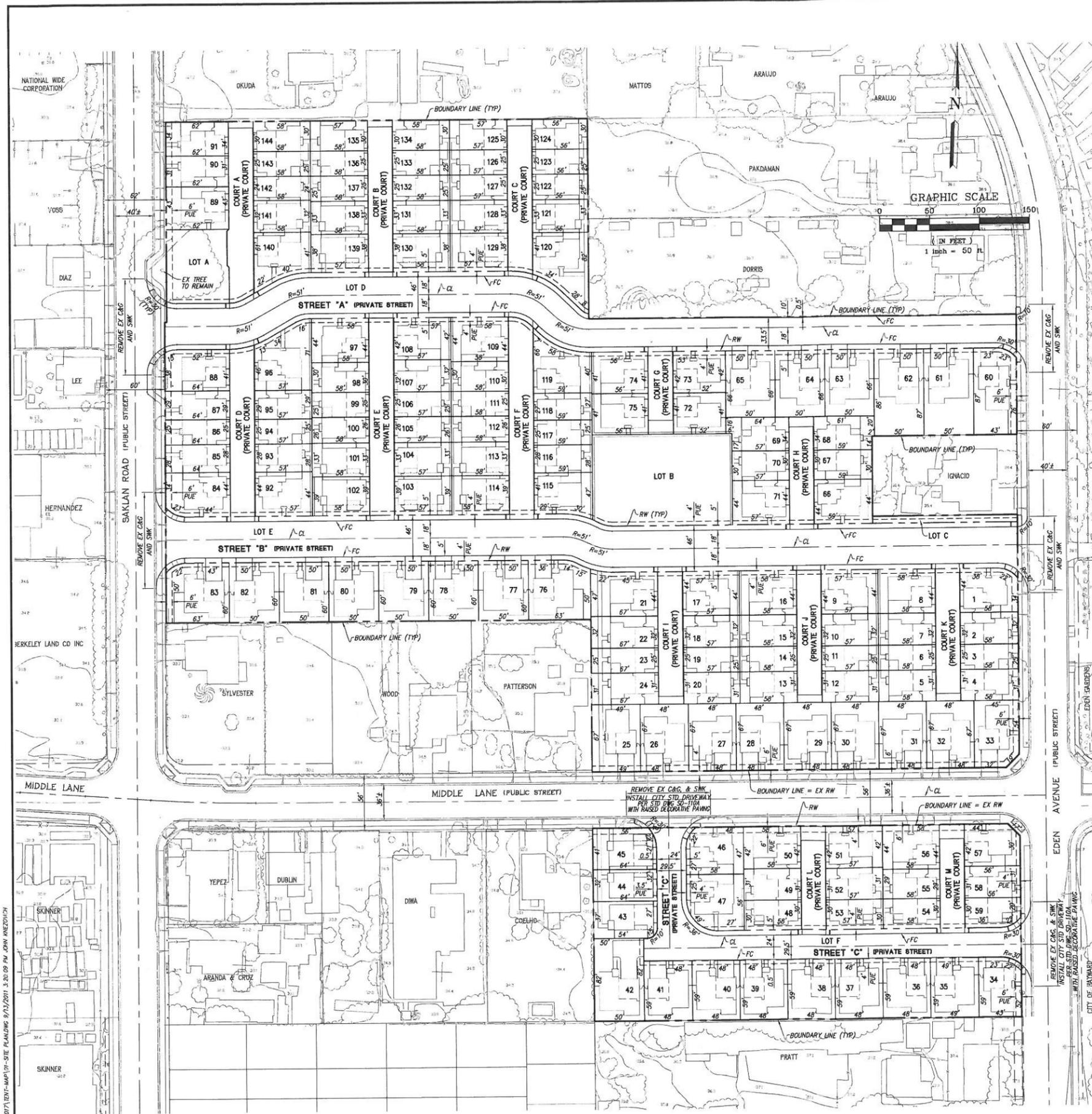
AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP EFFECTIVE TREATMENT AREA		
			BMP USED	REQUIRED (SF)	PROVIDED (SF)
A1 THRU A18	ROOF	126,700	BIORETENTION AT PASEOS	5,148	7,900
A19	ROOF	15,300	ON-LOT BIORETENTION	612	630
B1 THRU B13	ROOF/PAVING	62,000	4x6 FILTERRA TREE WELL	2,480	3,850
C1 THRU C3	ROOF/DWY/PAVING	155,000	MEDIA FILTER SYSTEM	-	-
C4	PAVING	4,000	4x6 FILTERRA TREE WELL	160	296
TOTAL		365,000			

NOTES:
 1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 2010, AND THE FOLLOWING CRITERIA:
 a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.
 2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 a. SIZING FACTOR = (0.2 IN/HR) / (5 IN/HR) = 0.04
 3. TOTAL IMPERVIOUS SURFACE = 365,000 SF
 IMPERVIOUS SURFACE TREATED BY BIORETENTION AREA & FILTERRA TREE WELL (LANDSCAPE BASED TREATMENT) = 210,000 SF
 PERCENT OF ON-SITE IMPERVIOUS SURFACE TREATED BY LANDSCAPE BASED TREATMENT = 57%
 PERCENT OF ON-SITE IMPERVIOUS SURFACE TREATED BY MEDIA FILTER SYSTEMS = 43%



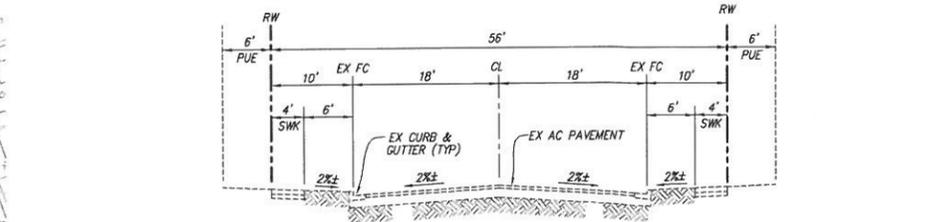
VESTING TENTATIVE MAP
 TRACT 8086 - EDEN COMMONS
 PRELIMINARY STORMWATER TREATMENT PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300
 REVISED: SEPTEMBER 12, 2011
 REVISED: AUGUST 16, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET **C-4.1**



STREET 'A' AT EAST END (PRIVATE STREET)
NOT TO SCALE

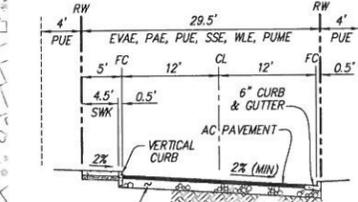
STREETS 'A' & 'B' (PRIVATE STREET)
NOT TO SCALE



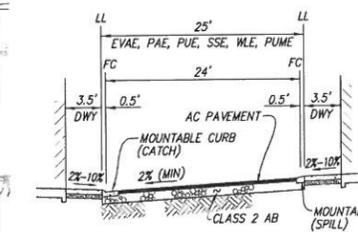
MIDDLE LANE (PUBLIC STREET)
NOT TO SCALE

LOT SUMMARY TABLE

LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)
1	2,497	42	4,113	83	3,689	124	1,658
2	1,838	43	2,330	84	2,778	125	1,739
3	1,446	44	2,014	85	1,806	126	1,432
4	1,814	45	2,574	86	1,607	127	1,456
5	1,798	46	2,663	87	1,849	128	1,902
6	1,433	47	3,049	88	2,655	129	2,179
7	1,821	48	1,711	89	2,669	130	2,180
8	2,533	49	1,805	90	1,927	131	1,903
9	2,532	50	2,412	91	2,128	132	1,457
10	1,820	51	2,413	92	2,529	133	1,433
11	1,432	52	1,805	93	1,610	134	1,738
12	1,797	53	1,709	94	1,432	135	1,736
13	1,798	54	1,709	95	1,648	136	1,432
14	1,433	55	1,690	96	3,448	137	1,456
15	1,821	56	2,529	97	2,531	138	1,902
16	2,532	57	2,281	98	1,716	139	2,179
17	2,506	58	1,757	99	1,433	140	2,730
18	1,803	59	1,602	100	1,486	141	1,826
19	1,419	60	3,662	101	1,922	142	1,382
20	1,780	61	4,324	102	2,239	143	1,433
21	2,976	62	4,325	103	2,238	144	1,736
22	2,123	63	3,325	104	1,921	COURT A	4,448
23	1,671	64	3,324	105	1,485	COURT B	3,786
24	2,096	65	3,323	106	1,432	COURT C	3,813
25	3,263	66	2,605	107	1,830	COURT D	4,207
26	3,220	67	1,749	108	2,414	COURT E	4,923
27	3,220	68	2,032	109	2,531	COURT F	4,847
28	3,219	69	2,023	110	1,716	COURT G	2,063
29	3,218	70	1,693	111	1,433	COURT H	2,678
30	3,218	71	2,523	112	1,486	COURT I	3,296
31	3,217	72	2,152	113	1,922	COURT J	3,297
32	3,217	73	2,180	114	2,239	COURT K	3,297
33	2,926	74	2,343	115	2,463	COURT L	2,577
34	2,508	75	2,315	116	1,632	COURT M	2,577
35	2,890	76	3,626	117	1,461	STREET A	34,776
36	2,855	77	2,978	118	1,573	STREET B	39,616
37	2,855	78	2,980	119	2,805	STREET C	14,592
38	2,855	79	2,981	120	3,345	LOT A	4,608
39	2,855	80	2,981	121	1,856	LOT B	12,719
40	2,856	81	2,982	122	1,421	LOT C	1,032
41	2,856	82	2,983	123	1,398		



STREET 'C' (PRIVATE STREET)
NOT TO SCALE



PRIVATE COURT
NOT TO SCALE

- ABBREVIATIONS**
- AB AGGREGATE BASE
 - AC ASPHALT CONCRETE
 - BW BOTTOM OF WALL
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - EX EXISTING
 - FC FACE OF CURB
 - FG FINISHED GRADE
 - FI FIELD INLET
 - FL FLOW LINE
 - GB GRADE BREAK
 - GR GRATE
 - HP HIGH POINT
 - INV INVERT ELEVATION
 - LL LOT LINE
 - MH MANHOLE
 - PAE PRIVATE ACCESS EASEMENT
 - PL PROPERTY LINE
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PSE PUBLIC SERVICE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PUME PRIVATE UTILITY AND MAINTENANCE EASEMENT
 - RCP REINFORCED CONCRETE PIPE
 - RET CURB RETURN
 - RW RIGHT OF WAY
 - SDE STORM DRAIN EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SW STORM WATER INLET
 - SWE SIDEWALK EASEMENT
 - SWK SIDEWALK
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WLE WATER LINE EASEMENT

- NOTE:**
- FIRE APPARATUS ROADS 20 TO 26 FEET WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE, 26 FEET TO 32 FEET SHALL BE POSTED ON ONE SIDE OF THE ROAD AS A FIRE LANE. "NO PARKING" SIGN SHALL MEET THE CITY OF HAYWARD FIRE DEPARTMENT FIRE LANE REQUIREMENTS.
 - PER CITY OF HAYWARD, THE TRAFFIC INDEX (TI) FOR ALL PRIVATE STREETS SHALL BE TI=6.0, AND FOR PRIVATE COURTS TI = 5.0.
 - ALL PRIVATE STREET ENTRANCES FROM PUBLIC RIGHT OF WAY SHALL HAVE CITY STANDARD DRIVEWAYS PER CITY STANDARD DRAWING SD-110A WITH RAISED DECORATIVE PAVING.

PRELIMINARY SITE PLAN

TRACT 8086 - EDEN COMMONS

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



REVISED: SEPTEMBER 12, 2011
 REVISED: AUGUST 16, 2011
 DATE: JULY 22, 2011 JOB NO. 111017 SHEET 1 OF 1



2-1A 1A 2-1A 4B 5A 6B 7A

29'-1" Max.

PROJECT TEAM

APPLICANT:
 DUTRA ENTERPRISES, INC.
 43430 MISSION BLVD. STE. 210
 FREMONT, CA 94539
 CONTACT: JOHN DUTRA

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
 4690 CHABOT DRIVE, SUITE 200
 PLEASANTON, CA 04588
 CONTACT: JOSEPH AZAR

ARCHITECT:
 KTGy GROUP, INC.
 580 SECOND STREET, SUITE 200
 OAKLAND, CA 94607
 CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
 RIPLEY DESIGN GROUP
 1615 BONANZA STREET, SUITE 314
 WALNUT CREEK, CA 94596
 CONTACT: ANNIKA CARPENTER

PROJECT INFO

SINGLE FAMILY RESIDENTIAL: 144 NEW UNITS
 TOTAL PROJECT SIZE: 476,263 SF
 TOTAL IRRIGATED LANDSCAPING: 102,058 SF
 WATER SUPPLY TYPE: POTABLE
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA): 1,957,758 GAL/YR
 ESTIMATED TOTAL WATER USAGE: 1,722,334 GAL/YR

NOTES:

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2010 CALIFORNIA RESIDENTIAL CODE.
- ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS ACCORDING TO 2010 NFPA 13D.

