



CITY OF
HAYWARD
HEART OF THE BAY

PLANNING COMMISSION

JULY 24, 2014

Table of Contents

Agenda	2
Preliminary Review of Proposed Project Concept: Horizontal Mixed Use project on the former Holiday Bowl Site at Mission and Industrial as presented by Doug Rich of Valley Oak Partners	
agenda report	4
attachment I plans	7
Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Zone Change from RS/B4 (Single Family Residential/B4 Special Lot Standards Combining District) to PD (Planned Development) (Application No. PL-2013-0349) and Vesting Tentative Tract Map No. VTTM 8151 (Application No. PL-2013-0351) associated with Thirteen Detached Single Family Homes on a 1.45-Acre Parcel Located at 24582 and 24570 Eden Avenue and 24655 Mohr Drive – Che Chen and Shu Fen Liu (Applicant & Owner)	
Staff Report	16
Attachment I - Area and Zoning Map	26
Attachment II - Recommended Findings for Approval	27
Attachment III - Recommended Conditions of Approval	31
Attachment IV - Initial Study, Mitigated Neg. Dec. & Mitigation Monitoring & Reporting Prog.	57
Attachment V - Email Objecting to the Project	90
Attachment VI - Project Plans.	91



CITY OF HAYWARD
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AGENDA
HAYWARD PLANNING COMMISSION
THURSDAY, JULY 24, 2014 , 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).

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).

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 section of the agenda).

WORK SESSION:

1. Preliminary Review of Proposed Project Concept: Horizontal Mixed Use project on the former Holiday Bowl Site at Mission and Industrial as presented by Doug Rich of Valley Oak Partners

[agenda report](#)
[attachment I plans](#)



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.

PUBLIC HEARINGS: For agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

2. Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Zone Change from RS/B4 (Single Family Residential/B4 Special Lot Standards Combining District) to PD (Planned Development) (Application No. PL-2013-0349) and Vesting Tentative Tract Map No. VTTM 8151 (Application No. PL-2013-0351) associated with Thirteen Detached Single Family Homes on a 1.45-Acre Parcel Located at 24582 and 24570 Eden Avenue and 24655 Mohr Drive – Che Chen and Shu Fen Liu (Applicant & Owner)

[Staff Report](#)

[Attachment I - Area and Zoning Map](#)

[Attachment II - Recommended Findings for Approval](#)

[Attachment III - Recommended Conditions of Approval](#)

[Attachment IV - Initial Study, Mitigated Neg. Dec. & Mitigation Monitoring & Reporting Prog.](#)

[Attachment V - Email Objecting to the Project](#)

[Attachment VI - Project Plans](#)

COMMISSION REPORTS:

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

APPROVAL OF MINUTES

5. 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: July 24, 2014

TO: Planning Commission

FROM: Sara Buizer, AICP, Planning Manager

SUBJECT: Preliminary Review of Proposed Project Concept: *Horizontal Mixed Use project on the former Holiday Bowl Site at Mission and Industrial as presented by Doug Rich of Valley Oak Partners*

PURPOSE OF REVIEW

Staff and Valley Oak Partners seek early feedback from the Planning Commission on a proposed conceptual plan, particularly related to the concept of horizontal mixed use at this 4.8-acre site. The project site is identified as a catalyst site in the adopted Economic Development Strategic Plan.

This is the first in what will be several preliminary sessions on different key sites throughout the City. This work session is an opportunity for the Planning Commission, staff, and the project proponent to have an open discussion about a project concept for an important catalyst site before either the developer or the City invests tremendous resources.

While staff does not have enough specific information at this point to offer its professional opinion or recommendations on the proposed project, neither would staff bring a concept for a site forward to Planning Commission that was not viewed as a potential value to the community. However, bringing this concept review forward to the Planning Commission at this time should not be viewed as potential project having staff's recommendation at this point in the process.

CURRENT ZONING AND RELATED GUIDANCE

- *General Plan Land Use Designation:* Sustainable Mixed Use
- *Zoning District and District Purpose:* T-4; T-4 Urban General Zone consists of mixed use but primarily residential urban fabric. It includes a mix of building types: townhouses, apartment buildings, mixed use buildings and commercial buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- *Applicable Form-based Code:* South Hayward BART/Mission Boulevard Form Based Code

PROJECT/CONCEPT DESCRIPTION

The former Holiday Bowl site has been identified as a catalyst site in the Economic Development Strategic Plan due to its size and highly visible location at the intersection of Industrial Parkway and Mission Boulevard. The site has been vacant for some time and substantial development at this key intersection could spark additional development within the South Hayward BART/Mission Boulevard Form Based Code area. The concept plan is consistent with the newly adopted General Plan policies that encourage the development of vibrant, mixed-use and walkable urban neighborhoods that have a pedestrian scale and orientation. The conceptual plan, however, would require a few deviations from the form-based code, including the location of a new thoroughfare, on-site parking, and civic spaces.

The concept entails a mix of residential and retail components including retail focused at the corner of Industrial Parkway and Mission Boulevard with the balance of the site devoted to townhomes and open space areas. The conceptual plan includes pedestrian connectivity throughout the site, including enhanced pedestrian crossings, sidewalks, and a paseo/trail proposed at the southern boundary of the site. The Industrial Parkway/Mission Boulevard corner would contain a generous plaza between the two retail buildings to allow for outdoor seating, public art and visible connections to the on-site green space.

Some of the preliminary key questions for consideration of this conceptual plan include:

- Does Planning Commission like the overall concept?
- Is there a sufficient mix of retail and residential, i.e. should the retail component extend further along the Industrial Parkway and/or Mission Boulevard frontages?
- Are there any Commission concerns with the site layout?
- What does the Planning Commission like about the project, including any missed opportunities, such as better visual connection with the adjacent golf course?
- Would the Planning Commission support deviations from the applicable form-based code related to the thoroughfare plan, parking and civic space?

Other issues and opportunities relevant to the concept are:

- Thoroughfare Plan. The conceptual plan proposes to include private streets through the development that connect Industrial Parkway with Mission Boulevard, but not as envisioned on the Thoroughfare Plan in the Form Based Code. In the location of the new required thoroughfare, the conceptual plan proposes a pedestrian paseo/trail. However, such paseo/trail is shown to be six feet wide within a ten-foot wide area, and it may be appropriate for a wider paseo to provide greater separation between the townhome buildings and the property line to provide greater privacy for the residents of the units that front onto such feature.
- Parking. The conceptual plan also proposes on-site parking spaces that will serve the retail as well as provide some guest parking. This is in addition to the two parking spaces provided for each townhome unit. The form-based code allows a maximum of two parking

spaces per ownership residential unit, but does not require any guest parking nor parking for the retail. The site, however, is more than a half-mile from the South Hayward BART station and may support the guest and commercial parking spaces proposed.

- Civic Space. The conceptual plan proposes a large plaza area at the corner of Industrial Parkway and Mission Boulevard between the retail buildings. While the site is at the intersection of two important streets, the form based code does not permit this type of civic space in the T-4 zone.

- Other guiding questions:
 - There are proposed fourteen-foot wide paseos between some of the residential units – would additional width/separation between the two to three-story buildings would be appropriate;
 - Should the proposed twenty-foot width of the alleys for garage access between rows of units have greater separation to allow for easier access/circulation and landscaping;
 - Should the City encourage paseo or other pedestrian connections along the front doors of all residential units (four units do not have such feature); and.
 - Should there be additional group open space along the rear property line to provide an amenity for the project residents that takes better advantage of the visual amenities of the adjacent golf course?

July 15, 2014 City Council Discussion

The City Council held a work session on July 15 and provided feedback and guidance to both the developer and staff on the conceptual plan. The overall sentiment was positive, especially as it related to the potential for a project at this site which has been vacant since the closing of the Holiday Bowl in 2005. Some of the common themes in the feedback from the Council included a desire to see adjacent properties, especially the properties along Industrial Parkway with the existing apartment buildings, be part of any proposal for redevelopment; that the development should take better advantage of the proximity to the golf course (e.g., have units front onto that amenity); that the development should consider varied housing types for the site including one-, two- and three-story options, and that the development should be sure the plaza or civic space is truly active and useable (unlike the space at the SW corner of A Street and Mission Boulevard). Also, some of the Council members encouraged sustainable/green components, such as solar photovoltaic.

Prepared and Recommended by: Sara Buizer, Planning Manager

Approved by:



David Rizk, AICP, Development Services Director

Attachments:

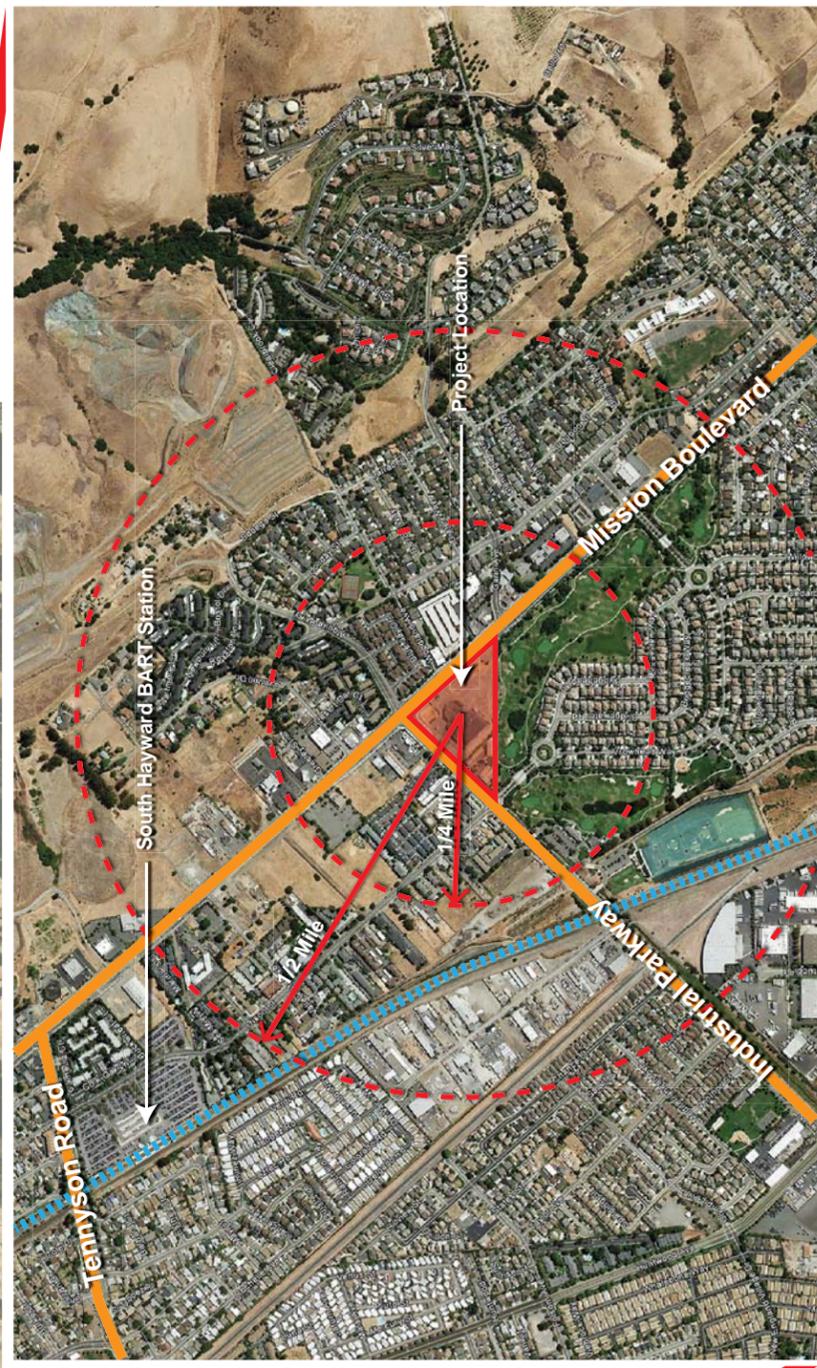
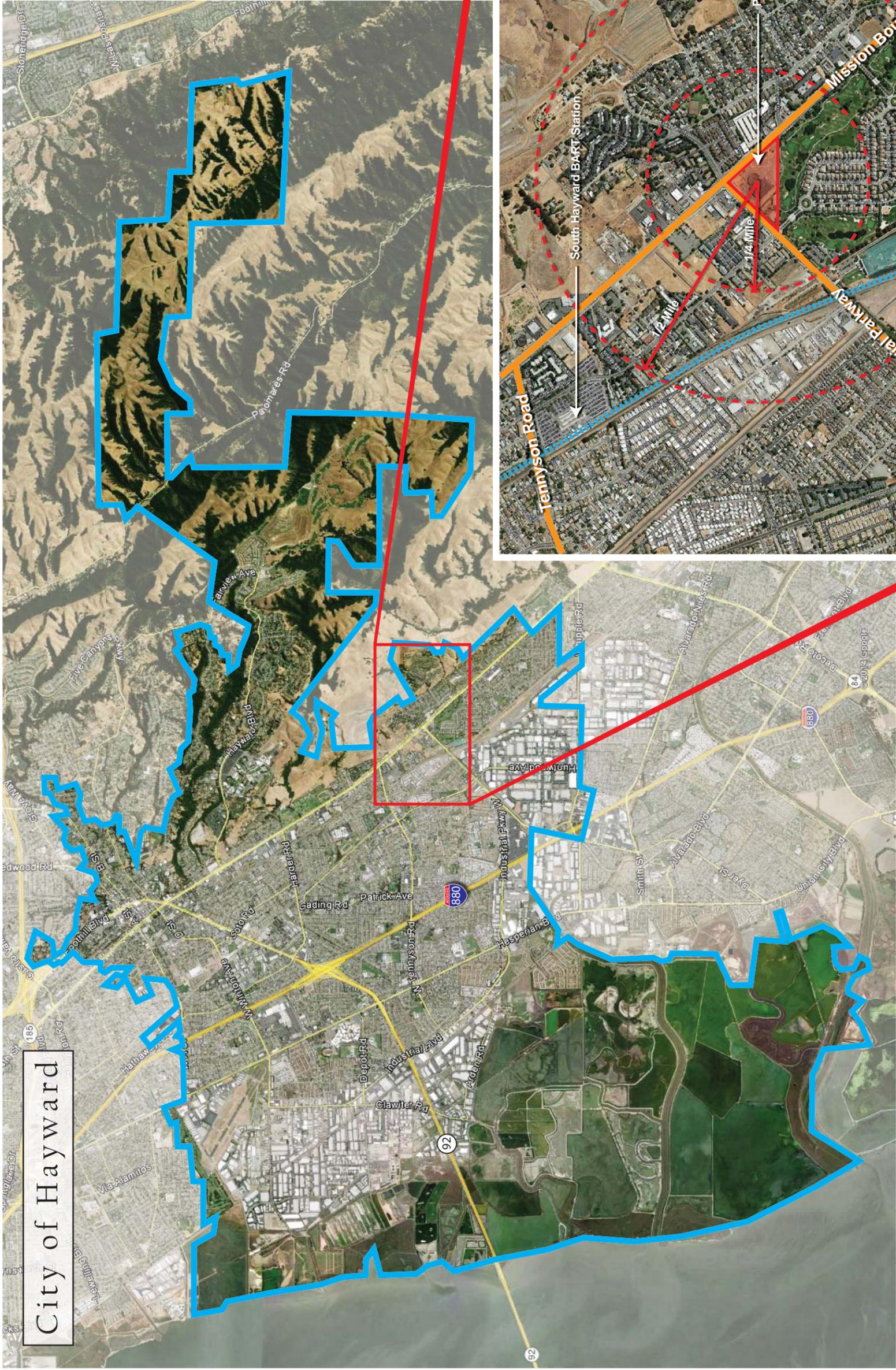
Attachment I: Conceptual Plans