SHEET INDEX

CIVIL

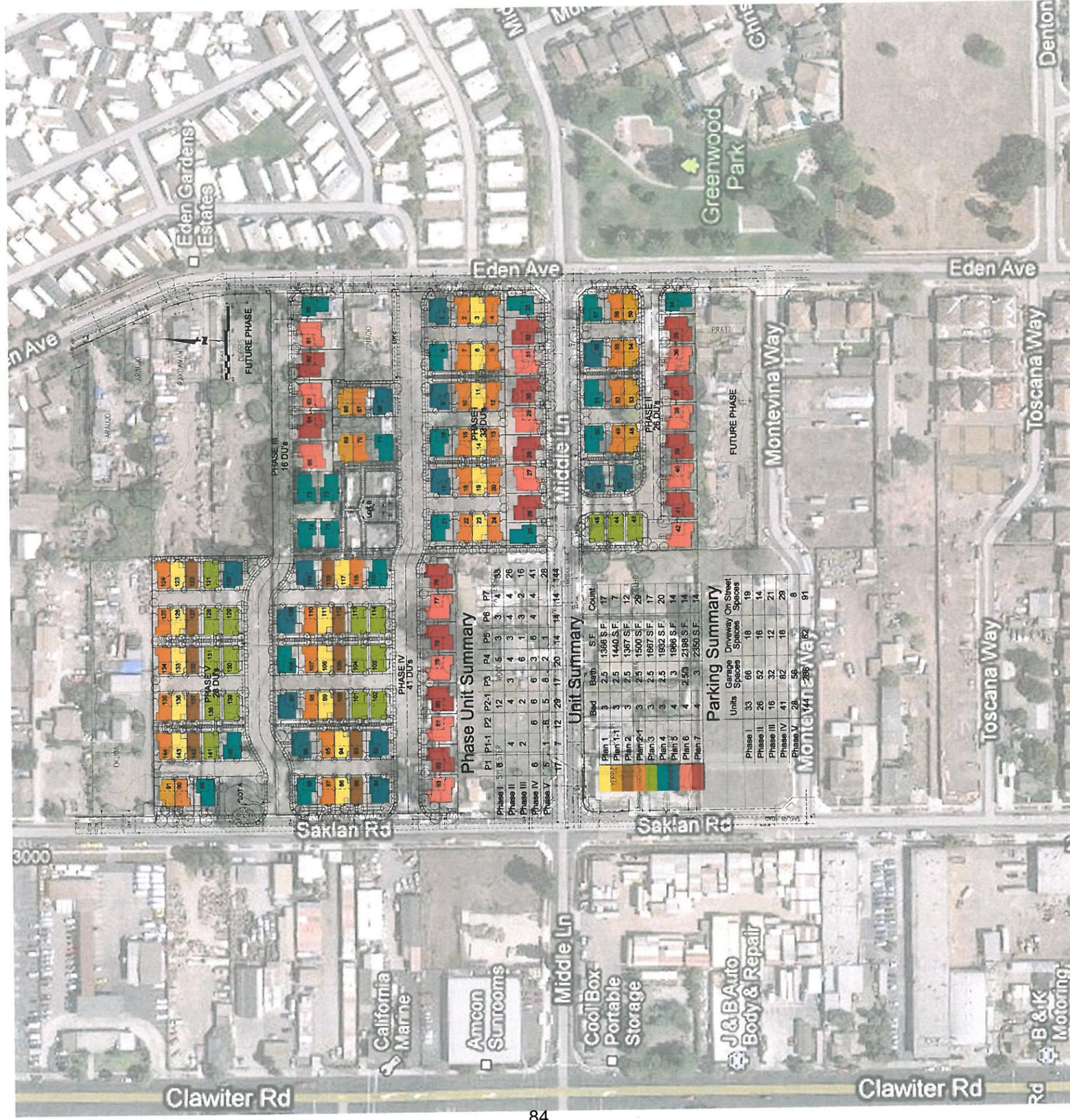
- C-1.0 PRELIMINARY SITE PLAN
- C-1.1 GENERAL NOTES & TYPICAL STREET SECTIONS
- C-1.2 EXISTING SITE CONDITIONS PLAN
- C-2.1 PRELIMINARY GRADING PLAN
- C-2.2 PRELIMINARY GRADING PLAN
- C-2.3 PRELIMINARY GRADING PLAN
- C-3.1 PRELIMINARY UTILITY PLAN
- C-3.2 PRELIMINARY UTILITY PLAN
- C-3.3 PRELIMINARY UTILITY PLAN
- C-4.1 PRELIMINARY STORM WATER TREATMENT PLAN

ARCHITECTURE

- A-0.0 SITE PLAN - AERIAL VIEW
- A-0.1 SITE PLAN - PROJECT & PARKING SUMMARY
- A-0.2 SITE PLAN - OPEN SPACE
- A-0.3 SITE PLAN - PEDESTRIAN CONNECTIVITY
- A-1.1 TRIPLEX 1 FIRST FLOOR PLANS
- A-1.2 TRIPLEX 1 SECOND FLOOR PLANS
- A-1.3 TRIPLEX 1A EXTERIOR ELEVATIONS
- A-1.4 TRIPLEX 1B EXTERIOR ELEVATIONS
- A-2.1 TRIPLEX 2 FIRST FLOOR PLANS
- A-2.2 TRIPLEX 2 SECOND FLOOR PLANS
- A-2.3 TRIPLEX 2A EXTERIOR ELEVATIONS
- A-2.4 TRIPLEX 2B EXTERIOR ELEVATIONS
- A-3.1 DUPLEX FIRST FLOOR PLANS
- A-3.2 DUPLEX A EXTERIOR ELEVATIONS
- A-3.3 DUPLEX B EXTERIOR ELEVATIONS
- A-4.1 PLAN 3 FLOOR PLANS
- A-4.2 PLAN 3 EXTERIOR ELEVATIONS
- A-5.1 PLAN 4 FLOOR PLANS
- A-5.2 PLAN 4 EXTERIOR ELEVATIONS
- A-6.1 PLAN 5 FLOOR PLANS
- A-6.2 PLAN 5 EXTERIOR ELEVATIONS
- A-7.1 PLAN 6 FLOOR PLANS
- A-7.2 PLAN 6 EXTERIOR ELEVATIONS
- A-8.1 PLAN 7 FLOOR PLANS
- A-8.2 PLAN 7 EXTERIOR ELEVATIONS

LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE SITE PLAN
- L2 CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
- L3 CONCEPTUAL LANDSCAPE DETAILS
- L4 CONCEPTUAL IRRIGATION PLAN



Aerial View

A-0.0

Eden Commons
Hayward, California





Phase Unit Summary

Phase	P1	P1-1	P2	P2-1	P3	P4	P5	P6	P7	PATERS
Phase I	4	4	4	3	3	3	3	3	4	33
Phase II	2	2	2	6	1	3	2	16		
Phase III	6	6	6	6	3	6	4	4	4	41
Phase IV	5	1	6	5	8	2	1	28		
Phase V	17	7	12	29	17	20	14	14	14	144

Unit Summary

Plan	Bed	Bath	S.F.	Count
Plan 1	3	2.5	1366 S.F.	17
Plan 1-1	3	2.5	1440 S.F.	7
Plan 2	3	2.5	1367 S.F.	12
Plan 2-1	3	2.5	1500 S.F.	29
Plan 3	3	2.5	1667 S.F.	17
Plan 4	3	2.5	1932 S.F.	20
Plan 5	4	3	1966 S.F.	14
Plan 6	4	2.5/3	2198 S.F.	14
Plan 7	4	3	2350 S.F.	14

Parking Summary

Units	Garage Spaces	Driveway Spaces	On Street Spaces
Phase I	33	66	18
Phase II	26	52	16
Phase III	16	32	12
Phase IV	41	82	16
Phase V	28	56	-
Total	144	288	62

Project & Parking Summary

A-0.1

Open Space Summary

	C.O.S.	P.O.S.	Total
Phase I		10,479	10,479
Phase II		5,553	5,553
Phase III	15,059	9,174	24,233
Phase IV		9,237	9,237
Phase V	4,644	5,191	9,835
Total Open Space Provided			59,337
59,337 S.F. / 144 Units = 412 S.f. Per Unit			

OAKMAN FAMILY

Legend

Common Open Space - C.O.S.

Private Open Space - P.O.S.

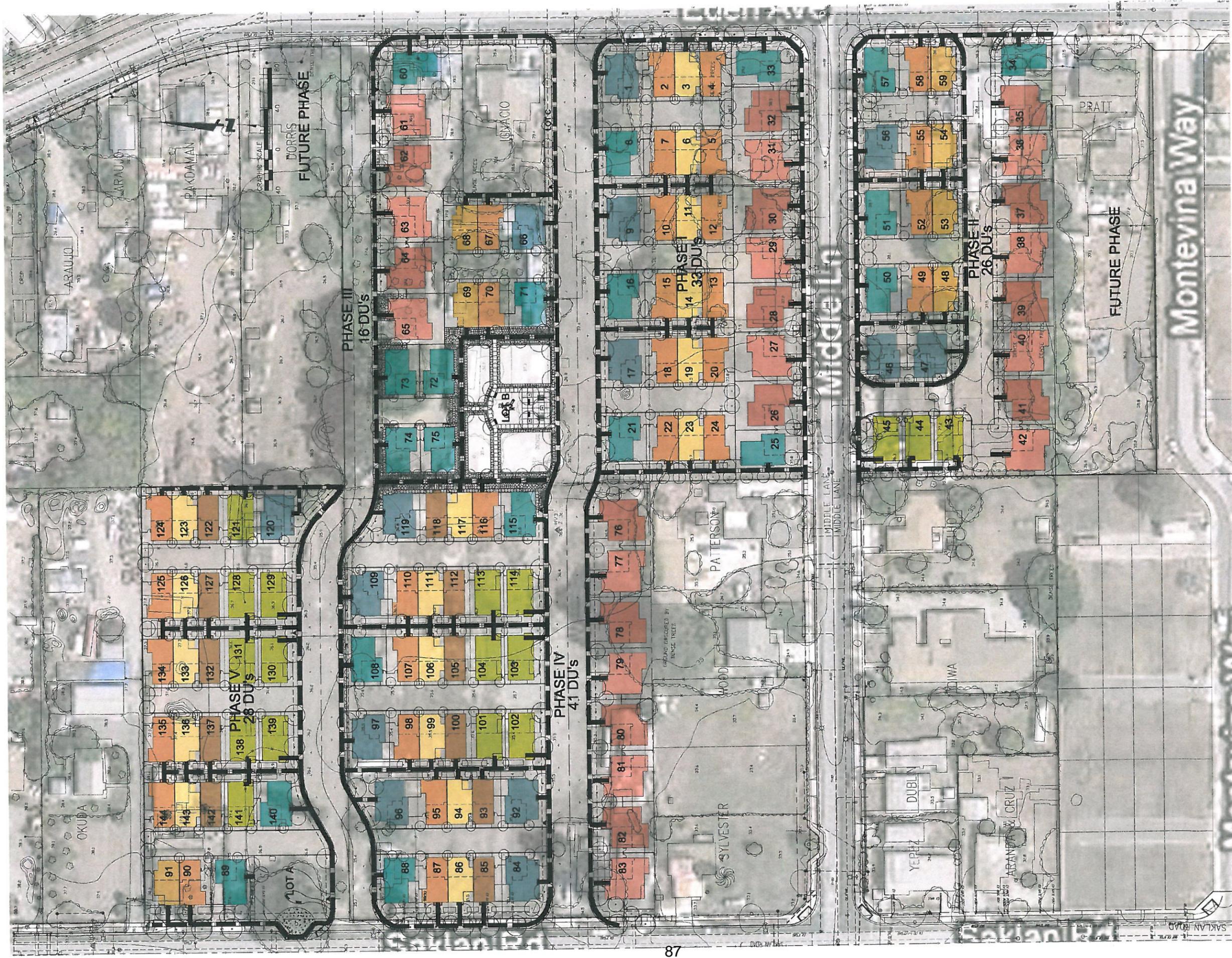
Private Open Space indicated with an "*" represents a yard with a minimum dimension of less than 10' in one direction - approximately 7' to 9'.



Private Open Space									
Phase I	Phase II	Phase III	Phase IV	Phase V					
Lot #	P.O.S.	Lot #	P.O.S.	Lot #					
1	215	34	308	60	1110	76	515	89	241
2	205	35	266	61	1744	77	296	90	227
3	101	36	298	62	1750	78	262	91	186
4	215	37	259	63	745	79	296	120	163
5	215	38	298	64	750	80	262	121	147
6	101	39	259	65	745	81	296	122	310
7	245	40	298	66	180	82	262	123	101
8	269	41	259	67	247	83	562	124	211
9	215	42	310	68	186	84	231	125	211
10	205	43	170	69	186	85	217	126	101
11	101	44	146	70	333	86	101	127	310
12	215	45	146	71	226	87	171	128	147
13	215	46	163	72	269	88	213	129	130
14	101	47	163	73	269	92	231	130	130
15	245	48	100	74	217	93	217	131	147
16	269	49	238	75	217	94	101	132	310
17	215	50	225			95	336	133	101
18	205	51	225			96	257	134	211
19	101	52	238			97	185	135	211
20	215	53	100			98	253	136	101
21	269	54	100			99	101	137	310
22	245	55	244			100	345	138	147
23	101	56	177			101	145	139	130
24	215	57	225			102	130	140	227
25	287	58	238			103	130	141	149
26	745	59	100			104	145	142	220
27	741					105	345	143	101
28	744					106	101	144	211
29	741					108	227		
30	744					109	185		
31	741					110	253		
32	744					111	101		
33	294					112	345		
						113	145		
						114	130		
						115	162		
						116	226		
						117	101		
						118	194		
						119	212		

Open Space

A-0.2



Pedestrian Connectivity

A-0.3

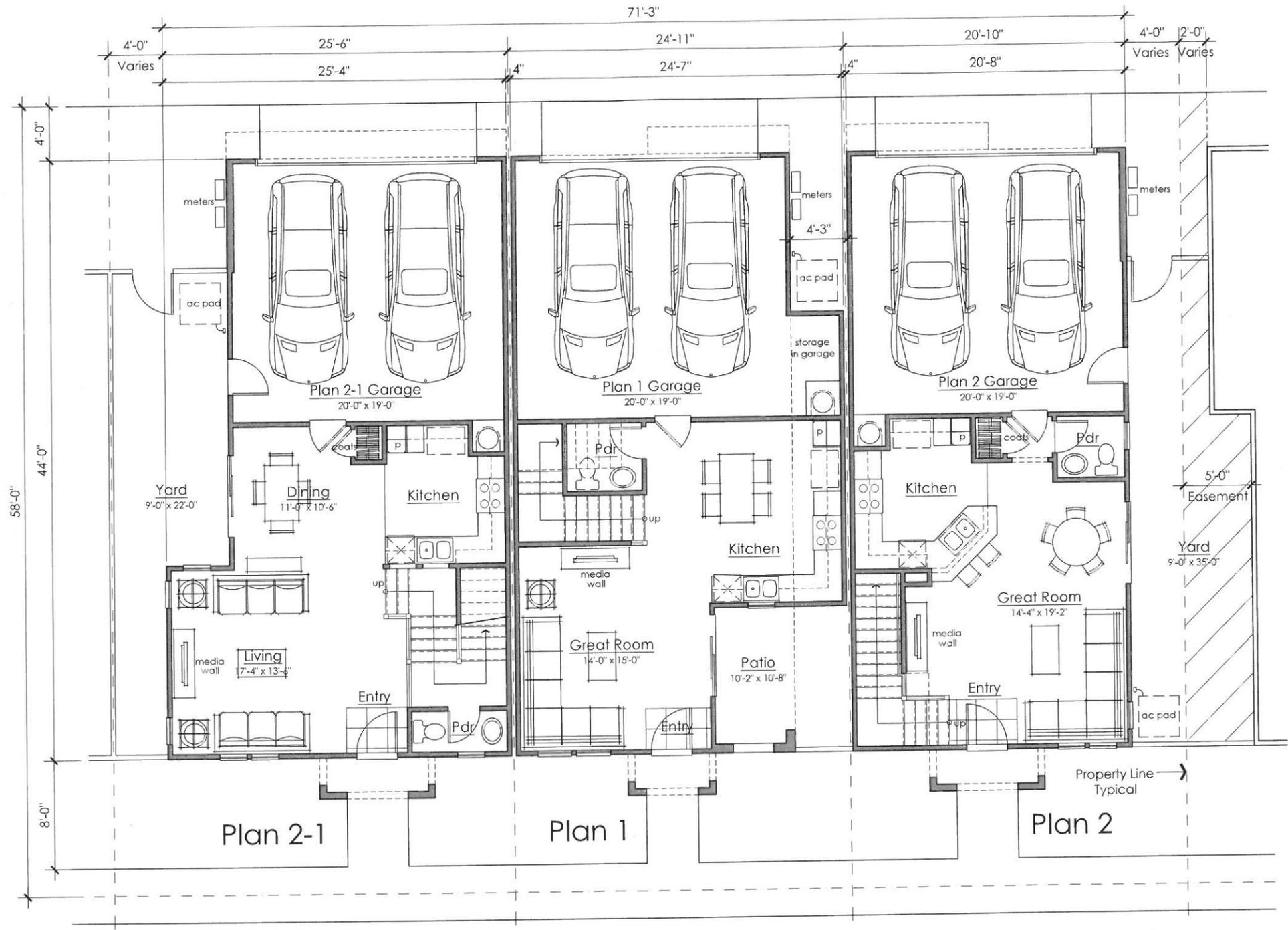
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KTGY Job# 2011-0055
July 22, 2011



First Floor

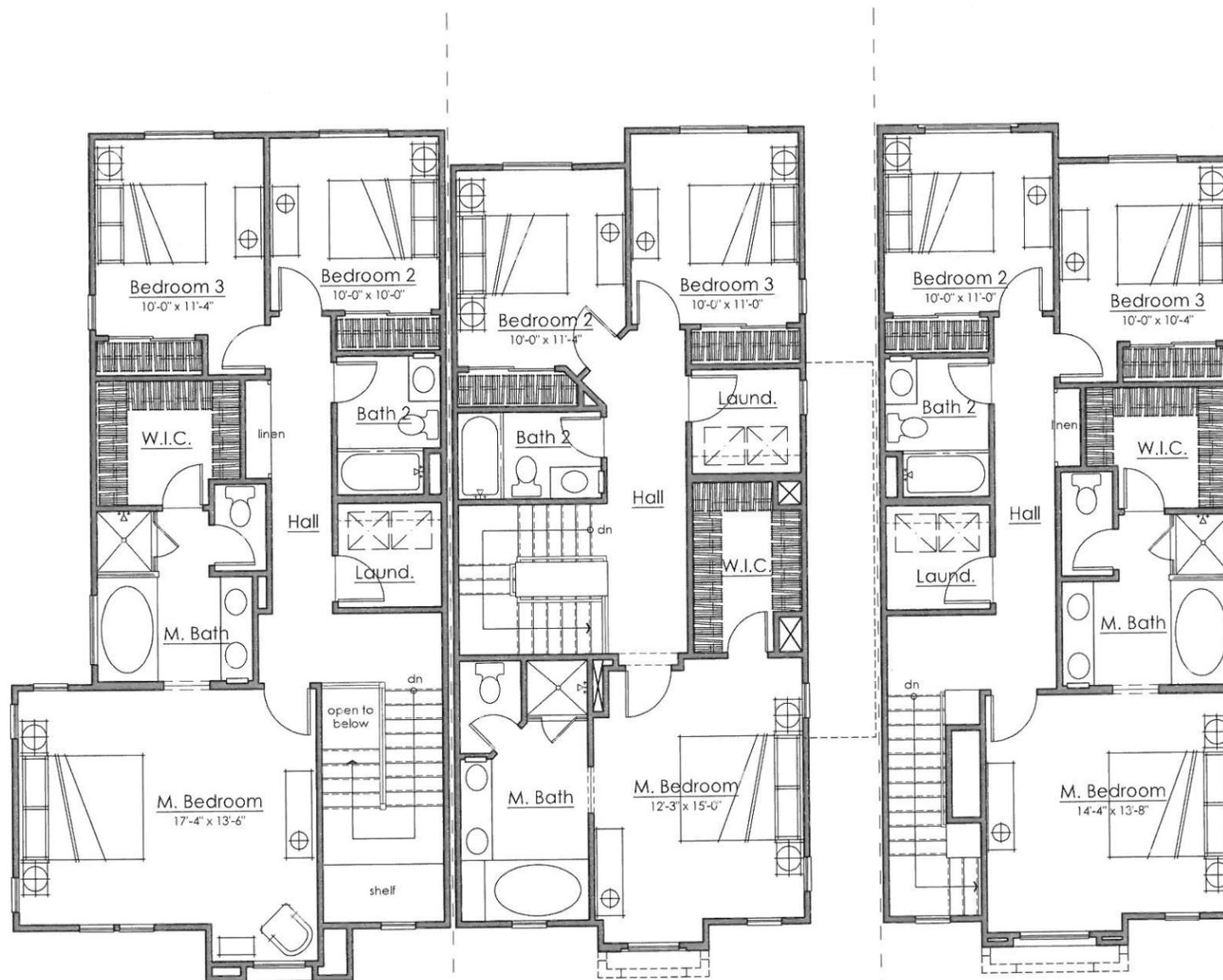
Triplex 1



Plan 2-1	Plan 1	Plan 2
3 Bedrooms	3 Bedrooms	3 Bedrooms
2.5 Baths	2.5 Baths	2.5 Baths
1500 s.f.	1366 s.f.	1367 s.f.

A-1.1





Plan 2-1

Plan 1

Plan 2

Second Floor

Triplex 1

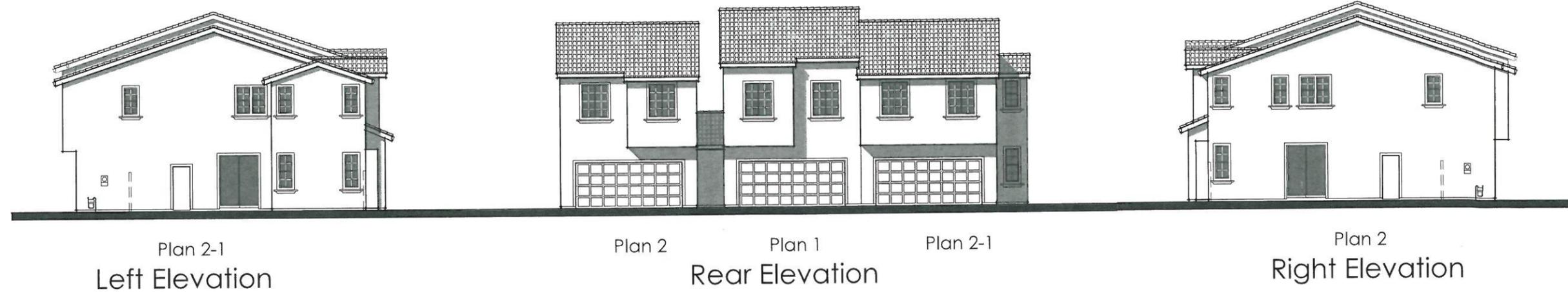
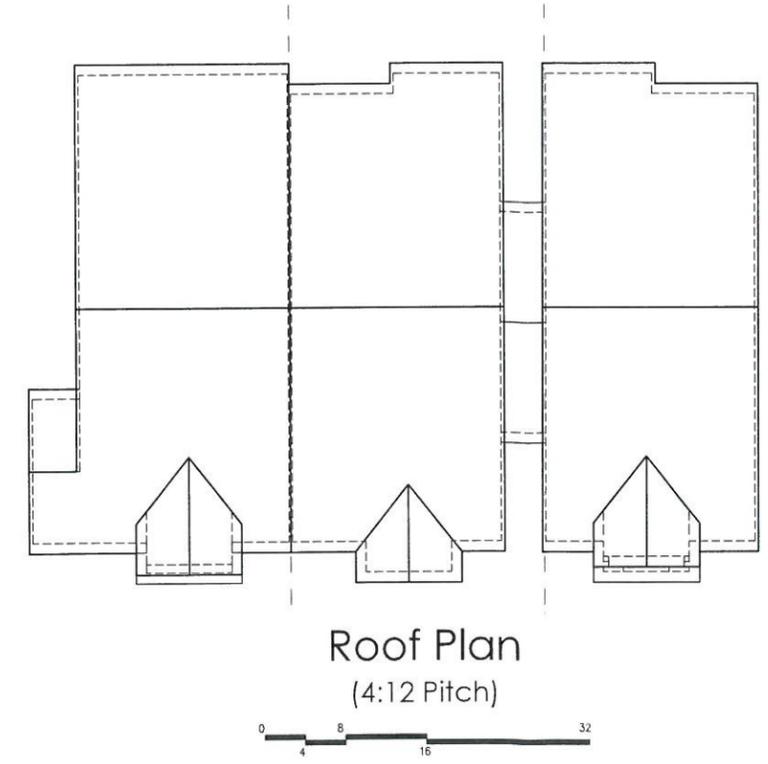


Plan 2-1
3 Bedrooms
2.5 Baths
1500 s.f.

Plan 1
3 Bedrooms
2.5 Baths
1366 s.f.

Plan 2
3 Bedrooms
2.5 Baths
1367 s.f.