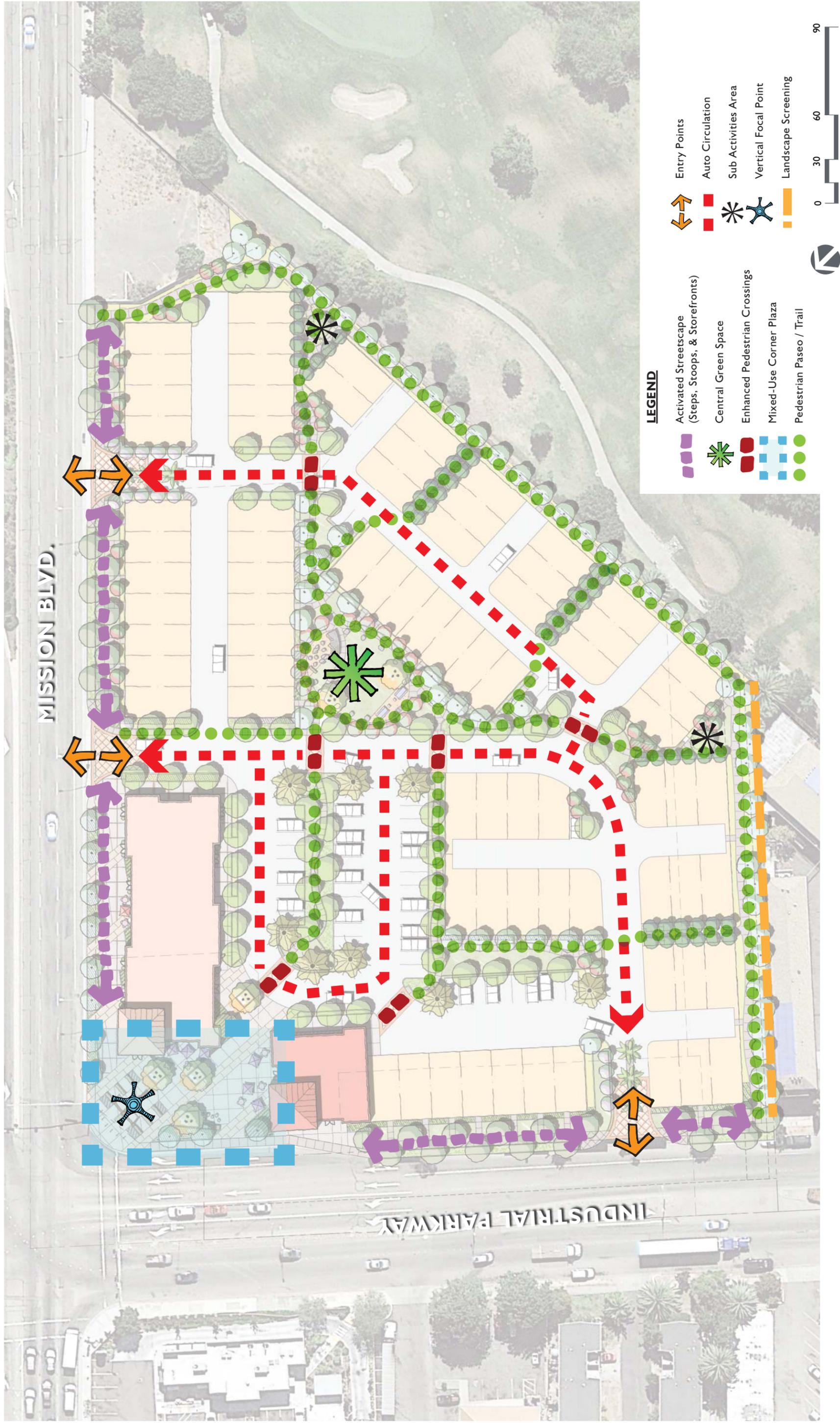
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VICINITY MAP	3
SITE OPPORTUNITIES	4
SITE PLAN	5
NEIGHBORHOOD PERSPECTIVE	6
CORNER PLAZA	7
CENTRAL GREEN	8
STREETSCAPE	9



City of Hayward









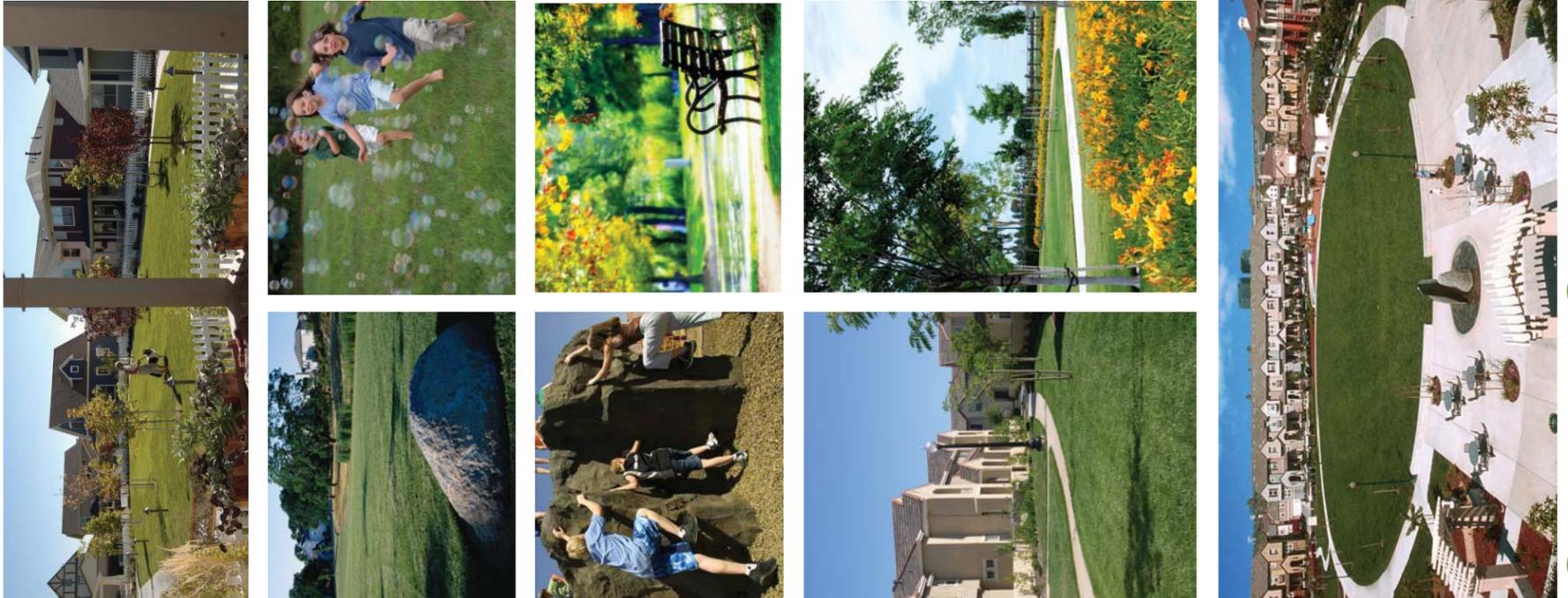
- Decorative Bollards
- Public Art / Gateway Element
- Light Columns
- Low Seat Walls
- Ground Floor Retail with 6 Units Above
- Outdoor Seating Area with Low Fence
- Specimen Trees
- Outdoor Fireplace with Seating Boulders
- Outdoor Seating Area
- Street Tree in Biofiltration Planter
- Enhanced Pedestrian Connection to Central Green
- Corner Retail