A-1.2



Triplex 1A Exterior Elevations

A-1.3



Triplex 1B Exterior Elevations



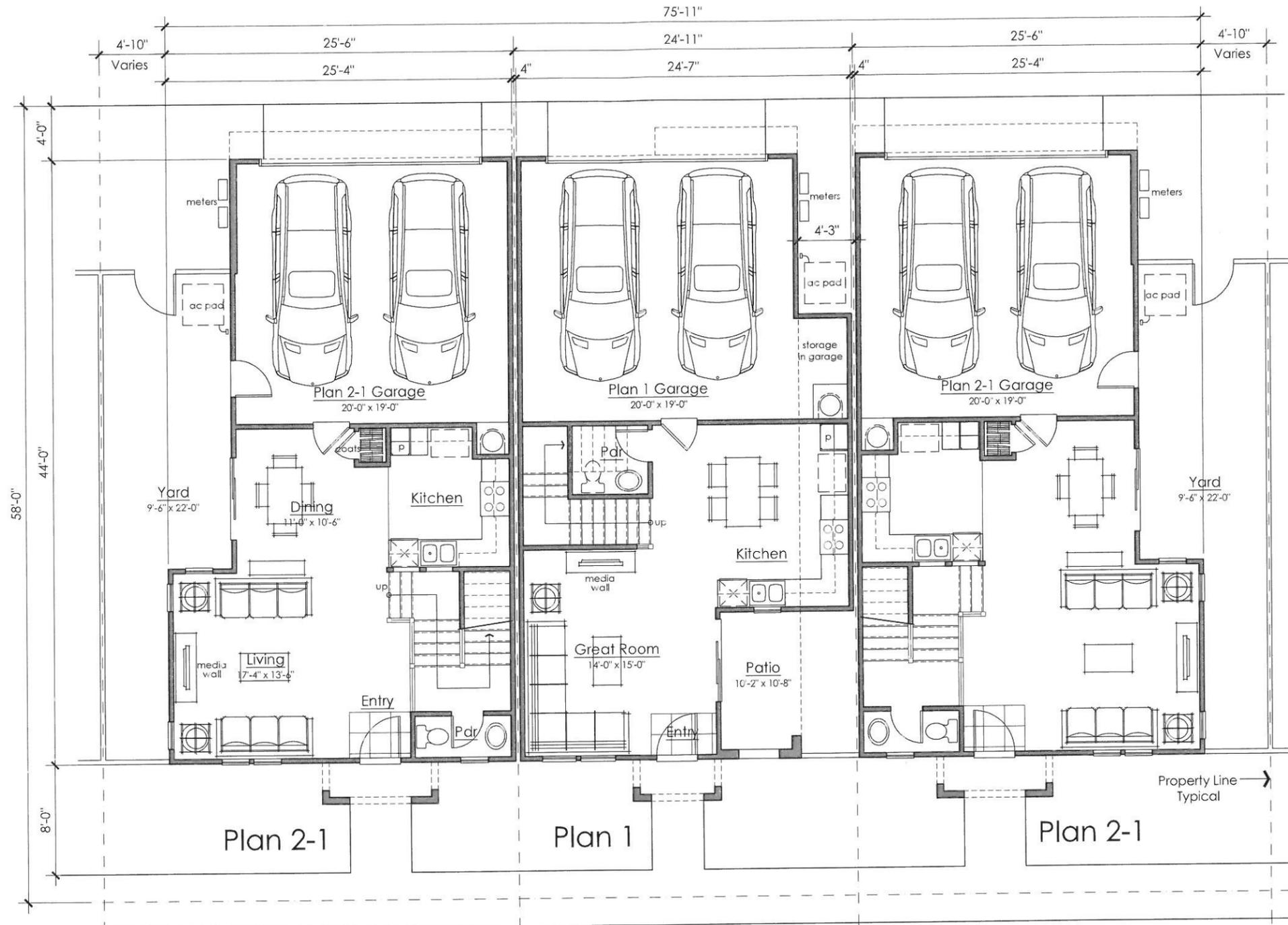
A-1.4

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First Floor

Triplex 2



Plan 1
3 Bedrooms
2.5 Baths
1366 s.f.

Plan 2-1
3 Bedrooms
2.5 Baths
1500 s.f.

A-2.1



Second Floor

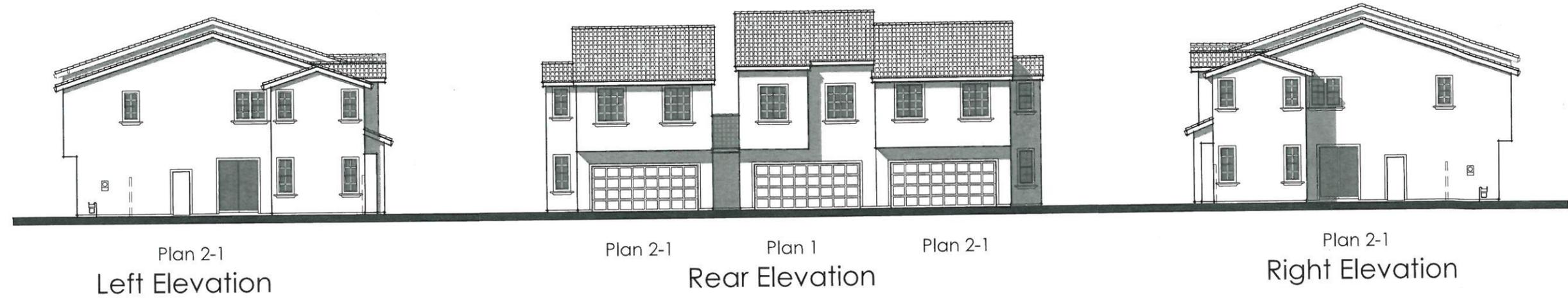
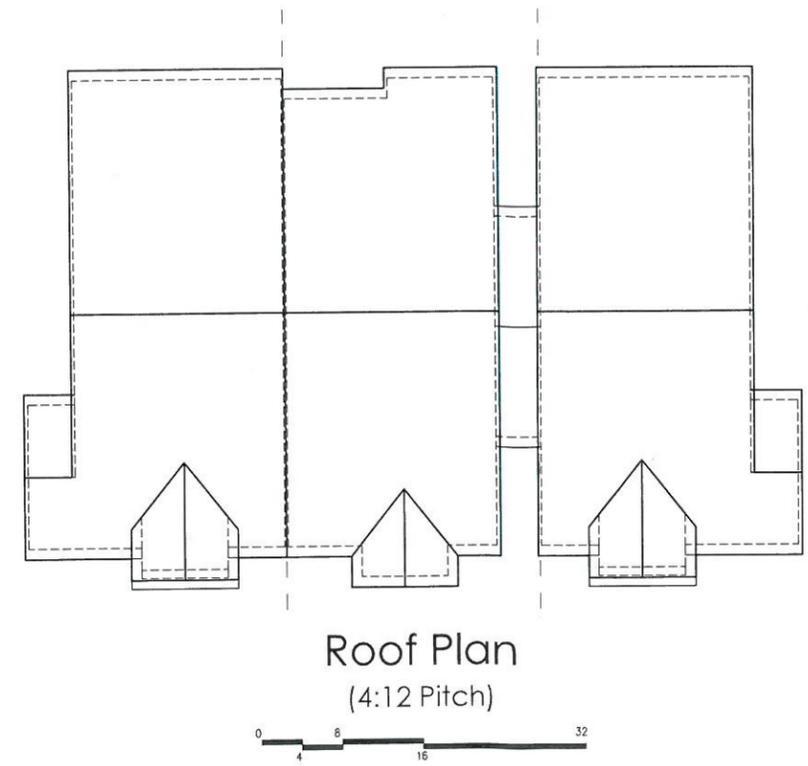
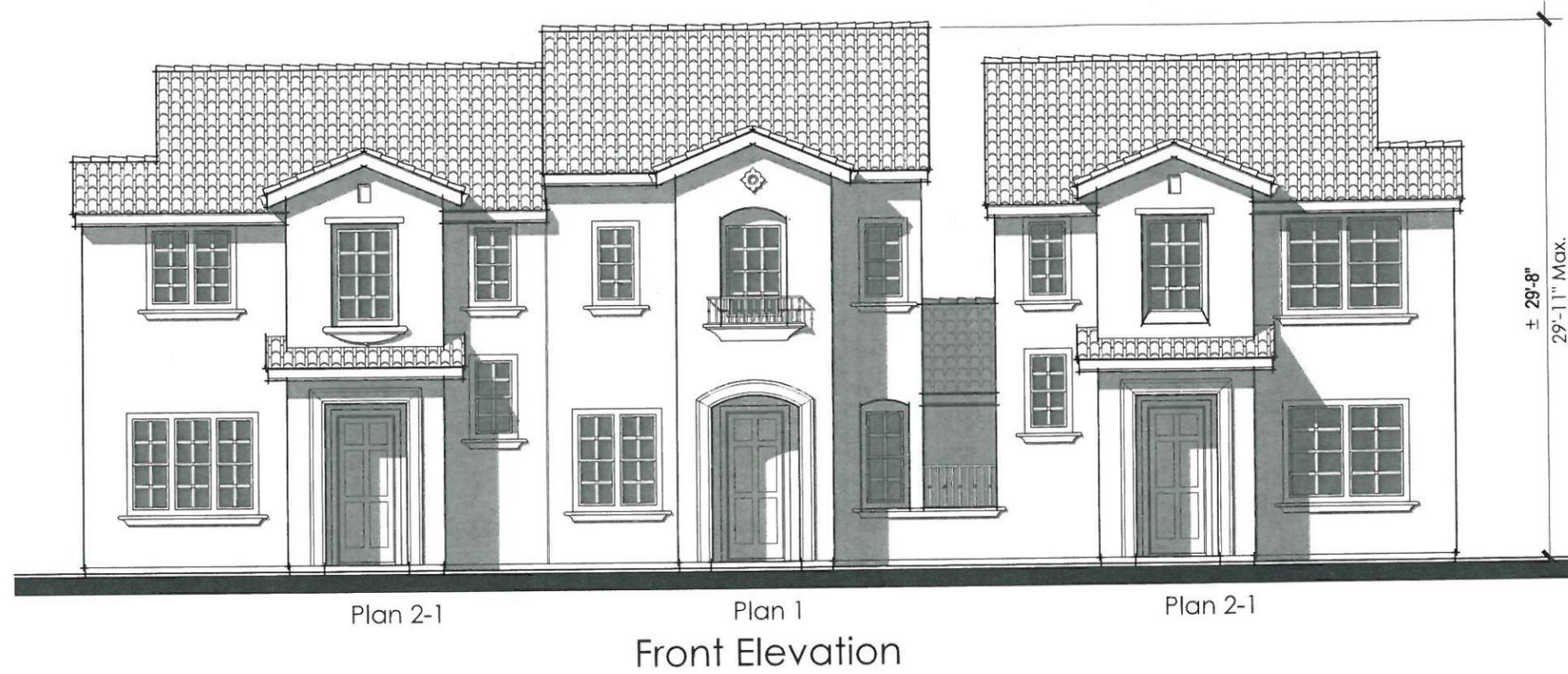
Triplex 2



Plan 1
3 Bedrooms
2.5 Baths
1366 s.f.

Plan 2-1
3 Bedrooms
2.5 Baths
1500 s.f.

A-2.2



Triplex 2A Exterior Elevations



A-2.3



Triplex 2B Exterior Elevations



A-2.4

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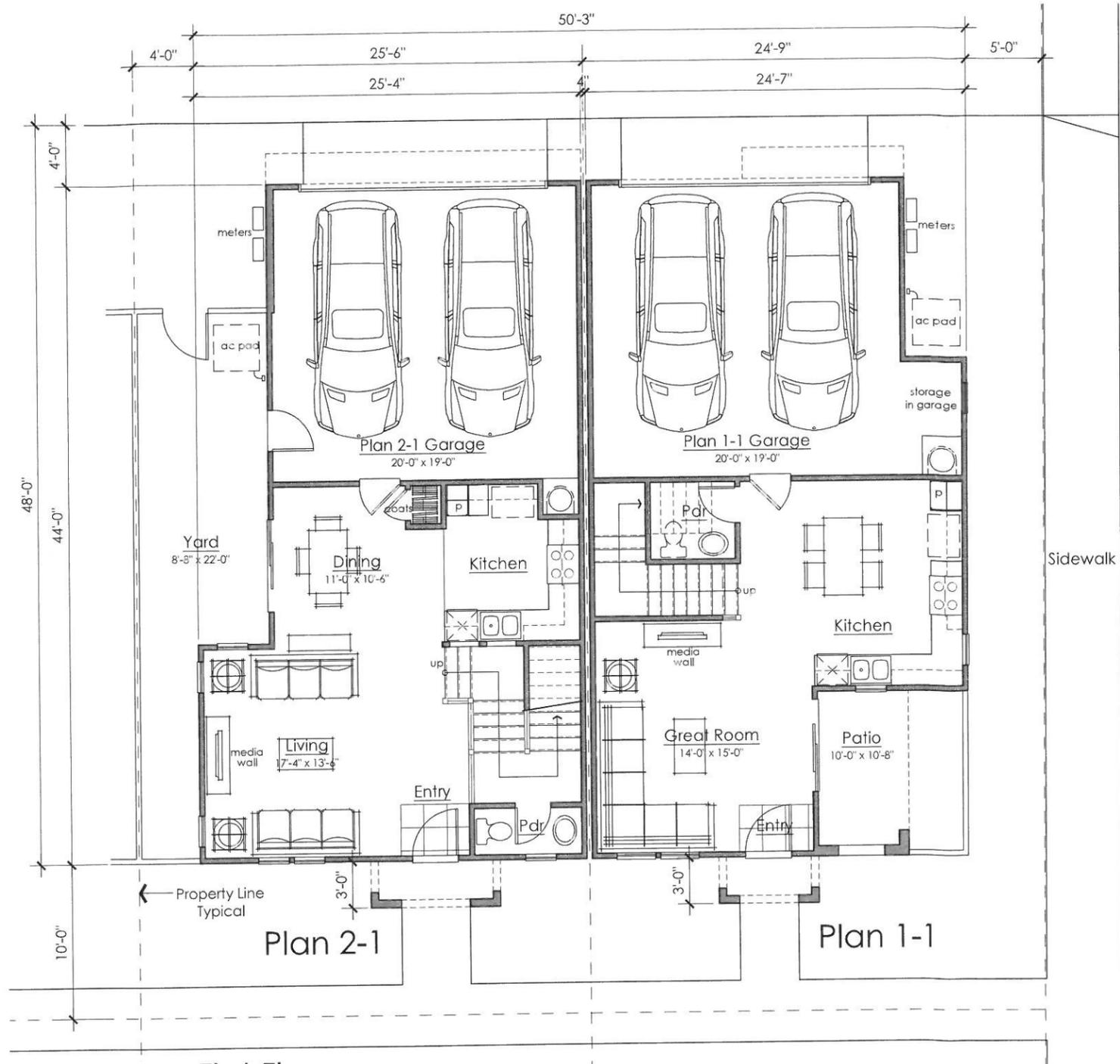