CORNER PLAZA

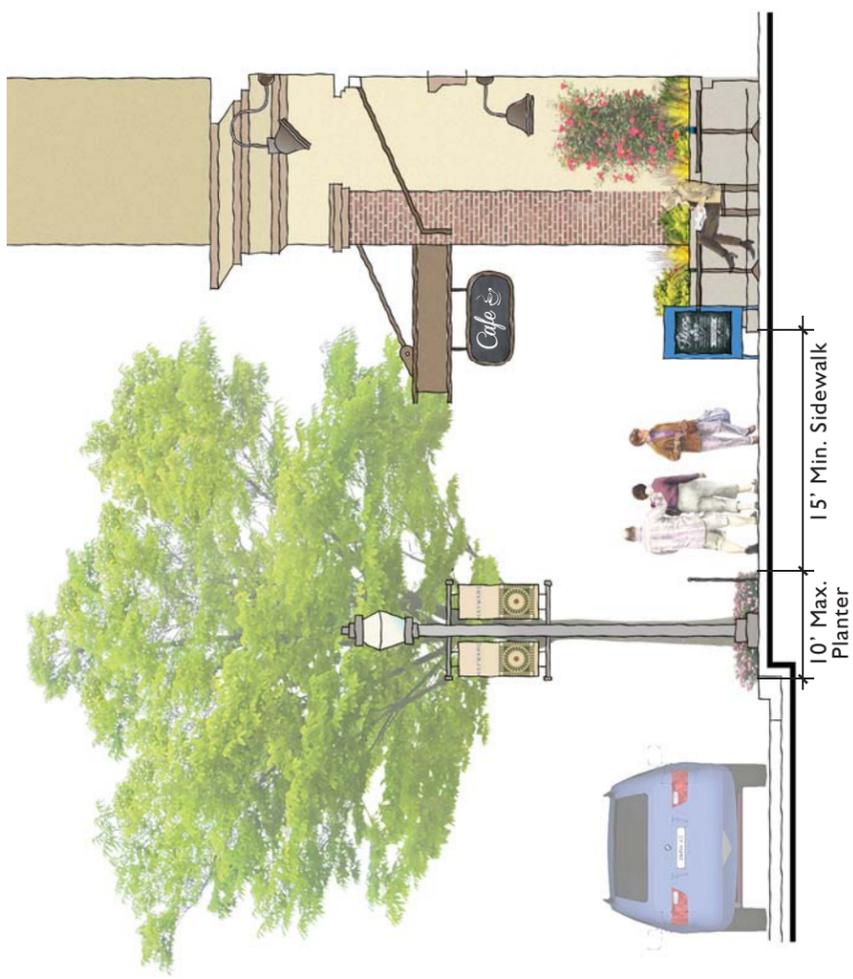


- Sidewalk
- Front Porches Face Green Space
- Concrete Seat Pad
- Climbing Boulders
- Large Canopy Shade Trees
- Trellis Structure
- Boulders in Lawn
- Open Lawn Area
- Accent Trees
- Picnic Area with Grills
- Pedestrian Crossing

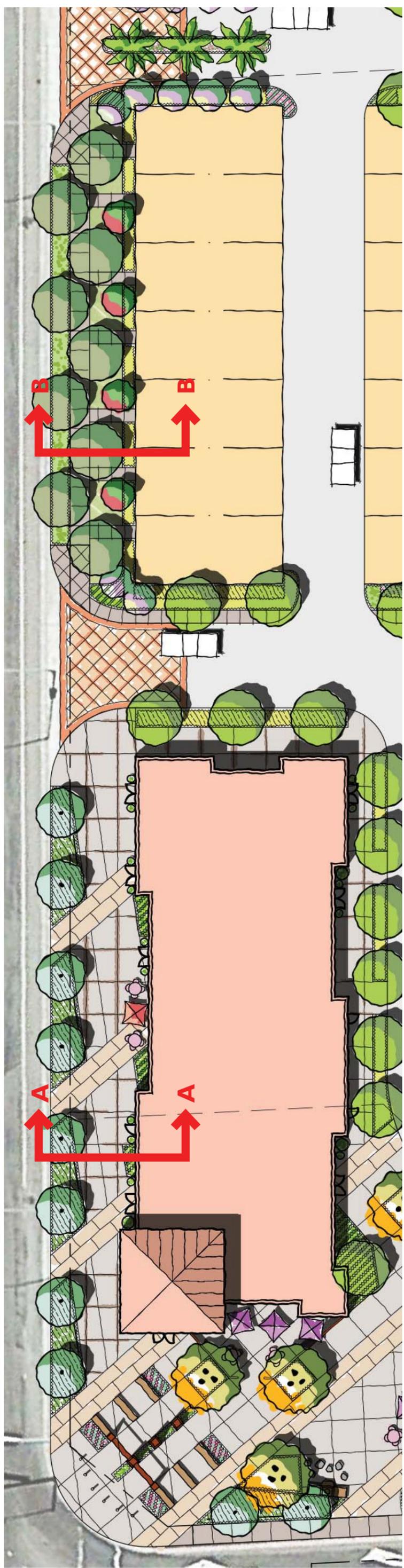




Section B-B



Section A-A





CITY OF
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DATE: July 24, 2014

TO: Planning Commission

FROM: Damon Golubics, Senior Planner

SUBJECT: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Zone Change from RS/B4 (Single Family Residential/ B4 Special Lot Standards Combining District) to PD (Planned Development) (Application No. PL-2013-0349) and Vesting Tentative Tract Map No. VTTM 8151 (Application No. PL-2013-0351) associated with Thirteen Detached Single Family Homes on a 1.45-Acre Parcel Located at 24582 and 24570 Eden Avenue and 24655 Mohr Drive – Che Chen and Shu Fen Liu (Applicant & Owner)

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval to the City Council of the proposed project, including the adoption of the attached Initial Study, Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MMRP), and approval of the Zone Change and Vesting Tentative Tract Map application's to build thirteen detached single-family homes, subject to the attached Findings and Conditions of Approval.

SUMMARY

Three different floor plans and exterior materials/colors are proposed for the thirteen two-story homes, to create a more aesthetically interesting project. Construction of a tot lot and a common outdoor patio area are proposed, and private open space for each home is contained in the rear yard area of each new lot. Attractive landscaping is planned for all front yards and along Eden Avenue and Mohr Drive. A single, private road running east-west between Mohr Drive and Eden Avenue will serve the homes.

This proposal is supported by staff because the proposed density, eleven dwelling units per net acre, is consistent with the General Plan designation of Limited Medium Density Residential (8.7-12.0 dwelling units/net acre) for this site. The project has well-designed architectural features that, with recommended conditions of approval, are reflective of the City's Design Guidelines and neighborhood character. In addition, as described in this report, the project includes eight amenities to support making the required PD rezone findings.

BACKGROUND

The project site is located within an existing single-family residential neighborhood that includes a mix of one-and two-story single-family residential homes located on both larger lots, as well as smaller lots created with more recent subdivisions. The proposed homes are comparable in size to newer existing residences in this neighborhood, specifically recent homes constructed by Standard Pacific and KB Homes. No one architectural style is dominant in this neighborhood. Chabot College is located one block east of the site while Clawiter Road is two blocks west of the site

This area and site used to be in unincorporated Alameda County, part of the Mt. Eden Phase II Annexation that was annexed into Hayward in February of 2010. The area north of West Street to the north began transforming with the annexation of most of that area in March of 2007 (Mt. Eden Phase I Annexation). Subsequent new infrastructure improvements in both annexation areas and approval and construction of the KB Home residential development and Standard Pacific residential development in the area north of West Street transformed the character of this area of Hayward, which used to contain larger one-acre single-family lots. This project will continue to build upon renewal of this part of the city following the high quality development standards established by KB Home and Standard Pacific.

DISCUSSION AND STAFF ANALYSIS

Project Description -The project requires a Zone Change from Single Family Residential/B-4 to Planned Development, because the project does not meet certain development standards of the existing zoning district (e.g., minimum lot size), as identified later in this report. Also, a Vesting Tentative Tract Map is proposed to subdivide the property in order to construct thirteen detached single-family homes and two additional lots for group open space.

The project proposes two project entries with access points on Eden Avenue and Mohr Drive. A new private street will be created for the new homes and will run between Eden and Mohr. The private street has a 38-foot right-of-way with a 30-foot travel lane width (curb to curb) for the western portion of the private street and a 25-foot right-of-way with a travel lane width of 20 feet for the eastern section of the street. The private street will be constructed to the same standards as a public street. The eastern section of the private street shall be designated as a fire lane and no parking will be allowed along the street, except in the designated parking areas. Fire lane signage shall be installed to the satisfaction of the Fire Chief and City Engineer. The proposed private street right-of-way is adequate for circulation and meets the Fire Department accessibility requirements.

All units have front-loaded two-car garages accessed via the private road entries. Each new home's front door will front the new interior private street, with the exception of lot number nine, whose front door will front Eden Avenue. A tot lot is proposed near Eden Avenue and an outdoor gathering space/patio will be created for residents adjacent to Mohr Drive.

Building Elevations and Floor Plans - As shown on page A.1 of the plan set (Attachment VI), the project proposes one floor plan of 2,387 square feet. This floor plan is reversed in some cases and one alternative floor plan for lot number nine has the front door facing Eden Avenue. All units will be two-story and will have an architectural style in keeping with existing homes in the

neighborhood. The architecture includes a variety of pitched gabled roofs with multiple roof planes, shutters accenting some windows, porch supports with architectural interest, single hung windows, and the use of three siding materials, including horizontal lap siding, board and batten, and shingles used on all four elevations. The plans include ground-floor living space, including kitchen, with second-floor bedrooms and a loft/library space. The left, right, and rear elevations, as shown in the plans, need additional enhancement to provide more offsets to break up large wall planes and add more architectural features around windows and doors (particularly along the second floor rear elevations that will be visible from adjacent properties). The City's Design Guidelines state that housing units should "avoid extensive blank walls in neighborhoods . . ." and for the need to ". . . break up building mass into components." The Guidelines also suggest creating "shadow relief and high shade and light contrast with recesses, bays, trellises or other features" and that the development be designed "to be attractive from all visible sides by providing consistent architectural detail and landscaping . . ." Incorporating these design elements would bring the architectural design level to a high quality as sought by the City's Design Guidelines. A condition of approval will ensure these Design Guideline features are incorporated into the home designs through the Precise Plan phase of the project.

The preliminary landscape plans provide an attractive blend of trees, shrubs and ground cover that are water conserving and are native to California. Final landscape plan details will be reviewed and approved during the Precise Plan phase of the project. Recommended conditions of approval require the following to be submitted, reviewed and approved by the Planning Director during the Precise Plan phase of the project: details related to the new oak tree proposed in a prominent location within the development site, additional 24-inch box size evergreen trees adjacent to lots 7, 8 and 9 creating a privacy screen, common outdoor patio area details, tot lot details and front yard landscape details.

Green Building Components – The City's Green Building Ordinance for Private Development is no longer in effect, having been superseded with the new State Green Building and Energy Codes. This also applies to the Water Efficiency Ordinance, which has been entirely superseded by current California codes, with the exception of the *Bay Friendly* standards. All projects need to comply with the 2013 series of California Building Codes. This project includes the installation of ten solar panel arrays on south facing roof areas of each new home, which is over and above what is required by current building and energy codes.

Leadership in Energy & Environmental Design (LEED), is a green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. Each new home is proposed to be LEED certified, which means each home must attain a score 40 to 49 points within scoring areas of sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, location and linkages, awareness and education, innovation in design and regional priority.

Parking - As shown in the table below, the City's parking regulations require a minimum of two covered parking spaces per unit, provided street parking is provided on either side of the street. If a lot abuts a private street that has no parking on either side of the street, then two additional open parking spaces are required per unit. All units will have two-car garages and private driveways that

can accommodate two cars within the driveways. Four homes front a portion of the private street that does not have parking on either side of the street, but six parking spaces are provided along or just off the private street. Two additional open parking spaces are required to meet minimum standards. Therefore, staff recommends that two additional open parking spaces be created on the south side of the private street in front of the tot lot and lots 10, 11, 12 and 13. A condition of approval requires these two new parking spaces be created as part of project approval.

Table 1: Parking Summary

Home Type	Number of Lots:	Minimum Number of Parking Spaces Required	Meets minimum requirements?
Single family homes <i>with</i> street parking	9	2 covered per dwelling unit	Yes
Single family homes <i>without</i> street parking	4	2 covered per dwelling unit plus 2 open not blocking access to required covered parking	The project is short 2 open parking spaces. (recommended conditions of approval require 2 more spaces)

Open Space - As shown in the table below, the project provides over double the minimum open space required. The rear yards of the units range in size from 460 to 1,053 square feet in size. The two common/group open space areas provide just over the minimum amount required.

Table 2: Open Space Summary

Open Space Type	Minimum Amount Required	Amount Provided	Meets Requirement?
Private Open Space	Total minus group open space (350-100 sq. ft.) per unit Total: 3,250 sq. ft.	Lots 1-9: 460 sq. ft. each; Lots 10-13: 828 sq. ft. each; Lot 13: 1,053sq. ft. Total: 8,505 sq. ft.	Yes
Group Open Space	100 sq. ft. of usable open space per dwelling unit Total: 1,300 sq. ft.	Tot lot: 742 sq. ft. Common patio: 622 sq. ft. Total: 1,364 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit Total: 4,550 sq. ft.	9,869 sq. ft.	Yes

Parkland Dedication – Because the project entails less than 50 units, the City can only require payment of park in-lieu fees (versus dedication of parkland) to meet parkland obligations. Based on 13 units, a total of \$155,389 in in-lieu fees is required.