Plan 2-1

Plan 1-1

Second Floor



First Floor

Plan 2-1

Plan 1-1

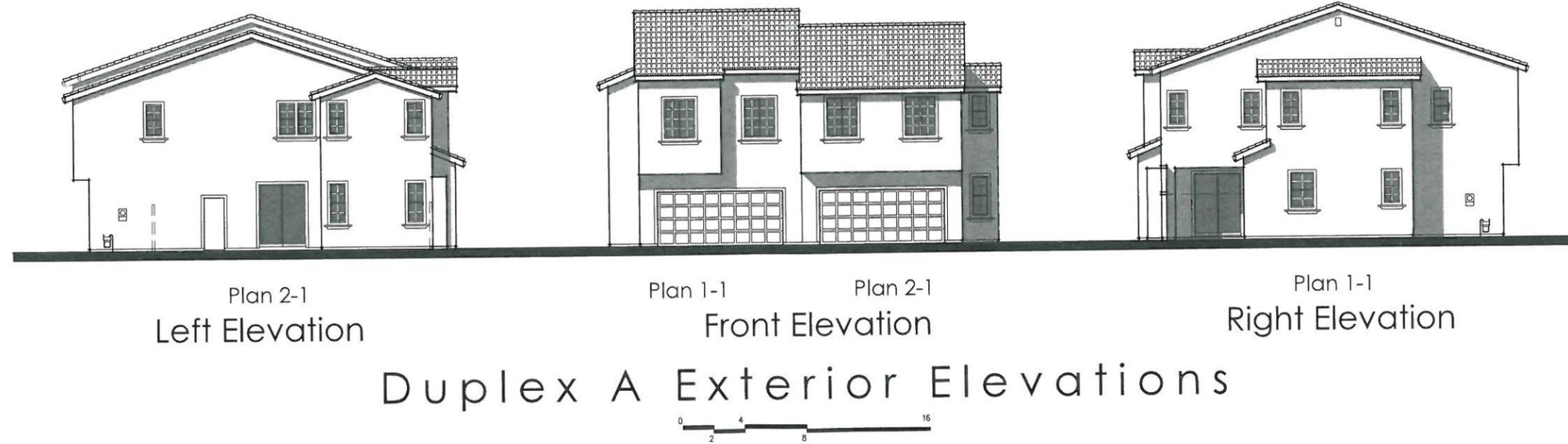
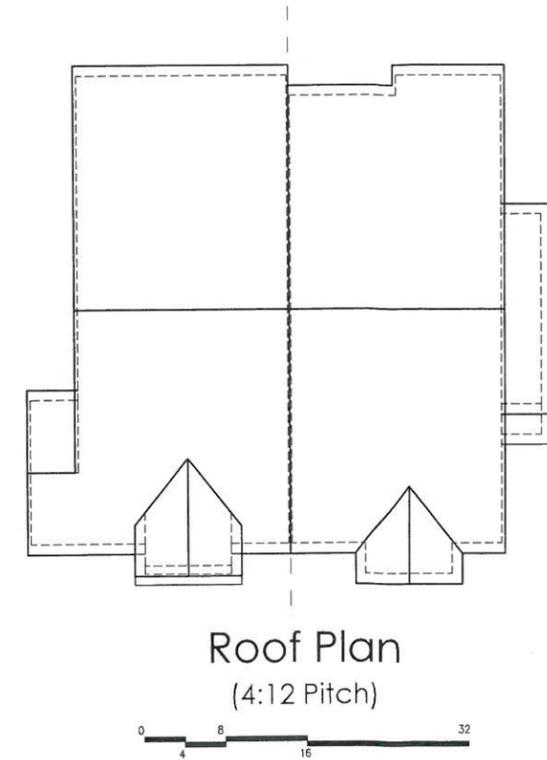
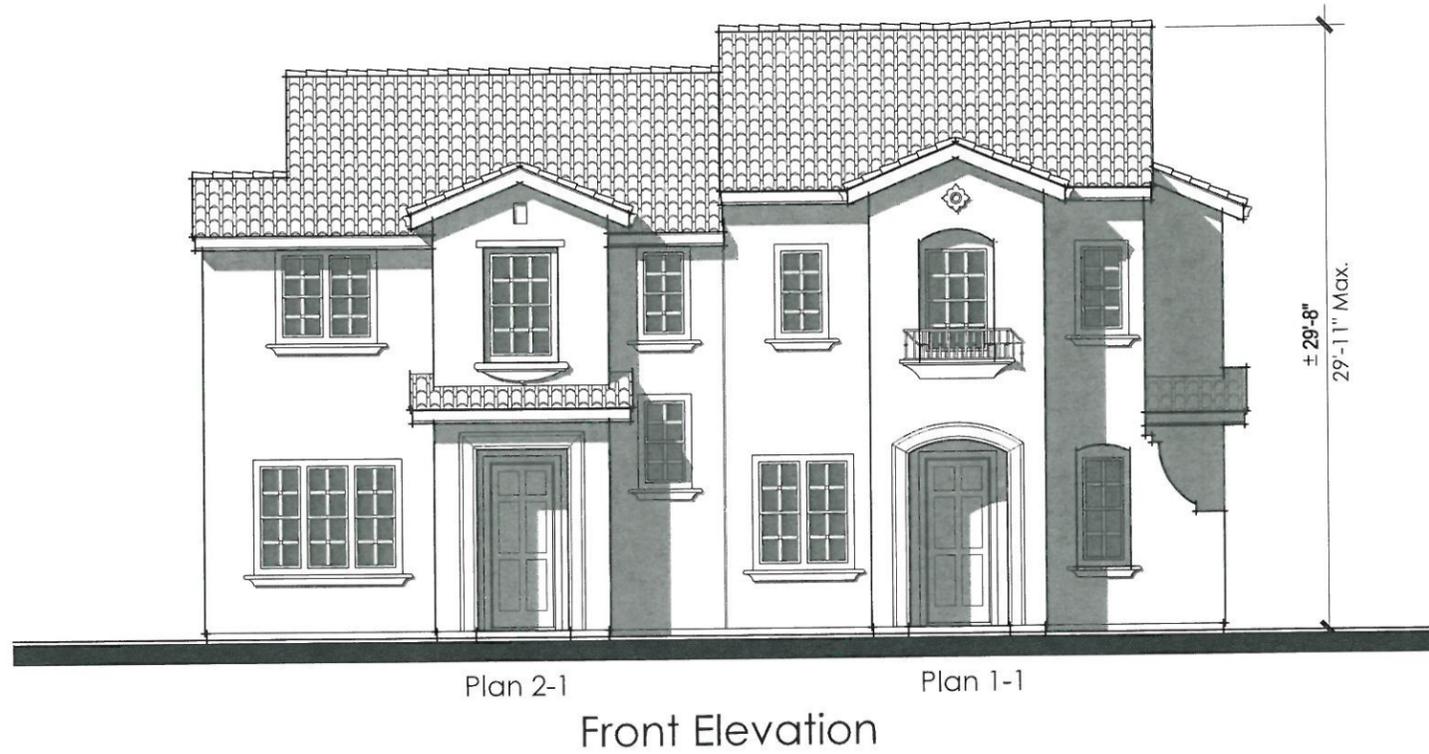
Duplex



Plan 2-1
3 Bedrooms
2.5 Baths
1500 s.f.

Plan 1-1
3 Bedrooms
2.5 Baths
1440 s.f.

A-3.1



A-3.2



Duplex B Exterior Elevations



A-3.3

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July 22, 2011

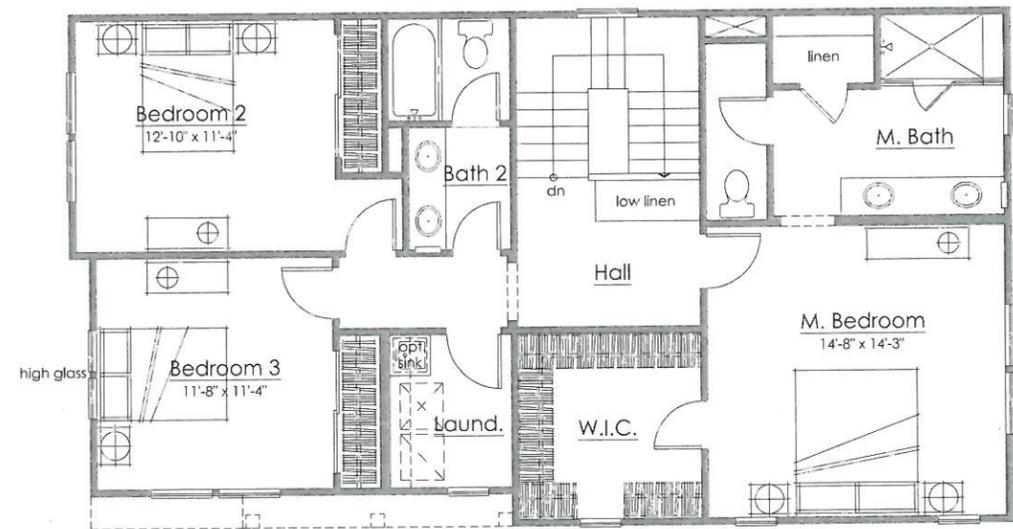
Eden Commons

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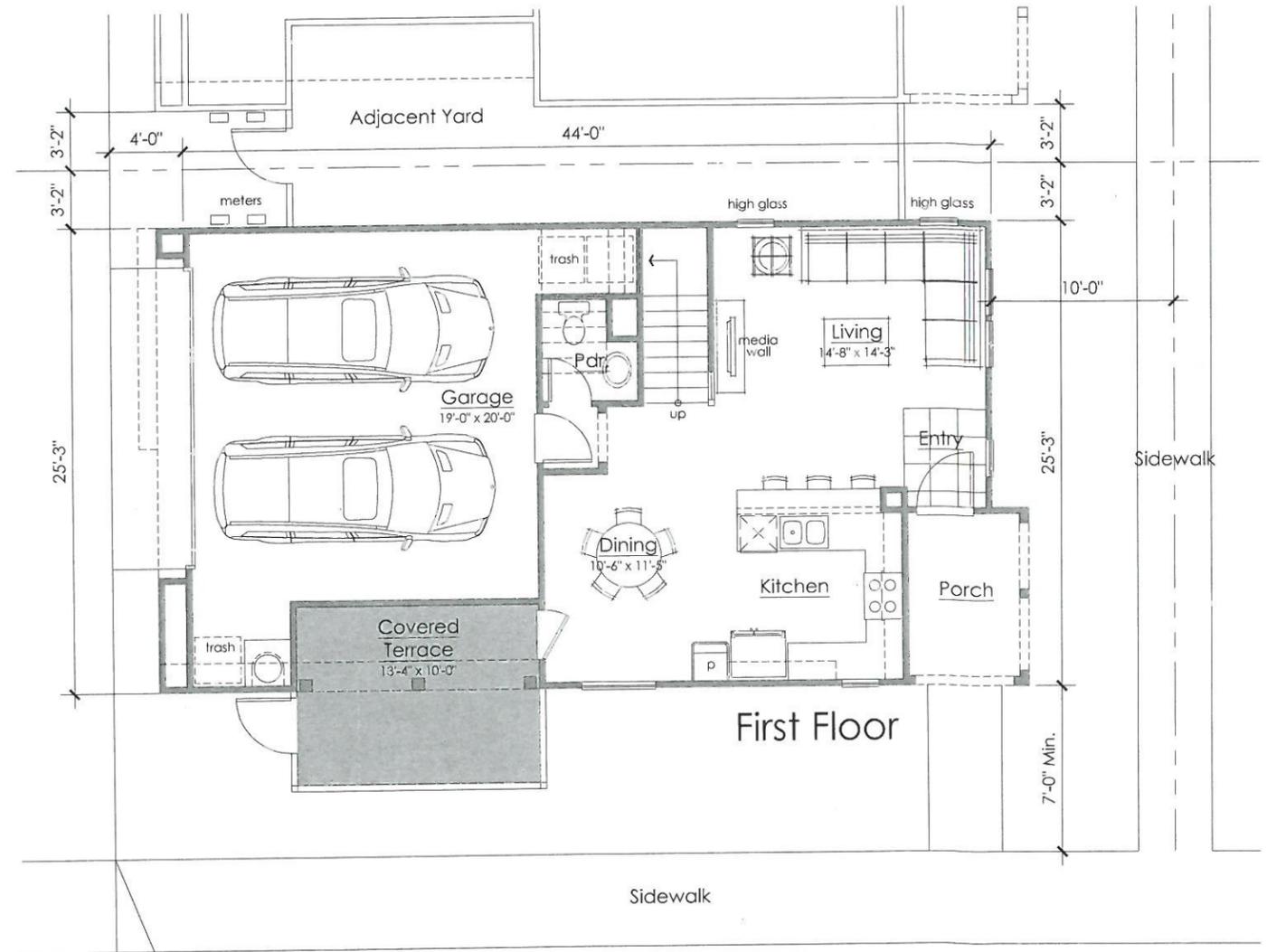
98

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Second Floor



First Floor

Floor Plan
3 Bedrooms
2.5 Baths
1635 s.f.