Community Facilities District- As a standard condition of approval and related to adopted City Council policy, the City requires developers to pay the cost of providing public safety services to the proposed project through the formation of, or annexation to a Community Facilities District (CFD), should the project generate the need for additional public safety services. This will require the project developer to post an initial deposit of \$20,000 with the City prior to, or concurrently with, the submittal of the final subdivision map and improvement plans, to offset the City’s cost of analyzing the project’s need for additional public safety services. If the analysis determines that the project creates a need for additional public safety services warranting the formation of, or annexation to, a Community Facilities District, the project developer is required to pay all costs of

formation of, or annexation to, the district, which costs may be paid from the developer's deposit to the extent that funds remain after payment of the City's costs of analysis as described above.

Inclusionary Housing Ordinance- The City's Inclusionary Housing Ordinance applies to projects of 20 or more "for sale" dwelling units. Since the project is below that threshold, compliance with the ordinance is not required.

Zone Change/Preliminary Development Plan – 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 existing zoning development standards.

The development proposes smaller lots than the minimum size of 4,000 square feet required under existing zoning standards. Eight of the proposed lot sizes are 2,898 square feet and the largest lot is 4,155 square feet with an average lot size of 3,486 square feet. However, as stated previously, the overall proposed density is consistent with the existing Limited Medium Density Residential General Plan designation.

There are other code requirements not met as part of this request, such as minimum lot width and lot coverage, front and rear setbacks, driveway length and private street design criteria. To offset such deviations, the applicant is proposing project amenities in order for the findings to be made for project approval (see discussion below under Planned Development District Finding No. 4).

Planned Development District Findings - In order for a Planned Development District to be approved, the City Council must make the following findings, as recommended by the Planning Commission and staff:

(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 detached two-story single-family homes proposed on this site are denser than the older existing neighborhood, but still fit within the overall development pattern of the immediate area as a whole, especially the recent developments by KB Homes and Standard Pacific. The exteriors of the homes are consistent with the design of the surrounding homes along Mohr Drive and Eden Lane, specifically the use of board and batten siding, horizontal wood siding and shingles. Additional architectural features on some of the more visible elevations, to be included in the Precise Plan submittal as conditioned, allows this finding to be made.

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

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.

In addition, the project is required to underground any overhead utilities in front of the project site.

- (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 that integrates density, livability and renewable energy sources (solar energy systems). The site design maintains the continuity of the existing neighborhood character by providing front porches and entry doors for the detached single-family homes that are oriented toward the new private street, providing eyes on the street to encourage community interaction. Useable open space and pedestrian connectivity is provided, allowing for better circulation and access to surrounding amenities such as Chabot College and public transit. As conditioned, additional features will be required on rear elevations of homes and along the right side elevations of the two homes abutting public streets, to present a more attractive development to the neighborhood. Additional landscape screening, as conditioned, will further integrate the project in an acceptable manner into the neighborhood.

- (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 Limited Medium Density Residential General Plan designation density. The applicant is seeking a Planned Development zoning designation to provide flexibility in the site layout of the units, and to offset certain development standards, such as reduced lot sizes and widths, setbacks, and lot coverage. To offset these deviations from development standards, the following shall be required and shown/indicated on the Precise Plan:

- Obtain at least LEED certification for all thirteen new homes.
- Plant a new oak tree (72-inch box minimum size) in a prominent location within the development site as approved by the City's Landscape Architect.
- Plant three new (additional) evergreen trees (24-inch box minimum) adjacent to lots 7, 8 and 9 to screen the development from adjacent residences.
- Photovoltaic solar systems shall be installed on all new homes.
- Provide open space and subdivision entry signage at one of the entries to the project site.
- Electric vehicle charging station in the garage of each new home.
- All proposed driveways shall consist of interlocking pavers versus colored concrete paving, creating an environmentally friendly pervious surface. Private road entry points to the subdivision shall also employ interlocking pavers. Details related to these amenities shall be reviewed and approved during the Precise Plan phase of the project.

- Installation of decorative LED lighting along the private street and along the edges of the project site on Eden Avenue and Mohr Drive.
- The applicant shall provide public art with a total value of at least \$50,000 at one or both entry points to the new subdivision, to be reviewed and approved by the Planning Director during the Precise Plan phase of the project.

Vesting Tentative Tract Map 8151- The proposed subdivision creates sixteen parcels for thirteen detached single-family lots and three common lots (for a private street, tot lot, and a common outdoor patio area, containing common landscaping areas, including cleanwater treatment facilities). A homeowners' association (HOA) is required to be formed, which will own and maintain the three common parcels. 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 June 18, 2014.

Frontage improvements such as a Portland Cement Concrete curb, gutter and sidewalk will be installed along Eden Avenue and Mohr Drive. A new curb, gutter and sidewalk will be constructed within the development site, except for along the southeast part of the site where just a new curb and gutter will be constructed.

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 Eden Avenue and/or Mohr Drive. On-site storm drainage will be connected to an existing system in Eden Avenue. 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 HOA. Any overhead utility lines, as well as any new utility lines, will be required to be placed underground as part of the site improvements.

The formation of a HOA and the creation of Conditions, Covenants, and Restrictions (CC&R's) will be required so that the HOA will be responsible for maintaining all private streets, private street lights, private utilities, and other privately owned common areas and facilities on the site, including, but not limited to, cleanwater treatment facilities, landscaping, preservation and replacement of trees, as well as decorative paving. For any necessary repairs performed 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 HOA established to maintain the common areas within the association boundary. The common area landscaping includes all areas except the private yards. The CC&R's will also contain a standard condition that if the HOA 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 recommend approval of the project to City Council, based on the following findings. Staff's responses to the finding are below:

- (1) The approval of Vesting Tentative Map Tract 8151, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.
- (2) The vesting tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, and the General Plan
- (3) Naturally occurring arsenic found on the project site will be encapsulated with clean fill material brought to the site and dust control measures will be in place to ensure dust control at the site will be kept at acceptable levels. With these measures in place, 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

Staff has prepared an Initial Study, Mitigated Negative Declaration and a Mitigation Monitoring and Report Program for the project (Attachment IV), which indicates there will be no significant environmental impacts resulting from the project, provided mitigation measures are incorporated into the project.

Mitigation measures include the preparation of pre-construction nesting bird surveys conducted prior to any vegetation removal or construction related activities, implementation of tree preservation measures outlined in the applicant's arborist report, preparation of a design level geotechnical report prior to issuance of a building permit for the project, implementation of recommendations contained in the applicant's soil investigation report and all efforts to control naturally occurring arsenic found within the soil on the project site.

In order to control and contain naturally occurring arsenic found on the project site, clean fill material will be brought in to encapsulate the site and dust control measures are required to be in place to

ensure dust control at the site is kept at an acceptable level. The applicant will submit a plan, prepared by a California Registered Professional Geologist, that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the grading and construction phase of the project. These measures shall be submitted for staff review and approval prior to issuance of a building permit for the project.

The environmental document was made available for public review from June 16 through July 7, 2014. No comments were received.

PUBLIC CONTACT

When the application was first received, notice was sent to all property owners within a 300-foot radius of the project site, indicating the City had received development applications for this site and informing of a preliminary meeting that would be held to provide the public an opportunity to review and comment on the project. This meeting was held on October 3, 2013. Five neighborhood residents attended this meeting and generally expressed support for the proposed project. They liked the design of the homes and were pleased that the proposal included two-story single-family homes, versus three-story townhomes. Two residents on an adjacent lot were concerned that their privacy would be impacted by the location of new two-story homes (on lots 7, 8 & 9) with residents looking into their backyard. The applicant indicated that additional trees will be planted along the property line to ensure privacy is maintained. Trees shall be an evergreen species.

Based upon the initial project notification to area residents, staff received an e-mail from a resident residing near the project site on Mohr Drive objecting to the project based upon traffic concerns; specifically, additional vehicle trips and safety concerns (Attachment V). The applicant commissioned the consulting firm of Kittelson & Associates, Inc. to prepare a traffic impact analysis of the project. In its report dated March 24, 2014, Kittelson concluded that “based on the results of the transportation impact analysis, the proposed development can be developed while maintaining acceptable levels of service and safety on the surrounding transportation system.” The analysis also mentions that there is adequate on-site parking provided and that “all of the study intersections are forecast (to) operate acceptably during the a.m. and p.m. peak hours with the proposed development, based on the City of Hayward’s mobility standards.” The Kittelson study also mentions that “the proposed street connections to Eden Avenue and Mohr Drive comply with the City’s circulation and access standards” and “all approaches at each of the study intersections are projected to have adequate storage and should not experience queue spill-backs into adjacent intersections or beyond available storage.” Based on the transportation analysis of this project, the City’s Senior Transportation Engineer concurs with the conclusions of Kittelson’s report.

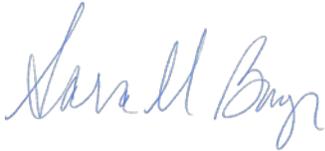
One hundred and eight copies of a notice of this public hearing was sent to all property owners and residents within a 300-foot radius of the project site on June 13 and was published in *The Daily Review* newspaper on June 14. No comments were received at the time this staff report was completed.

NEXT STEPS

Following the Planning Commission hearing, and assuming the Commission recommends approval of the project, the City Council will hear the item along with the Planning Commission's recommendation and render a decision on the proposed project. Should the Council approve the project, the applicant will work with staff toward complying with the conditions of approval to allow approval of a Precise Development Plan, approval of a Final Map and ultimately allow for construction of the project.

Prepared by: Damon Golubics, Senior Planner

Reviewed by:



Sara Buizer, AICP
Planning Manager

Approved by:



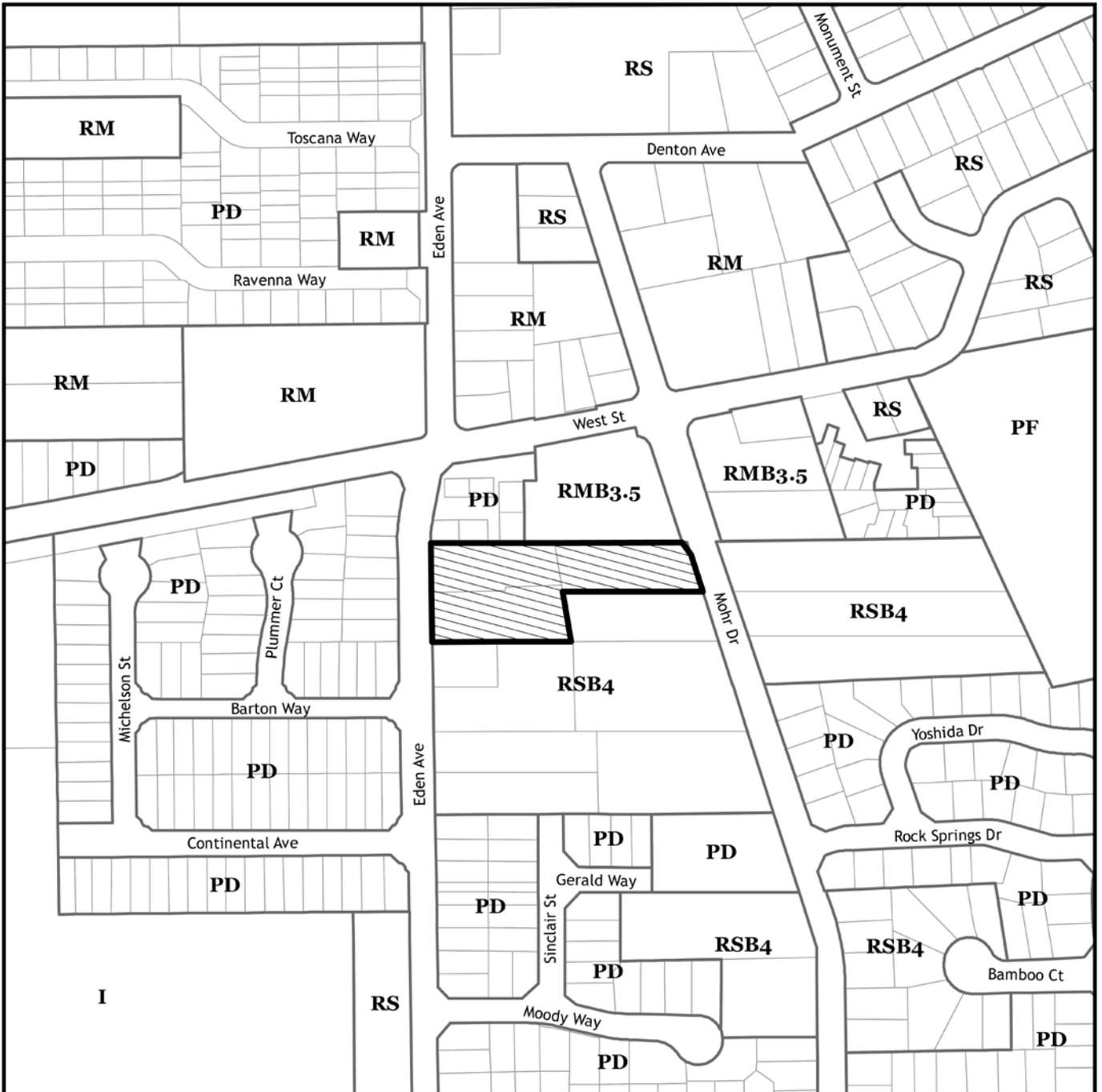
David Rizk, AICP
Development Services Director