Plan 3 Floor Plan



A-4.1

Plan 3A Material List:

Roof: Concrete "S" Tile
 5:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Decorative Gable Treatment
 Enhanced Entry Treatment
 Enhanced Sill Treatments

Plan 3B Material List:

Roof: Flat Concrete Tile
 5:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Cementitious Lap Siding &
 Gable Treatment
 Decorative Shutters
 Wood Posts w/ Brackets
 Enhanced Sill Treatments



3A Front Elevation
 (Street View)



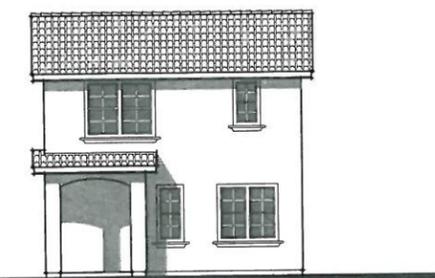
3B Front Elevation
 (Street View)



3A Left Elevation
 (Alley View)



3A Rear Elevation
 (Private Yard View)

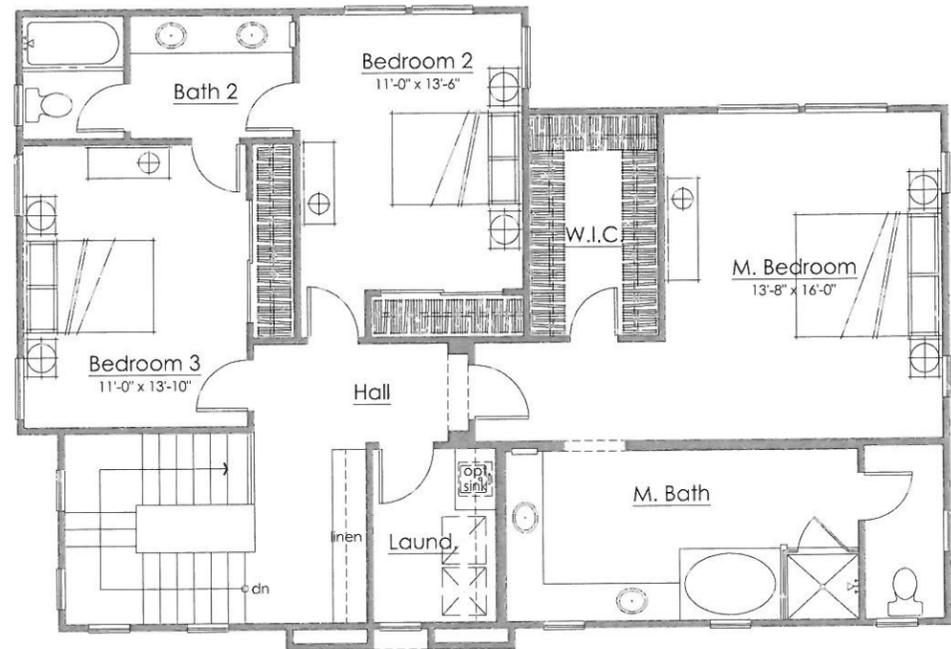


3A Right Elevation
 (Green Court View)

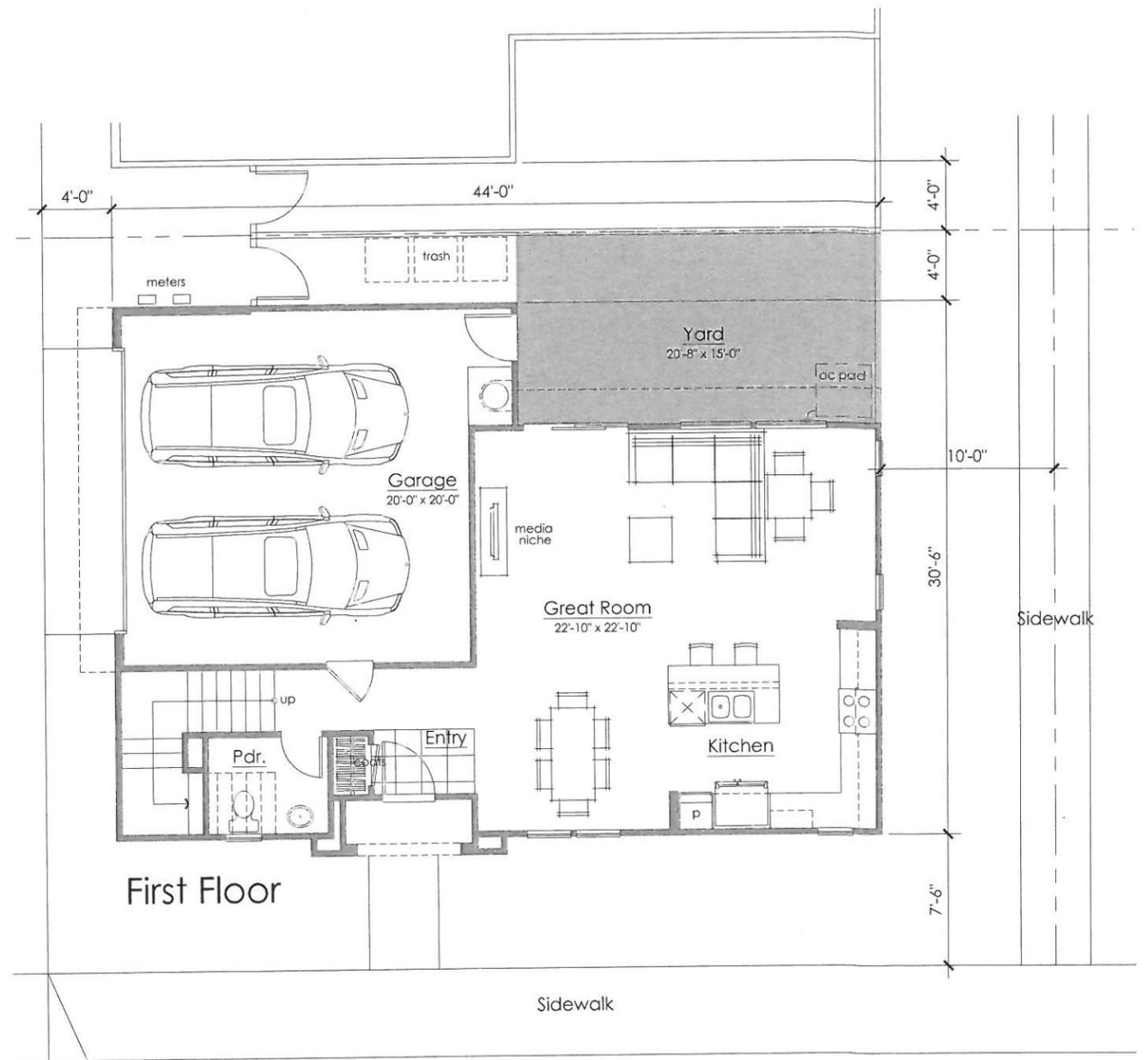
Plan 3 Exterior Elevations



A-4.2



Second Floor



First Floor

Plan 4 Floor Plan



Floor Plan
3 Bedrooms
2.5 Baths
1932 s.f.

A-5.1

Plan 4A Material List:

Roof: Concrete "S" Tile
 5:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Decorative Gable Treatment
 Enhanced Entry Treatment
 Enhanced Sill Treatments

Plan 4B Material List:

Roof: Flat Concrete Tile
 5:12 / 6:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Cementitious Lap Siding &
 Gable Treatment
 Decorative Shutters
 Wood Trellis w/ Brackets
 Enhanced Sill Treatments
 Stone Veneer



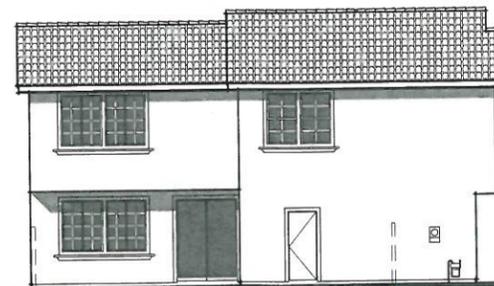
4A Front Elevation
 (Street View)



4B Front Elevation
 (Street View)



4A Left Elevation
 (Alley View)



4A Rear Elevation
 (Private Yard View)

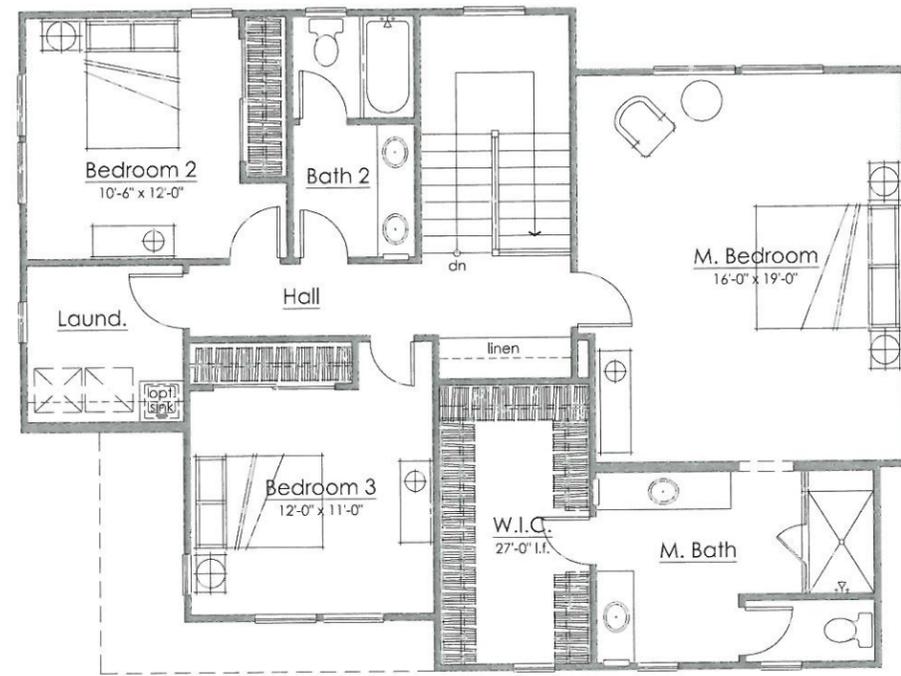


4A Right Elevation
 (Green Court View)

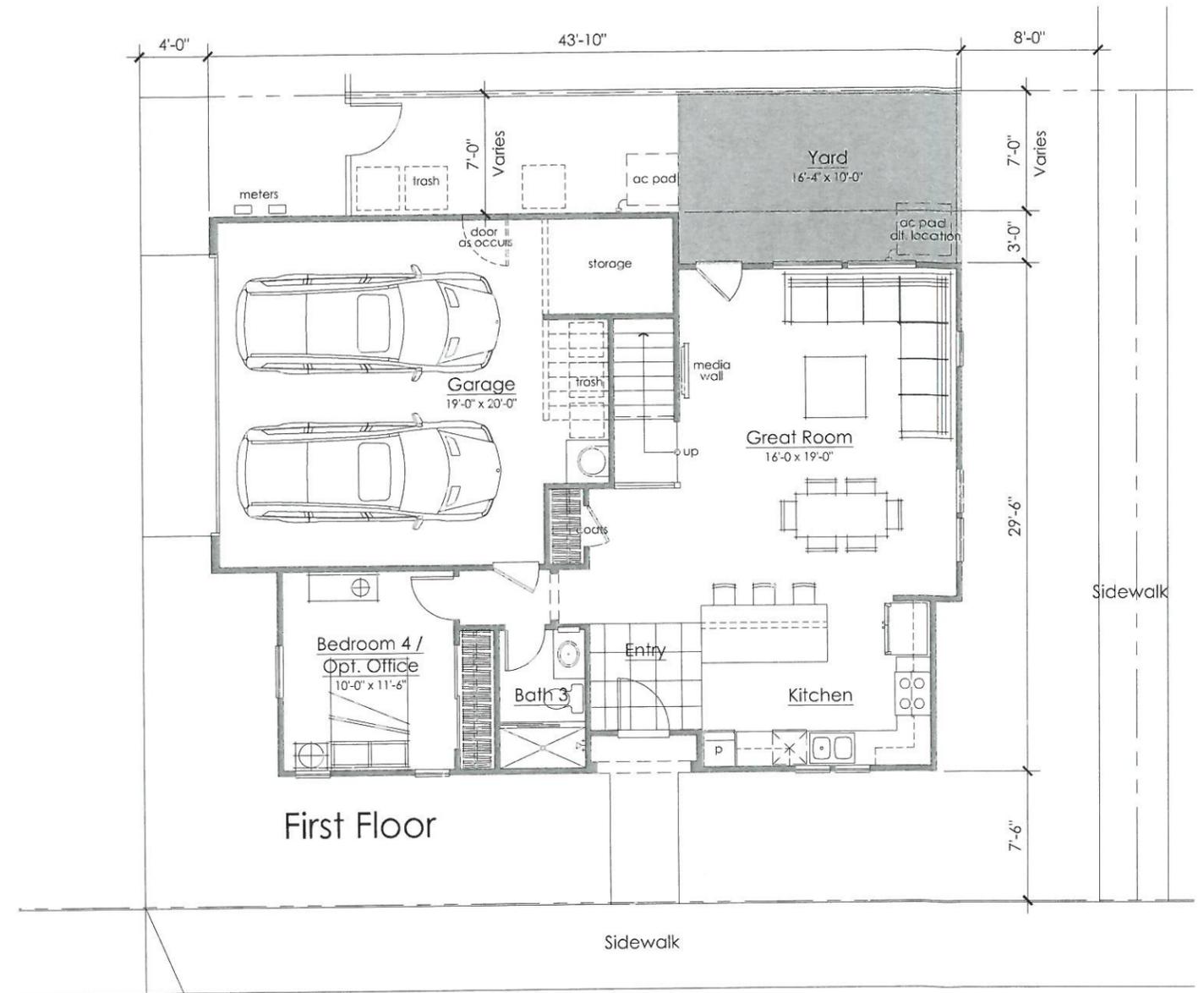
Plan 4 Exterior Elevations



A-5.2



Second Floor



First Floor

Plan 5 Floor Plan



Floor Plan
 4 Bedrooms
 Opt. Office
 3 Baths
 1966 s.f.