Attachments:

- | | |
|----------------|---|
| Attachment I | Area and Zoning Map |
| Attachment II | Recommended Findings for Approval |
| Attachment III | Recommended Conditions of Approval |
| Attachment IV | Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program |
| Attachment V | E-mail Objecting to the Project |
| Attachment VI | Project Plans |



Area & Zoning Map



PL-2013-0349 SPR & -0350 ZC & -0351 TTM

Address:
24570 & 24582 Eden Avenue, 24655 Mohr Drive

Applicant:
Che Chen & Shu Fen Liu

Owner:
Che Chen & Shu Fen Liu

Zoning Classifications

RESIDENTIAL

- RM Medium Density Residential, min lot size 2500 sqft
- RMB3.5 Medium Density Residential, min lot size 3500 sqft
- RS Single Family Residential, min lot size 5000 sqft
- RSB4 Single Family Residential, min lot size 4000 sqft

INDUSTRIAL

- I Industrial

OTHER

- PD Planned Development
- PF Public Facilities

FINDINGS FOR APPROVAL

Zone Change Application No. PL-2012-0084, and Vesting Tentative Tract Map Application No. PL-2013-0085

Findings for Approval – California Environmental Quality Act:

1. Pursuant to CEQA Guidelines Section 15220, an Initial Study (“IS”) was prepared for this project with the finding that a Mitigated Negative Declaration (“MND”) was appropriate because all potentially significant impacts could be reduced to a level of insignificance.
2. That the proposed MND was prepared by the City of Hayward as the Lead Agency and was circulated with a twenty (20) day public review period, beginning on June 16, 2014 and ending on July 7, 2014.
3. That the proposed MND was independently reviewed, considered and analyzed by the Planning Commission and reflects the independent judgment of the Planning Commission; that such independent judgment is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole); that the Planning Commission adopts the proposed MND and its findings and conclusions as its source of environmental information; and that the proposed MND is legally adequate and was completed in compliance with CEQA.
4. That the proposed MND identified all potential significant adverse impacts and feasible mitigation measures that would reduce these impacts to less-than-significant levels, and that all of the applicable mitigation measures identified in the MND and Mitigation Monitoring and Reporting Program will be adopted and implemented. Based on the MND and the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
5. That the project complies with CEQA, and that the proposed MND was presented to the Planning Commission, which reviewed and considered the information contained therein prior approving the project. The custodian of the record of proceedings upon which this decision is based in the Development Services Department of the City of Hayward located at 777 B Street, Hayward, CA 94544.
6. The monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program, which is adopted as conditions of approval for the project. Adoption of this program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the efforts of the project sponsor, City of Hayward or other identified public agencies of responsibility

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 detached two-story single-family homes proposed on this site are denser than the older existing neighborhood, but still fit within the overall development pattern of the immediate area as a whole, especially the recent developments by KB Homes and Standard Pacific. The exteriors of the homes are consistent with the design of the surrounding homes along Mohr Drive and Eden Lane, specifically the use of board and batten siding, horizontal wood siding and shingles. Additional architectural features on some of the more visible elevations, to be included in the Precise Plan submittal as conditioned, allows this finding to be made.

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

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. In addition, the project is required to underground any overhead utilities in front of the project site.

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 that integrates density, livability and renewable energy sources (solar energy system). The site design maintains the continuity of the existing neighborhood character by providing front porches and entry doors for the detached single-family homes that are oriented toward the new private street, providing eyes on the street to encourage community interaction. Useable open space and pedestrian connectivity is provided, allowing for better circulation and access to surrounding amenities such as Chabot College and public transit. As conditioned, additional features will be required on rear elevations of homes and along the right side elevations of the two homes abutting public streets, to present a more attractive development to the neighborhood. Additional landscape screening, as conditioned, will further integrate the project in an acceptable manner into the neighborhood.

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 Limited Medium Density Residential General Plan designation density. The applicant is seeking a Planned Development zoning designation to provide flexibility in the site layout of the units, and to offset certain development standards, such as reduced lot sizes and widths, setbacks, and lot coverage. To offset these deviations from development standards, the following shall be required and shown/indicated on the Precise Plan:

- Obtain at least LEED certification for all thirteen new homes.
- Plant a new oak tree (72-inch box minimum size) in a prominent location within the development site as approved by the City's Landscape Architect.
- Plant three new (additional) evergreen trees (24-inch box minimum) adjacent to lots 7, 8 and 9 to screen the development from adjacent residences.
- Photovoltaic solar systems shall be installed on all new homes.
- Provide open space and subdivision entry signage at one of the entries to the project site.
- Electric vehicle charging station in the garage of each new home.
- All proposed driveways shall consist of interlocking pavers versus colored concrete paving, creating an environmentally friendly pervious surface. Private road entry points to the subdivision shall also employ interlocking pavers. Details related to these amenities shall be reviewed and approved during the Precise Plan phase of the project.
- Installation of decorative LED lighting along the private street and along the edges of the project site on Eden Avenue and Mohr Drive. Final illumination levels of this lighting shall be reviewed and approved during the Precise Plan phase of the project.
- The applicant shall provide public art with a total value of at least \$50,000 at one or both entry points to the new subdivision, to be reviewed and approved by the Planning Director during the Precise Plan phase of the project.

Findings for Approval - Vesting Tentative Tract Map:

1. The approval of Vesting Tentative Map Tract 8151, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.
2. The vesting tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, and the General Plan.
3. Naturally occurring arsenic found on the project site will be encapsulated with clean fill material brought to the site and dust control measures will be in place to ensure dust control at the site will be kept at acceptable levels. With these measures in place, 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

Che Chen & Shu Fen Liu/ (Applicant and Subdivider)

**Zone Change Application No. PL-2013-0349 and
Vesting Tentative Tract Map Application No. PL-2013-0351**

Zone Change from Single Family Residential/B4 Combining District (RS/B4) to Planned Development (PD) and Vesting Tentative Tract Map to construct a Planned Development consisting of Thirteen Single-Family Residential Homes, one Private Street, and two Common Areas on approximately 1.45-acre site located within in the Mt. Eden Neighborhood Plan Area

General

1. In accordance with Zoning Ordinance §10-1.2500, subject to all conditions listed below, the approval is for the Zone Change and Vesting Tentative Tract Map Project as shown in the City's Project files as:

Exhibit A –Planned Development and Vesting Tentative Tract Map 8151 submitted by Che Chen & Shu Fen Liu, dated April 14, 2014, Sheets G.0, TM.1, TM.2, TM.3, TM.4, C.1, L.1, L.2, L.3, L.4, L.5, A.1, A.2, A.3, A.4, A.5, and A.6.
2. The Zone Change approval shall coincide with the approval period for the Vesting Tentative Tract Map, whichever is later, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the project approval.
3. This approval is subject to the Mitigation Monitoring and Reporting Program included in the City's Project files as Exhibit B.
4. The developer/subdivider 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.

PRECISE PLAN SUBMITTAL

5. The Precise Plan shall be in substantial conformance with the approved Preliminary Plan and shall be submitted in conjunction with tract improvement plans and final map. All final exterior design details associated with each new home shall be submitted with the Precise Plan application for the project. All exterior home details shall be reviewed and approved prior to issuance of a building permit for the project.
6. Final exterior elevations of the left, right, and rear elevations of each new home shall have additional enhancement designed into each elevation to provide more offsets (of at least 30 inches pursuant to the City's Design Guidelines) to break up large wall planes. The City's Design Guidelines state that housing units should "avoid extensive blank walls in neighborhoods . . ." and for the need to ". . . break up building mass into components." The

Guidelines also suggest the creating “shadow relief and high shade and light contrast with recesses, bays, trellises or other features” and that the development be designed “to be attractive from all visible sides by providing consistent architectural detail and landscaping . . .” Final plans shall also add more architectural features around windows and doors (particularly along the rear elevations that will be visible from adjacent properties). Small roof elements shall be designed in to elevations with doors exiting into any side, street side or rear yard areas. All redesigned elevations shall be reviewed and approved by the Planning Director during the Precise Plan phase of the project and comply with all applicable City Design Guidelines.

7. The applicant shall provide a plan for working with property owners located adjacent to lots 7, 8 and 9 on evergreen tree placement. Trees shall be a minimum of 24-inch box in size. The Planning Director and City Landscape Architect shall review and approve the final location of these new trees.
8. The project approval includes the following project amenities to support the finding required to be made that “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.” These amenities include:
 - a) Obtain at least LEED certification for all thirteen new homes.
 - b) Plant a new oak tree (72-inch box minimum size) in a prominent location within the development site.
 - c) Plant three new (additional) evergreen trees (24-inch box minimum) adjacent to lots 7, 8 and 9 to screen the development from adjacent residences.
 - d) Photovoltaic solar system installed on all new homes.
 - e) Open space and subdivision entry signage at one of the entries to the project site.
 - f) Electric vehicle charging station in the garage of each new home.
 - g) All proposed driveways shall consist of interlocking pavers versus colored concrete paving creating and environmentally friendly pervious surface. Private road entry points to the subdivision shall also employ interlocking pavers. Details related to these amenities shall be reviewed and approved during the Precise Plan phase of the project.
 - h) Installation of decorative LED lighting along the private street and along the edges of the project site on Eden Avenue and Mohr Drive. Final illumination levels of this lighting shall be reviewed and approved during the Precise Plan phase of the project.
 - i) The applicant shall provide public art with a total value of at least \$50,000 at one or both entry points to the new subdivision to be reviewed and approved by the Planning Director during the Precise Plan phase of the project.

The applicant shall submit revised project plans for review and approval by the Planning Director that clearly shows the details of each project amenity. Such project amenity details shall be included in the Precise Plan submittal for final approval.

9. The Precise Plan shall 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.
10. The tot lot and common outdoor patio area, located on the development site, shall be maintained and operated by the Homeowners' Association.
11. 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 the tot lot and common outdoor patio area shall be included and approved by the Planning Director and City Landscape Architect.
 - d) The Precise Plan shall show fencing and fencing details.
 - e) The pavement at the private street entries shall be enhanced by the use of decorative pavement materials, specifically interlocking pavers. The location, design and materials shall be approved by the Planning Director prior to approval of the Precise Plan for the project. Plans shall also show the addition of two additional private parking spaces on the south side of the full width section of private street.
 - f) A final 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 along the private street. 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.
 - g) The final lighting plan shall also details of new decorative LED lighting along the private street and along the edges of the project site on Eden Avenue and Mohr Drive. Final illumination levels of this lighting shall be reviewed and approved during the Precise Plan phase of the project to ensure such lighting shall be in accordance with the candlelight standards contained in Hayward's Security Standards Ordinance (No. 90-26 C.S.).
 - h) 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.

- i) All private street and guest parking spaces are to meet minimum City of Hayward on-street and off-street parking standards.
- j) An area within each garage for individual garbage, organic waste 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, organics and recycling containers but shall be shown.
- k) A final 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.
- l) 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.
- m) 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.
- n) Any new identification signs per public road entrance shall conform to Section 10-7.403(b)(2) of the Sign Ordinance regulations, with the locations to be approved by the Planning Director. Final sign design, colors, and materials shall reflect the architectural style of the project and shall be approved by the Planning Director.
- o) Large expanses of blank wall are not allowed. Articulate such expanses to avoid bulkiness.
- p) All decorative window treatments shall be extended to all elevations.
- q) All rear and side entries visible from the street shall be protected by roofs with rooflines to match the pitch of the roof.
- r) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance with the exception of the required driveway length. All two car garages shall have the interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on the floor plans. No doors, stairs, landings, laundry facilities, trash/recycle containers, water heaters, or HVAC shall project within the required interior parking areas.
- s) Before the 3rd Certificate of Occupancy is issued, the tot lot and common outdoor patio area shall be commenced, and before the 5th Certificate of Occupancy is issued, the construction of these improvements shall be completed.
- t) The Precise Plan submittal shall show two new open parking spaces located on the south side of the private street in front of the tot lot and lots 10, 11, 12 and 13. These parking space details shall be reviewed and approved by the Planning Director prior to approval of the Improvement Plans and Precise Plan for the project. All final exterior building finishes, paint colors and other architectural details shall be reviewed and

approved by the Planning Division in accordance with the City of Hayward's Design Guidelines prior to issuance of a building permit for the project.

12. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Planning Director or his/her designee, prior to implementation.
13. The front door for lot number nine facing Eden Avenue shall be changed on construction drawing to face the private street.
14. Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project.
15. The project shall comply with the 2013 California Energy Code Section 110.10 for Solar Ready Homes, involving coordination between the project architect and energy consultant regarding the design and orientation of roof surfaces.

Planning Division

16. **Mitigation Measure 1:** Pre-construction nesting bird surveys shall be completed prior to vegetation removal or any construction related activity occur during the breeding season (February through August) in order to avoid impacts to nesting birds. Surveys shall be completed by qualified biologists no more than 14 days before initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to initiation of construction activities during the late part of the breeding season (May through August). If nests are observed, the biologist in consultation with California Department of Fish and Wildlife, will determine an adequate buffer zone and other minimization measures to ensure that nests will not be disturbed during project construction. Avoidance buffers and minimization shall be utilized until the qualified biologist determines that the nest is no longer being utilized. Results of the survey shall be submitted to the City of Hayward Planning Division.
17. **Mitigation Measure 2:** The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:
 - All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.
 - Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
 - Drainage will not be allowed to pond around the base of any tree.
 - A Certified Arborist shall be retained to perform any necessary pruning of trees during

construction activity.

- Roots exposed, as a result of construction activities shall be covered with wet burlap top avoid desiccation, and should be buried as soon as practicable.
 - Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline.
 - Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage.
 - Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.
 - All sub-contractors shall be provided a copy of the Tree Protection Plan.
18. **Mitigation Measure 3:** Prior to issuance of a Building Permit for the project, 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.
19. **Mitigation Measure 4:** According to the GEI soil investigation report dated July 5, 2013, moderate to highly expansive clay soils were observed at a soil depth of 4 to 12 feet on the project site. The assessment recommends specific criteria be followed for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage be observed, controlled and approved by the project Geotechnical Engineer. Implementation of the recommendations in the soil investigation report will mitigate the impacts of the expansive soils to a less than significant level.
20. **Mitigation Measure 5:** In order to control and contain naturally occurring arsenic found on the project site, clean fill material shall be brought in to encapsulate the site and dust control measures shall be in place to ensure dust control at the site kept at acceptable level. The applicant shall submit a plan prepared by a California Registered Professional Geologist that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the construction phase of the project. Plans shall be submitted prior to issuance of a building permit for the project.

PRIOR TO SUBMITTAL OF SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP

21. In conjunction with the Precise Plan, the applicant/developer shall submit subdivision improvement plans and a 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.
22. 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.

23. Unless indicated otherwise, the design for development shall comply with the following:
- a) All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
 - b) All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments, including Green Building standards.
 - c) 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 Codes and amendments.
24. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape unless otherwise indicated herein.

Subdivision Improvement Plans

25. Subdivision Improvement Plans shall be approved in concurrence with the Precise Development Plan. Submit the following proposed improvement plans with supporting documents, reports and studies:
- a) A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite measures sufficient to reduce the peak runoff to a level that will not cause any impact to capacity of downstream facility. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.
 - b) An Encroachment Permit shall be obtained from the ACFC&WCD prior to commencement of any work within District right-of-way and for the construction, modification or connection to District-maintained facilities.
 - c) A detailed Stormwater Treatment Plan and supporting documents, following City ordinances and conforming to Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.

Final Tract Map

26. Prior to recordation, a proposed Final Tract Map shall be submitted for review by the City. The Final Tract Map shall be presented to the City Council for review and action. The City Council meeting will be scheduled approximately sixty (60) days after the Final Map is deemed technically correct, and Subdivision Improvement Plans with supporting documents, reports and agreements are approved by the City. The 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 (90) days from the date of the City Council's approval.

27. The developer shall pay the costs of providing public safety services to the project should the project generate the need for additional public safety services. The developer may pay either the net present value of such costs prior to issuance of building permits, or the developer may elect to annex into a special tax district formed by the City and pay such costs in the form of an annual special tax. The developer shall post an initial deposit of \$20,000 with the City prior to submittal of improvement plans to offset the City's cost of analyzing the cost of public safety services to the property and district formation.
28. Prior to the recordation of the Final Tract 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.
29. The final map shall reflect all easements needed to accommodate the project development. The private street "A" shall be designated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLE), Sanitary Sewer Easement (SSE), and Emergency Vehicle Access Easement (EVAE).

Storm Water Quality Requirements

30. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:
 - a) A Stormwater Treatment Measures Maintenance Agreement shall be submitted to Public Works - Engineering and Transportation Department staff for review and approval. Once approved, 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.
 - b) 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. The certification page of the SWPPP shall be signed by a Qualified SWPPP Developer (QSD) person who prepared the report.
 - c) 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.
 - d) 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 design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).

- e) 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 shall discharge into flow-through planters and direct runoff shall discharge into a landscaped area or a bioretention area prior to stormwater runoff entering an underground pipe system.
 - f) 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.
 - g) The bioretention treatment area shall be designed using a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour.
 - h) The following documents pursuant to the Cleanwater Program requirements:
 - i. Hydromodification Management Worksheet;
 - ii. Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;
 - iii. Development and Building Application Information Impervious Surface Form;
 - iv. Project Applicant Checklist of Stormwater Requirements for Development Projects;
 - v. C.3 and C.6 Data Collection Form; and,
 - vi. Numeric Sizing Criteria used for stormwater treatment (Calculations).
31. The 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.

Public Streets: (Mohr Drive and Eden Avenue)

32. Improvements for public streets shall incorporate the following:
- a) The site plan shall be reviewed with the Fire Department and Public Works - Engineering and Transportation Division to ensure that the street and driveway layout is adequate to provide access for emergency, service and utility vehicles, and other commercial trucks.
 - b) The design and locations of street approaches, including pedestrian access, shall be approved by the City Engineer. Pedestrian ramps shall be installed at all street intersections and where required by the City.
 - c) The street design shall utilize standard curb and gutter. The street sections shall be constructed to public street standards and shall be capable of supporting a load of 75,000 GVW, including sections of decorative pavement. Curb returns shall be designed to facilitate street sweeping.
 - d) The street entrances on Mohr Drive and Eden Avenue shall conform to City Standards and be enhanced with at least ten feet of raised decorative paving.
 - e) 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 established to maintain the common areas within the subdivision boundary.

- f) The subdivider/applicant shall remove and replace any damaged and/or broken curb, gutter, and sidewalks along the property frontage as determined by the City.
- g) After installation of the water main connection, abandonment of any existing sewer laterals, and water services on Mohr Drive, Mohr Drive repair work shall be ground and replaced with two inches of Hot-Mix-Asphalt (HMA) overlay, curb to curb for the entire Mohr property frontage.
- h) Standard L.E.D. street lights shall be installed along the street frontages.

Private Street "A"

- 33. The proposed Street A shall be a 38-foot wide private street with a curb to curb width of 30-feet and a 4.5-foot wide private sidewalk adjacent to the curb, except along the frontage of lots 1-4 and Parcel A where the Right-of-way is limited to 25 feet.
- 34. Street A shall be designed using a T.I. value of 5; the pavement section for the proposed private street shall be designed using a minimum 4-inch thick section of Hot Mix Asphalt (HMA).
- 35. The proposed Street A shall be designed with a crown centerline.
- 36. 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.

Parking and Driveways

- 37. The applicant/developer shall provide sufficient parking spaces for the development to meet the requirements of the City of Hayward Municipal Code. Parking stall dimensions and driveways shall meet City requirements as approved by the Planning Director and City Engineer.

Storm Drainage

- 38. The project streets, driveways, and parking areas shall be designed to facilitate street sweeping, including the layout of the tree and handicap ramp bulb outs. The HOA shall be responsible for street sweeping on a regular basis.
- 39. The project 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.
- 40. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

41. Improvements for storm drain systems shall incorporate the following:
- a) The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
 - b) Storm drain pipes in streets and alleys shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.
 - c) 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 (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD'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.
 - d) 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 offsite and/or on-site improvements.
 - e) 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.
 - f) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.
 - g) Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

Sanitary Sewer System

42. Sanitary sewer service is available subject to standard conditions and fees in effect at the time of application. The proposed sanitary sewer main shall be a public system, owned and maintained by the City. Where a sewer main is located in a private roadway, a minimum 10' wide easement shall be granted to the City.
43. 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" Diameter or Less)," latest revision at the time of Improvement Plans approval.
44. The on-site sanitary sewer system shall have 8-inch public mains, designed with a manhole at all angle points and ending with a manhole. The main design and location shall meet the approval of the City Engineer.

45. Each residential unit shall have an individual sanitary sewer lateral. The sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312.

Water System

46. Water service is available from the City of Hayward and is subject to standard conditions and fees in effect at the time of application.
47. The development's water mains shall be public, owned and maintained by the City. Where a public water main is located in a private roadway, a minimum 10' wide easement shall be granted to the City.
48. Where a public water main is in an unpaved easement or under decorative, stamped, or colored concrete, including turf-blocks, the water main shall be constructed of Ductile iron. Shut-off valves are required where a water main transitions from a paved area to an unpaved easement.
49. All public water mains shall be constructed in accordance with the City's "Specifications for the Construction of Water Mains (12" Diameter or Less) and Fire Hydrants," latest revision at the time of permit approval.
- a) Water mains and services, including the meters, must be located at least ten 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 one 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.
50. All water series from existing water mains shall be installed by City Water Distribution Personnel at the applicant/developer's expense. This includes relocating existing services and water main tie-ins. The developer may only construct new services in conjunction with the construction of new water mains.
- a) Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
51. Each dwelling unit shall have an individual water meter.
- a) All water meters shall be radio-read type.
- b) Water meters shall be located a minimum of two feet from the top of driveway flare as per City Standard SD-213 thru SD-218.
52. Residential combined domestic and fire services are allowed, per City Standard SD-216. The minimum size for a residential fire service connection is 1".
53. A separate irrigation water meter shall be installed for landscaping purposes. The applicant/developer shall install a Reduced Pressure Backflow Prevention Assembly on each

irrigation water meter, per City Standard SD-202. Backflow prevention assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

Other Utilities

54. 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 Comcast cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
55. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.
56. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
57. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards

PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS

Planning Division

58. Prior to issuance of building permits, a final map that reflects and is in substantial compliance with the approved vesting tentative tract map, shall be approved by the City Engineer and is in the process for filing with the office of the Alameda County Clerk Recorder.
59. Pursuant to Municipal Code §10-3.332, the developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the subdivision agreement.
60. Submit the following documents for review and approval, or for City project records/files:
 - 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.
61. To avoid or reduce the potential impact related to the site specific geotechnical hazards related to seismic hazards, the project developer shall implement the following mitigation measures:
 - a. The applicant shall submit a final grading plan subject to review by the City Engineer prior to issuance of grading permits.
62. Plans for building permit applications shall incorporate the following:

- a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
- b) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. All exterior lighting shall be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is decorative and in keeping with the design of the development. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director or his/her designee shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of proposed buildings.
- c) Plans shall show that all utilities will be installed underground.

Landscape

- 63. If existing trees are proposed to be removed, all removed trees shall be mitigated to the equal value established in the approved arborist report by a certified arborist. Tree mitigation shall be done above and beyond required trees. Any trees that are removed or damaged during construction shall be replaced with trees of equal size and equal value.
- 64. The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:
 - a) All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. An exception to this standard could be considered, provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.
 - b) Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of the tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
 - c) Drainage will not be allowed to pond around the base of any tree.
 - d) A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity.
 - e) Roots exposed as a result of construction activities shall be covered with wet burlap to avoid desiccation, and should be buried as soon as practicable.
 - f) Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline.
 - g) Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage.