A-6.1

Plan 5A Material List:

Roof: Concrete "S" Tile
 5:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Decorative Gable Treatment
 Enhanced Entry Treatment
 Enhanced Sill Treatments
 W.I. Accent Details

Plan 5B Material List:

Roof: Flat Concrete Tile
 6:12 Pitch
 Walls: Stucco
 Trims: 1X4 Stucco Finish
 Accents: Cementitious Lap Siding &
 Gable Treatment
 Decorative Shutters
 Stone Veneer
 Enhanced Sill Treatments



5A Front Elevation
 (Street View)



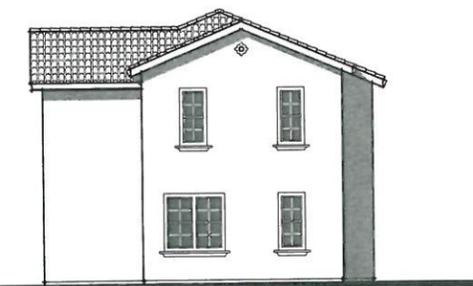
5B Front Elevation
 (Street View)



5A Left Elevation
 (Alley View)



5A Rear Elevation
 (Private Yard View)

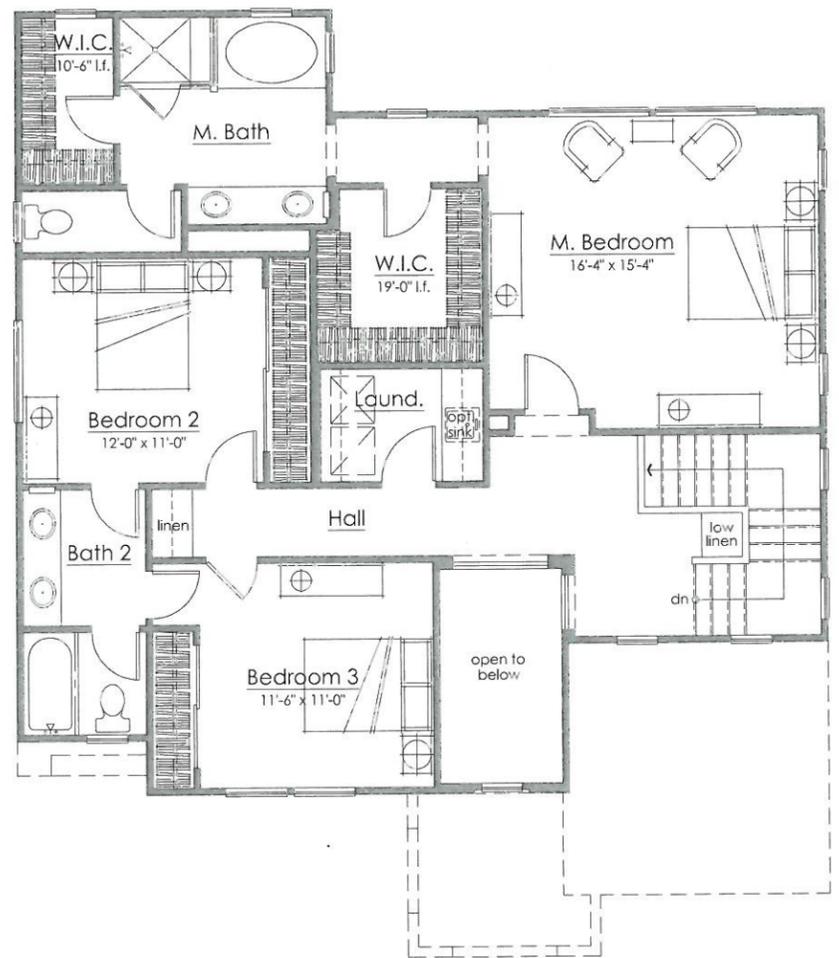


5A Right Elevation
 (Green Court View)

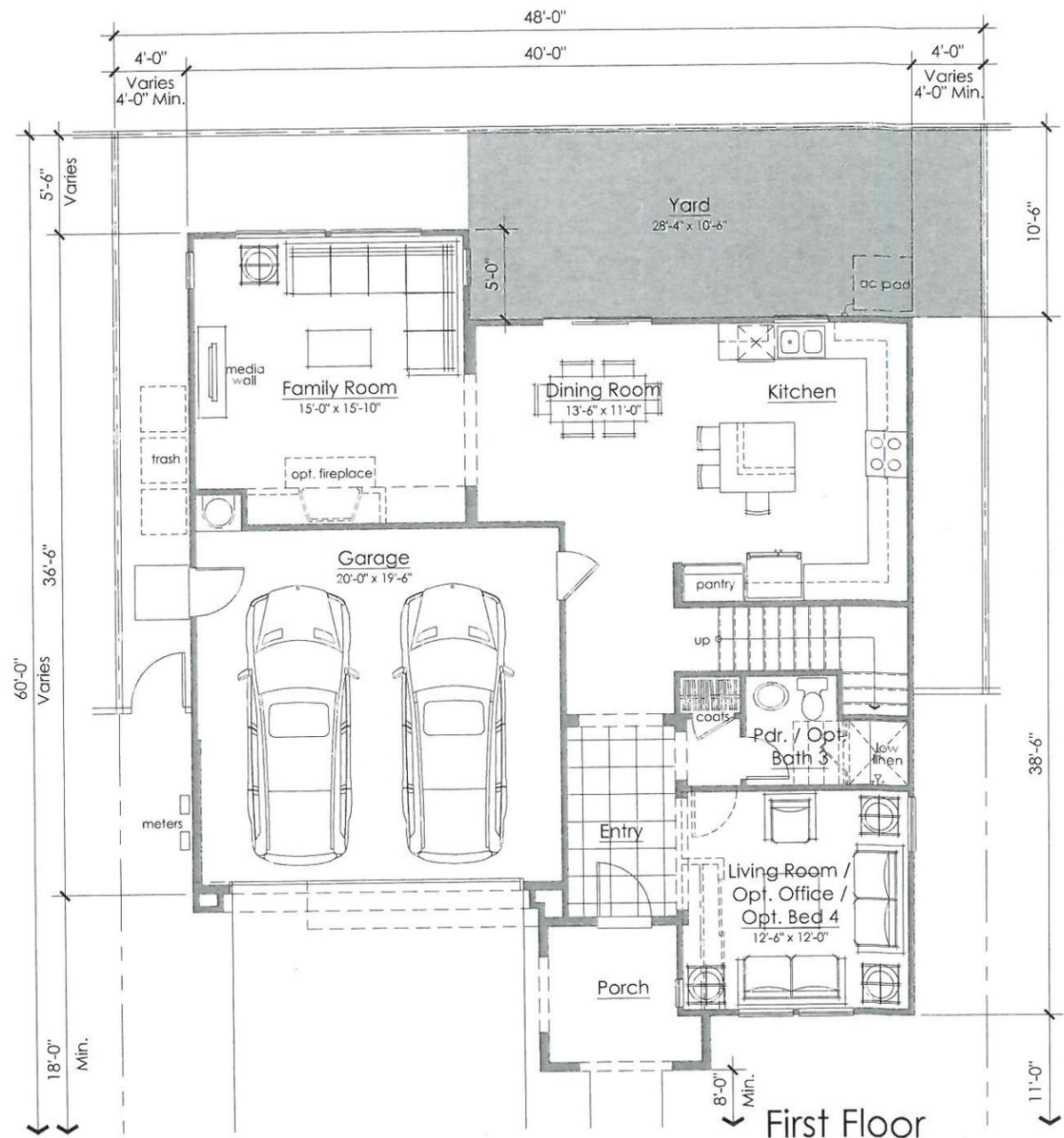
Plan 5 Exterior Elevations



A-6.2



Second Floor



First Floor

Plan 6 Floor Plan



Floor Plan
 3 Bedrooms
 Opt. Office / Bed 4
 2.5 Baths / Opt. Bath 3
 2198 s.f.

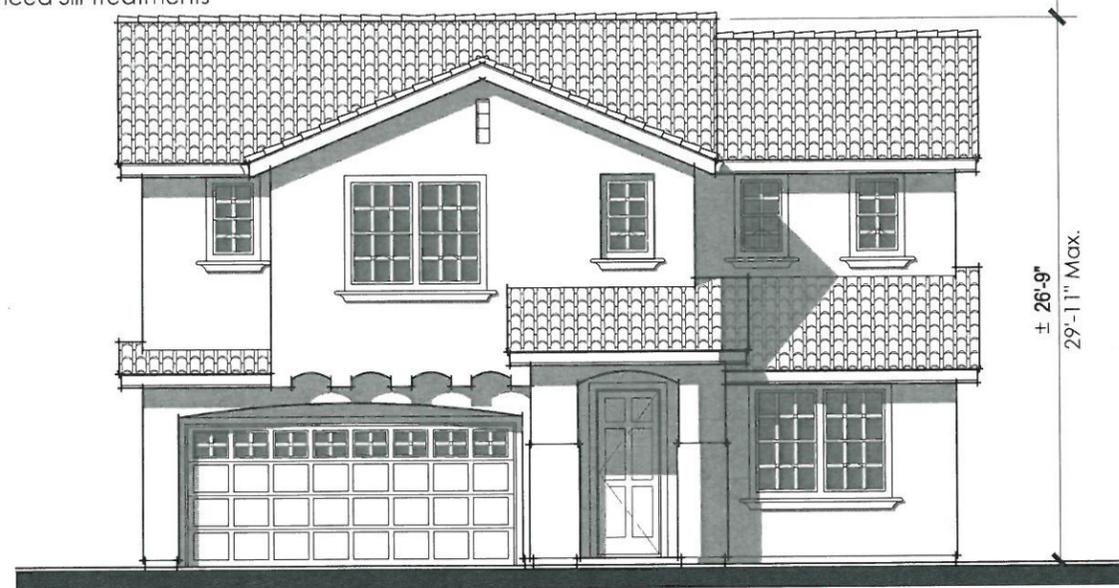
A-7.1

Plan 6A Material List:

- Roof: Concrete "S" Tile
5:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Decorative Gable Treatment
Enhanced Entry Treatment
Enhanced Sill Treatments

Plan 6B Material List:

- Roof: Flat Concrete Tile
6:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Cementitious Lap Siding &
Gable Treatment
Decorative Shutters
Wood Posts w/ Brackets
Wood Trellis
Stone Veneer