- h) Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.
 - i) All sub-contractors shall be provided a copy of the Tree Protection Plan.
65. A separate tree removal permit shall be required for all trees that are to be removed. The permit application shall be obtained from the City Landscape Architect prior to demolition of all existing on-site structures.
 66. 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 grading and construction period.
 67. Prior to the approval of improvement plans, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be a part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan and shall comply with the City's Tree Preservation Ordinance, Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes. Dripline of the existing trees to be saved shall be clearly shown on the plan.
 68. Mylars of the approved landscape and irrigation improvement plans shall be submitted to the Public Works – Engineering and Transportation Department. The size of the Mylar shall be twenty-four inches by thirty-six inches without an exception. A four-inch by four-inch blank signing block shall be provided in the lower right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward City Engineer and City Landscape Architect.
 69. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Engineering Department by the developer.
 70. 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."
 71. Landscaping Plans shall incorporate the following:
 - a. Project data and associated calculations: Shall be provided on plan sheets with the following information: total project area, total irrigated landscape area, required private open space and provided private open space, required group open space and provided group open space, and Maximum Applied Water Allowance (MAWA).

- b. Underground Utilities: Locations and layout of all underground utilities lines, boxes and vaults shall be provided as base information on planting plans to minimize conflict with tree planting.
- c. Fire Hydrants: The City Standard Detail requires fire hydrants to be located on a six foot wide by six foot long concrete pad. The minimum clearance for tree planting is seven feet from the edge of fire hydrants, not from the edge of the concrete pad. The actual size of the pad shall be shown on the planting plans.
- d. Street Tree Planting along Public and Private Streets: One twenty-four-inch box tree shall be planted at every twenty to forty feet on center in addition to required front yard trees per Zoning Ordinance.
 - 1) Required Screening of Above-Ground Utilities including Trash Enclosures: Above ground utilities (e.g. gas or electric meters, backflow devices) and trash enclosures shall be located from public/street view, and shall be screened with trees, shrubs, groundcovers and vines on all three sides except the side where access is located.
 - 2) Trees with invasive and shallow root systems such as *Magnolia grandiflora* shall not be used unless a minimum eight feet by eight feet of planting area can be provided.
 - 3) All trees shall be planted twenty feet from a corner, a minimum of five feet away from any underground utilities, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the City. A root barrier shall be provided for all trees that are located within seven feet of paved edges or structures. Trees shall be planted according to the City Standard Detail SD-122.
- e. C.3 Stormwater Treatment in Landscape Areas:
 - 1) A minimum twelve-inch-wide leveled landscape area shall be provided around bio-treatment areas located adjacent to hardscape areas such as curbs, sidewalks, walkways and structures. The City will require a matched precipitation rotator type irrigation system on a separate valve for the stormwater treatment area irrigation. All spray irrigation systems shall be set back twenty-four inches from all impervious hardscape edges such as curbs, sidewalks, walkways and structures.
 - 2) Utility boxes and vaults, light fixtures and fire hydrants shall have minimum five feet of clearance from the edge of C.3 Stormwater Treatment areas.
 - 3) Landscape areas may be used to comply with the C.3 Stormwater Treatment requirements; however, all tree planting requirements shall apply. A wider landscape area shall be provided if necessary to accommodate both bio-treatment and tree planting.
 - 4) Sod shall not be used in bio-treatment areas.
 - 5) Turf shall not be provided unless provided for recreational purposes.

- 6) Primary stormwater treatment area shall not be used for recreational purposes; therefore it shall not be counted toward meeting group open space requirements. Sandy-Loam soil type with high percolation rate that meets the C.3 Stormwater Treatment requirements is not suited for recreational purposes.
 - f. A plant Hydrozone shall be provided. *Alnus rhombifolia* and *Sequoia sempervirens* are listed for high water requiring plants in WUCOLS (Water Use Classifications of Landscape Species), and shall not be grouped with low water requiring plants. WUCOLS listings in Planting Legend shall be verified again.
 - g. A hose bib shall be provided within each private yard.
 - h. Safety site lighting shall be provided along private driveway. Site lighting shall not be located to prohibit tree planting required by Zoning Ordinance.
 - i. The minimum dimension for all planting areas shall be five feet, including tree wells in parking lots or sidewalks measured from back of curb/paving.
 - j. Class B Portland Cement concrete curb shall be constructed to a height of six inches above the adjacent finished pavement when landscape area adjoins driveways or parking areas.
72. Upon completion of installation, an as-built/record Mylar shall be submitted to the Public Works – Engineering and Transportation Department by the developer.

Fire Protection

73. Fire apparatus access roads shall be designed and maintained to support 75,000 pounds, the imposed load of fire apparatus, and shall be surfaced so as to provide all-weather driving capability. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided for all fire apparatus accesses.
74. Fire apparatus access 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.
75. Fire hydrants shall be provided throughout the development as approved by the Fire Department prior to start of construction. Fire hydrant locations shall be identified with blue reflective pavement markers installed in the street adjacent to the fire hydrant.
76. The minimum number of fire hydrants shall be provided in accordance with the Hayward Fire Code Ordinance and the California Fire Code. The average spacing between hydrants is 300 feet. Any portion of the building or facility shall be within 400 feet of a fire hydrant. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department.
77. Fire hydrants shall be double steamer type hydrants with 2 – 4 1/2” outlets and 1 – 2 1/2” outlet which shall be installed per City standards.

- a) Crash posts may be required around the fire hydrants if the hydrants are installed in a location that may be susceptible to potential vehicular impact.
- 78. Fire flow requirements for this development shall be 1,500 gallons per minute at 20 psi.
 - 79. Each building will be required to have an automatic fire service system installed per the adopted NFPA Standards. This requirement includes the installation of fire sprinklers within all living spaces areas, garages, under combustible decking (if applicable), crawl spaces, foyers and porches, dedicated underground fire service laterals, and any other area deemed hazardous by the Fire Marshal.
 - 80. Addressing for each building as well as individual units shall be assigned and approved by the Fire Department. Numbers shall be a minimum of 4 inches in height (self-illuminated) and be visible from the street.

Hazardous Materials

- 81. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either the California Regional Water Quality Control Board or the Department of Toxic Substance Control and submitted to the Hayward Fire Department. The clearance certificate will ensure that the property meets investigation and cleanup standards for residential development. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances.
- 82. Prior to grading, 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 that hazards posed to development construction workers, neighbors, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.
- 83. Any wells, septic tank systems and other subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. Notification shall be made to the Hayward Fire Department at least 24 hours prior to removal. Removal of these structures shall be documented and done under permit, as required by law.
- 84. 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 shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, or other vessels that contain or may have contained hazardous materials.
- 85. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

Solid Waste

Applicants must comply with City standards to obtain building permits, as follows:

86. Residential Collection of Garbage and Recyclables: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers
- a. The standard type of garbage, recycling, and organics containers are (1) 32-gallon cart for Garbage, (1) 64-gallon cart for Recycling, and (1) 64-gallon cart for Organics.
 - b. The total space required for the standard service is approximately 3 feet by 9 feet. Sufficient space should be allocated in the garage to allow residents to keep the containers inside. Alternatively, the containers may be kept in a side yard behind a fence. Trash and recycle containers shall be stored out of public view on non-pickup days.
 - c. Residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection, and are required to retrieve them no later than midnight the days the carts are emptied. (Hayward Municipal Code Section 5-1.15).

During Construction

87. Requirements for Recycling Construction & Demolition Debris: City regulations require that applicants for all construction, demolition, and/or renovation projects, in excess of \$75,000 (or combination of projects at the same address with a cumulative value in excess of \$75,000) must recycle all asphalt and concrete and all other materials generated from the project. Applicants must complete the *Construction & Demolition Debris Recycling Statement*, a *Construction and Demolition Debris Recycling Summary Report*, and weigh tags for all materials disposed during the entire term of the project, and obtain signature approval from the City's Solid Waste Manager prior to any off haul of construction and demolition debris from the project site.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

88. The required water system improvements shall be completed and operational prior to the start of combustible construction.
89. 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.
90. 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.

PRIOR TO COMPLETION OF SITE IMPROVEMENTS***During Construction***

91. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.

92. 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 7:00 AM to 7:00 PM Monday through Saturday and 10:00 AM to 6:00 PM Sunday and Holidays. Grading hours are subject to the City Engineer's approval. 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 housing units;
 - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information and a copy provided to the Planning Division.
 - f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction and a copy provided to the Planning Division.
 - g. Daily clean-up of trash and debris shall occur on Eden Avenue, Mohr Drive, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
 - h. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
 - i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
 - j. 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;
 - k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;

- l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
 - m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
 - o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
 - p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
 - r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
 - s. Install filter materials (such as sandbags, filter fabric, etc.) 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; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
 - t. Create a contained and covered area 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;
 - u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;
 - v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
 - w. The 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.
93. 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.
94. In the event that human remains', archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall

be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

PRIOR TO CONSTRUCTION COMPLETION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

During Construction

95. The applicant shall comply with standards identified in General Plan Appendix N – Noise Guidelines for the Review of New Development. Measures to ensure compliance with such standards shall be developed by a state licensed acoustical engineer and incorporated into building permit plans, to be confirmed by the Planning and Building Divisions. Also, confirmation by a state licensed acoustical engineer that such standards are met shall be submitted after construction and prior to issuance of certificates of occupancy.
96. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

Landscape

97. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed and installed in accordance with the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection with the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of landscape improvements.
98. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation, and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs, and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Public Works – Engineering and Transportation Department by the developer.
99. 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.
100. 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 thirty percent of the plant dead) within fifteen days of the first notification.
101. A provision that if the homeowners's 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.

Homeowners Association

102. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, Conditions, Covenants and Restrictions (CC&R's) creating a homeowners association for the property 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(s) 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(s).
 - c. The association shall be managed and maintained by a professional property management company.
 - d. The home owners association(s) shall own and maintain private street "A" and on-site storm drain systems.
 - e. The home owners association(s) shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The home owner's association(s) representative(s) 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.
 - f. A provision that if the home owners association fails to maintain the tot lot, common outdoor patio area, and all other landscaping and irrigation in all other 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 48 hours of inspection or within 48 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. The residents shall not use parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These parking spaces shall be monitored by the homeowners association. The homeowners association shall remove vehicles parked contrary to this provision. The CC&R's shall include authority for the HOA to tow illegally-parked vehicles.
 - k. 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, and the right of the home owners 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.
 - l. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
 - m. 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.
 - n. Street sweeping of the private street and private parking stalls shall be conducted at least once a month.
 - o. The association shall ensure that no less than 75 percent of the units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted. However, to address special situations and avoid unusual hardship or special circumstances, such as a loss of job, job transfer, military transfer, change of school or illness or injury that, according to a doctor, prevents the owner from being employed, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.
103. The applicant or homeowners association shall maintain all fencing, parking surfaces, common landscaping, lighting, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the home owners 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.

Prior to the Issuance of Certificate of Occupancy or Final Report

104. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.
105. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
106. 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.
107. 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.
108. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of the Vesting Tentative Tract Map is approved. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.
109. The developer/subdivider shall be obligated for the following additional fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Tract Map was accepted as complete, unless otherwise indicated herein:
 - a. Supplemental Building Construction and Improvement Tax,
 - b. School Impact Fee
110. 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.
111. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.
112. 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.

113. The subdivider shall submit an AutoCAD 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.
114. The applicant/subdivider shall submit an "as built" plans indicating the following:
 - a. Approved landscape and irrigation improvements;
 - b. 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.;
 - c. All the site improvements, except landscaping species, buildings and appurtenant structures; and
 - d. 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 Village; Site Plan Review PL-2013-0349, Zone Change Application No. PL-2013-0350 and Vesting Tentative Tract Map Application No. PL-2013-0351 (8151).

Description of project: The project proposes a subdivision of approximately 1.49 acres in order to develop 13 single-family homes and a tot lot that would be provided access from a new private street and existing public streets. All 13 units are proposed to be detached units. All existing structures will be demolished as part of this request. The existing on-site structures include three (3) warehouse buildings, a wooded building used for storage, a store room and three (3) residential structures (living units).