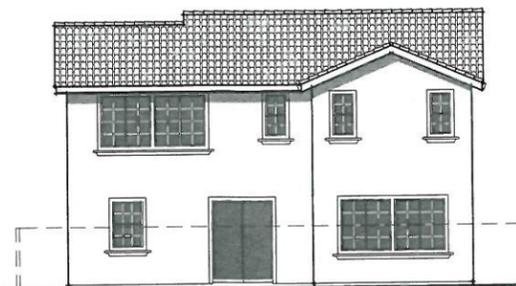
6A Front Elevation



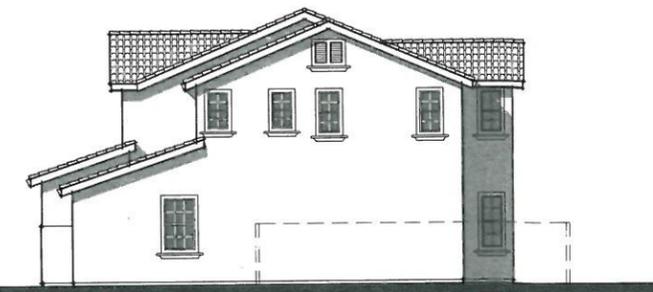
6B Front Elevation



6A Left Elevation



6A Rear Elevation

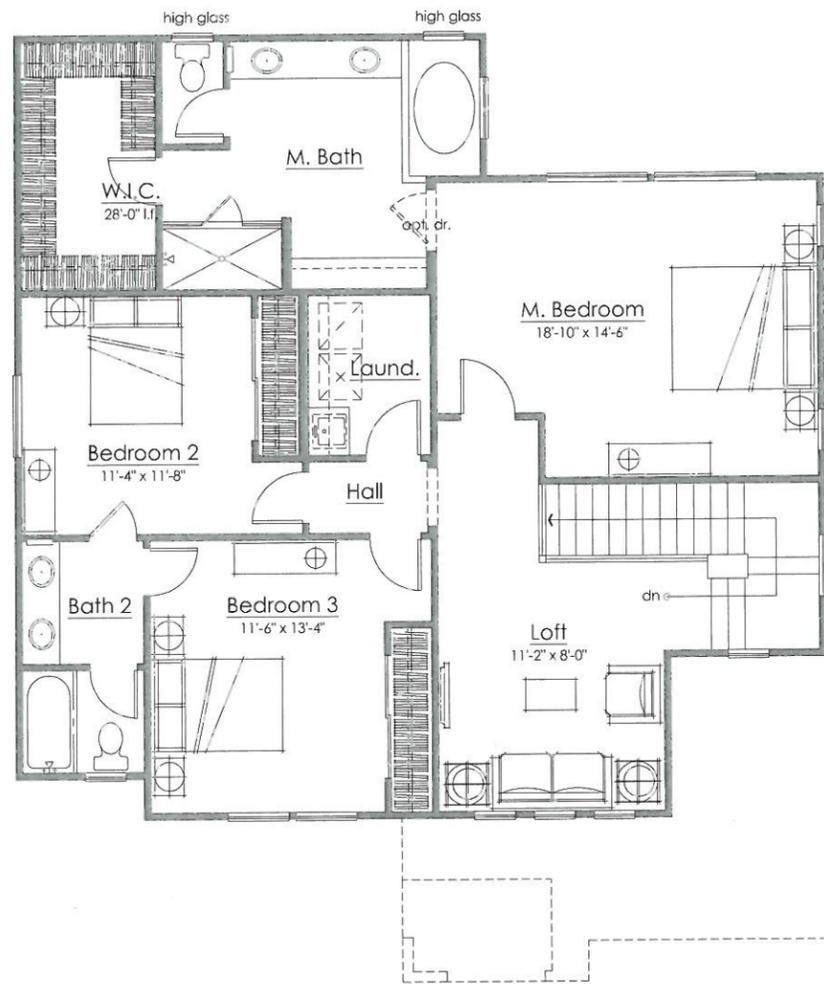


6A Right Elevation

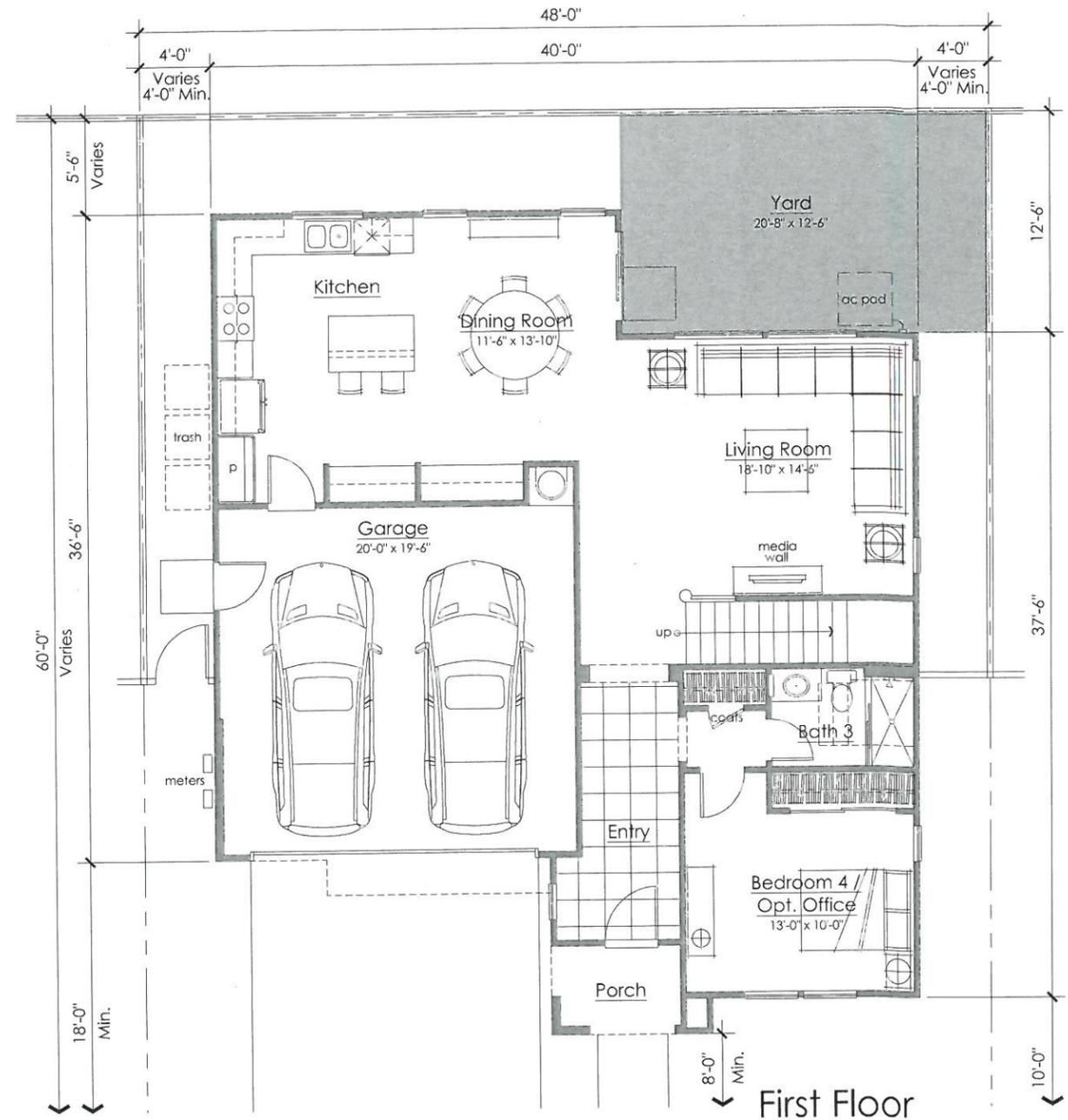
Plan 6 Exterior Elevations



A-7.2



Second Floor



Floor Plan
 4 Bedrooms
 Opt. Office
 3 Baths
 2327 s.f.

Plan 7 Floor Plan



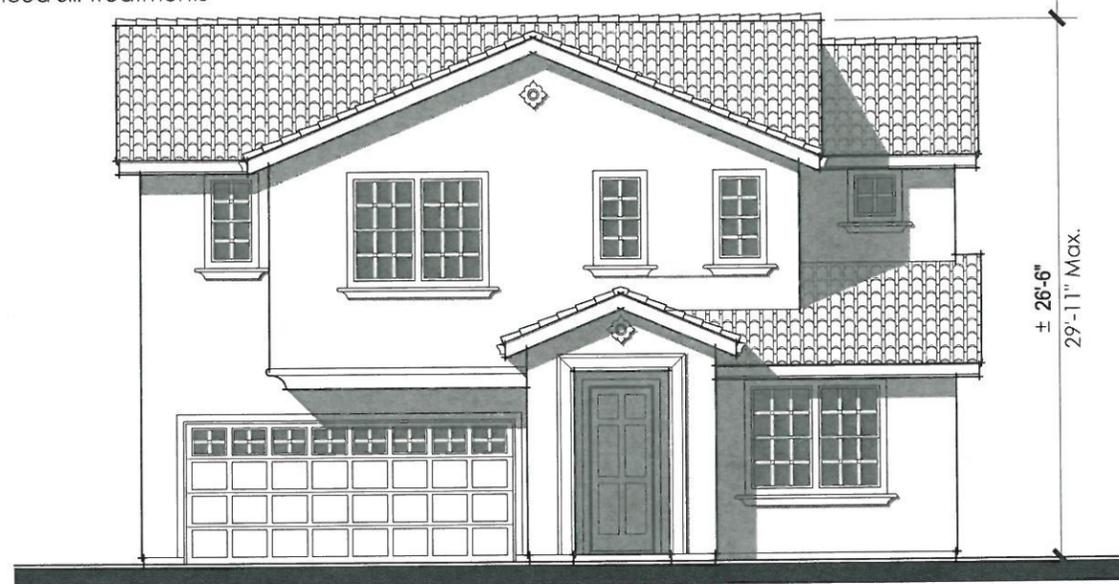
A-8.1

Plan 7A Material List:

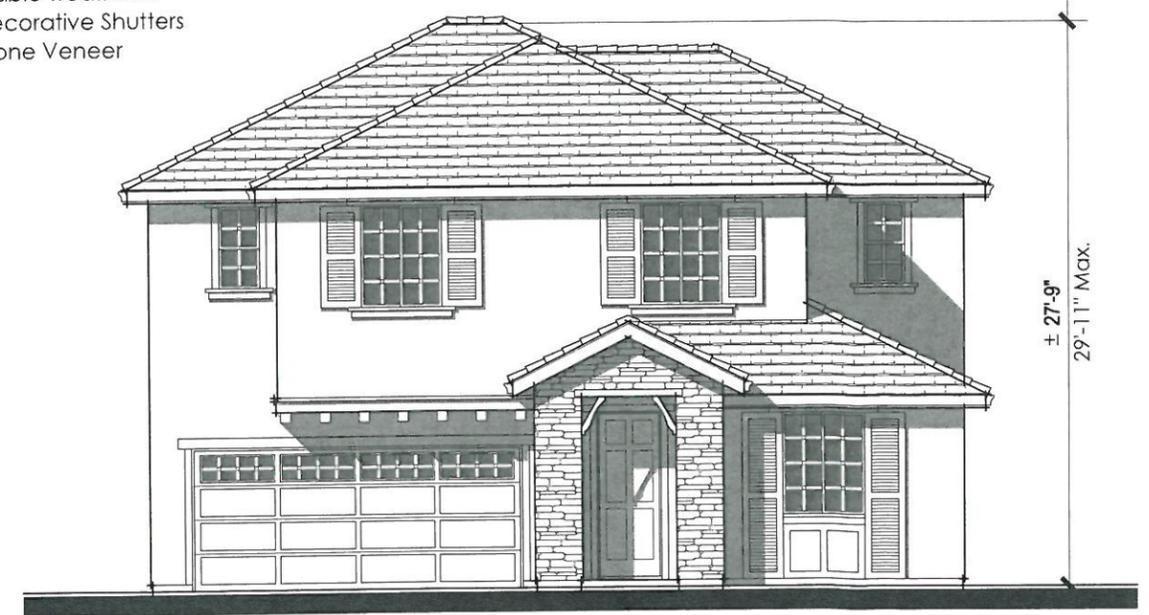
- Roof: Concrete "S" Tile
5:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Decorative Gable Treatment
Enhanced Entry Treatment
Enhanced Sill Treatments

Plan 7B Material List:

- Roof: Flat Concrete Tile
6:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Cementitious Lap Siding &
Gable Treatment
Decorative Shutters
Stone Veneer



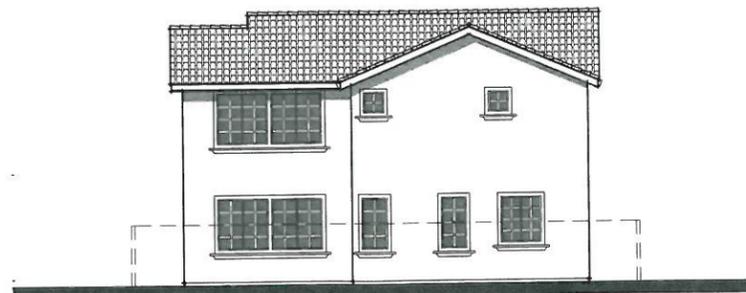
7A Front Elevation



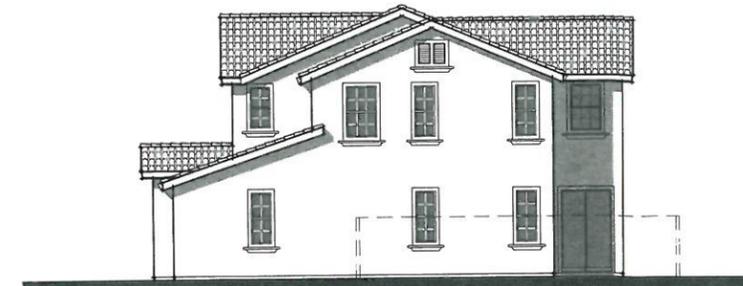
7B Front Elevation



7A Left Elevation



7A Rear Elevation



7A Right Elevation

Plan 7 Exterior Elevations



A-8.2