Project review involves consideration of a vesting tentative map, rezoning and site plan review.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

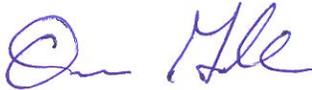
The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

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 is 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:



Damon Golubics, Senior Planner
Dated: June 12, 2014

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

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Provide a copy to the Alameda County Clerk's Office.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Eden Village

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

Contact person: Damon Golubics, Senior Planner

Project location: The properties are in the Mt. Eden neighborhood, generally south of West Street traversing between Mohr Drive and Eden Lane. The specific site addresses for this development request are 24570 and 24582 Eden Avenue and 24655 Mohr Drive.

Project sponsors

Name and Address: Chen & Shu Fen Liu; 31259 Weigman Rd., Hayward, CA 94544

Existing General Plan Designation: Medium Density Residential

Existing Zoning: RS (Single Family Residential)

Project description: The project proposes a subdivision of approximately 1.49 acres in order to develop 13 single-family homes and a tot lot that would be provided access from a new private street and existing public streets. All 13 units are proposed to be detached units. All existing structures will be demolished as part of this request. The existing on-site structures include three (3) warehouse buildings, a wooded building used for storage, a store room and three (3) residential structures (living units).

Approval of the project would require a change to the zoning designation for the site, from *Single Family Residential / Special Lot Standards Combining District (RS-B4)* to *Planned Development (PD)*.

Surrounding land uses and setting: The project site is comprised of three parcels, which primarily contain residential development. The project site is surrounded by a mixture of large and small lot developed residential sites. The general area is in the western portion of the City.

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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input 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.



Damon Golubics, 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"/>

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Resources Board. -- Would the project:				
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 a public transit bus line 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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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Comment <i>The applicant submitted an air quality assessment dated April 1, 2014 from Illingworth & Rodkin, Inc. evaluating construction air quality impacts and concluded that the project would have a less than significant impact with respect to community risk caused by construction activities. 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 of 13 new homes screens below what would require additional evaluation; thus the proposed project and impacts caused by construction activities will not violate any air quality standard and the impact is less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>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></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>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 impact is less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>e) Create objectionable odors affecting a substantial number of people? Comment <i>The project is an in-fill residential development that will not create any objectionable odors; thus no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. BIOLOGICAL RESOURCES -- Would the project:

<p>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</p>	<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>Department of Fish and Game or U.S. Fish and Wildlife Service? Comment <i>The applicant submitted a biological resource assessment prepared by David J. Powers and Associates dated March 3, 2014 that the project site, as developed and disturbed/ruderal habit, is generally unsuitable for special status plant and animal species, however, the existing structures and vegetation on the project site provide habitat for a variety of nesting birds. Requirements for avoiding impacts to special status and/or migratory bird species can be summarized as follow:</i></p> <p>Mitigation Measure 1: <i>Pre-construction nesting bird surveys shall be completed prior to vegetation removal or any construction related activity occur during the breeding season (February through August) in order to avoid impacts to nesting birds. Surveys shall be completed by qualified biologists no more than 14 days before initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to initiation of construction activities during the late part of the breeding season (May through August). If nests are observed, the biologist in consultation with California Department of Fish and Wildlife, will determine an adequate buffer zone and other minimization measures to ensure that nests will not be disturbed during project construction. Avoidance buffers and minimization shall be utilized until the qualified biologist determines that the nest is no longer being utilized. Results of the survey shall be submitted to the City of Hayward Planning Division. Following these recommendations will reduce impacts to a level of insignificance.</i></p>				
<p>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 <i>The project area is largely developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 <i>The project site, located in an urban setting, contains no wetlands; thus, no</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
<p>impact.</p> <p>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 <i>The existing structures and vegetation on the project site provide a habitat for a variety of nesting birds. Following the Mitigation Measure 1 requirements will reduce any impact to special status and/or migratory bird species to a less than significant level.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Comment <i>The project site contains mature trees that will be impacted and the applicant proposes removal of 14 trees to accommodate 13 new homes. Preservation and/or protection of trees on adjacent properties are suggested as part of the project. Arbortech prepared an arborist report and tree appraisal dated April 18, 2014 identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. The following requirements will reduce impacts to a level of insignificance.</i></p> <p>Mitigation Measure 2: <i>The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:</i></p> <ul style="list-style-type: none"> • <i>All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.</i> • <i>Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.</i> • <i>Drainage will not be allowed to pond</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>around the base of any tree.</p> <ul style="list-style-type: none"> • A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity. • Roots exposed, as a result of construction activities shall be covered with wet burlap top avoid desiccation, and should be buried as soon as practicable. • Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline. • Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage. • Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage. • All sub-contractors shall be provided a copy of the Tree Protection Plan. 				

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?

Comment The project site is not located in an area covered by an adopted 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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V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** All existing structures will be demolished as part of this request. The existing on-site structures include three (3) warehouse buildings, a wooded building used for storage, a store room and three (3) residential structures (living units). None of the structures have any documented historical significance, thus requiring preservation. The applicant submitted a cultural resources evaluation of the Eden Village project prepared by Archaeological Resource Service dated March 26, 2014 and it was determined that no potentially significant cultural resources were observed during the evaluation nor were any revealed pursuant to a literature search; thus, no impact.

<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
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? Comment <i>Based upon a literature search and surface examination of the site by Archaeological Resource Service, there are no known archaeological resources in the vicinity, however, there is the possibility of buried cultural deposits associated with the prehistoric past. In Hayward, buried cultural remains are often found buried up to several feet deep in alluvial soils that border San Francisco Bay. Since the project site is quite a distance from the bay edge, it is unlikely that significant archaeological resources will be discovered; thus the impact is considered less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Comment <i>Based on the site reconnaissance of the subject property conducted by Archaeological Resource Service, 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"/>
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<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 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 will be conditions of approval should the project be approved; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

<p>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</p>	<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
<p>Publication 42. Comment: <i>Based upon a soils investigation report prepared by Geotechnical Engineering, Inc. (GEI) dated July 5, 2013, the project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated.</i></p>				
<p>ii) Strong seismic ground shaking? Comment: <i>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.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction? Comment: <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 as recommended by GEI in their soils investigation report dated July 5, 2013, will reduce the significance of liquefaction-related impacts to a level of insignificance.</i></p> <p>Mitigation Measure 3: <i>Prior to issuance of a Building Permit for the project, 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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>iv) Landslides? Comment: <i>Due to the relatively flat site topography, landslides are not likely; thus no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 graveling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.</i></p>	<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
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, thus no impact.</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 GEI soil investigation report dated July 5, 2013, moderate to highly expansive clay soils were observed at a soil depth of 4 to 12 feet on the project site. The assessment recommends specific criteria be followed for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage be observed, controlled and approved by the project Geotechnical Engineer. Implementation of the recommendations in the soil investigation report will mitigate the impacts of the expansive soils to a less than significant level.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Mitigation Measure 4: *All specific criteria as identified in the GEI soil investigation report dated July 5, 2013 shall be implemented for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and be observed, controlled and approved by the project Geotechnical Engineer during all phases of project permitting and construction.*

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"/>
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VII. GREENHOUSE GAS EMISSIONS --
Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 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</i>	<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
<i>project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 13 new single family homes. Single-family home projects with less than 56 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO₂e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects; thus no impact.</i>				

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Comment <i>As discussed in VIIa above, the project will not exceed the threshold for operational greenhouse gases; thus no impact.</i>	<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 <i>The project is an in-fill residential project that does not involve the transport or use of hazardous materials; thus, no impact.</i>	<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: <i>A Phase I and limited Phase II assessments were conducted on the three parcels. Naturally occurring arsenic is found on the project site and throughout most of Alameda County. The level of arsenic is at or below the mean for Alameda County and are not considered "anthropogenic." It is the opinion of ERAS Environmental, Inc. that these adverse environmental conditions can be mitigated pursuant to encapsulating the development site with clean fill material and a dust control plan be implemented and in effect during the entire construction phase of the project; thus the exposure and impact of naturally occurring arsenic at the site will be mitigated to a less than significant level.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Mitigation Measure 5: *In order to control and contain naturally occurring arsenic found on the project site, clean fill material shall be brought in to encapsulate the site and dust control measures shall be in place to ensure dust control at the site kept at acceptable level. The applicant shall submit a plan*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>prepared by a California Registered Professional Geologist that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the construction phase of the project. Plans shall be submitted prior to issuance of a building permit for the project.</i>				
c) Emit hazardous emissions or handle hazardous 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, substances, or waste; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Comment:** *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.*

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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<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
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? Comment <i>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 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; thus, no impact.</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	<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
for the purpose of avoiding or mitigating an environmental effect? Comment <i>The project involves construction of 13 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 additional density not anticipated by the General Plan, thus no impact.</i>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? Comment <i>The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <i>There are no known mineral resources on the project site; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <i>There are no known mineral resources on the project site; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project is a residential development and will not involve an increase in the ambient noise levels above standards established in the General Plan; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Comment: <i>No significant vibration impacts are anticipated for the project site; thus, no</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
<i>impact.</i>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Comment <i>The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.</i>	<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 <i>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.</i>	<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: <i>Pursuant to the Hayward Executive Airport Land Use Compatibility Plan, the development site lies within Safety Compatibility Zone No. 6. Construction of new single family homes within this plan zone is permitted. New home residents may experience some increased level of noises associated with airport operations, however, this impact would be a less than significant impact and no mitigation is required.</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 expose people residing or working in the project area to excessive noise levels? Comment <i>The project is not located within the vicinity of a private air strip; thus, no impact</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <i>The project involves the construction of 13 new residential units, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.</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
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Comment: <i>The project involves the demolition of a few homes and outbuildings in order to construct an additional 13 single family units; however, the majority of the project site is vacant and the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Comment: <i>The project involves the demolition of a few homes and outbuildings in order to construct an additional 13 single family units; however, the majority of the project site is vacant and the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: <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"/>
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 and this impact is considered less than significant.</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</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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other public facilities; however, the project does not exceed density envisioned by the General Plan thus the impact is considered less than significant.

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** *Each new single family home will have private yard space, access to a tot lot and a common outdoor patio area. 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** *Each new single family home will have private yard space, access to a tot lot and a common outdoor patio area. 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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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:** *Kittelson and Associates, 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*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>impact.</i>				
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: <i>No level of service will be impacted by the construction of the additional residential units on an existing in-fill lot; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project involves no change to air traffic patterns; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Comment: <i>The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? Comment: <i>The project is on an in-fill site completely accessible and will not result in inadequate emergency access; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Comment: <i>The project will not exceed wastewater treatment requirements; thus no impact.</i>	<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: <i>There is sufficient capacity to</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
<i>accommodate the proposed project; thus, no impact.</i>				
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? <u>Comment</u> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <u>Comment</u> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <u>Comment</u> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project' s solid waste disposal needs? <u>Comment</u> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <u>Comment</u> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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? <u>Comment:</u> <i>As discussed under the Biology Resources section, the existing structures and vegetation on the project site provide habitat for a variety of nesting birds and the project would entail removal of some protected trees, as defined by the City of Hayward's</i>	<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><i>Tree Preservation Ordinance. Mitigation measures, including installation of tree protection measures for preserved trees, replacement of all removed trees, preparation of pre-construction nesting bird surveys prior to any vegetation removal, have been identified to reduce such impacts to levels of insignificance. As discussed in the Geology/Soils section, the site soil may be susceptible to liquefaction. Mitigation measures include having the applicant conduct a design level geotechnical evaluation for review and approval incorporating any recommendations for building safety into the final home design reducing the identified impacts to a less than significant level. As discussed in the Hazards and Hazardous Materials section, naturally occurring arsenic is found on the project site and throughout Alameda County. Mitigation measures include having the applicant conduct soil remediation of the project site design bringing arsenic levels down to acceptable and safe levels there by reducing the identified impact to a less than significant level.</i></p>				
<p><u>Mitigation Measures:</u> <i>Pre-construction nesting bird surveys shall be completed prior to vegetation removal or any construction related activity occur during the breeding season (February through August) in order to avoid impacts to nesting birds. Surveys shall be completed by qualified biologists no more than 14 days before initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to initiation of construction activities during the late part of the breeding season (May through August). If nests are observed, the biologist in consultation with California Department of Fish and Wildlife, will determine an adequate buffer zone and other minimization measures to ensure that nests will not be disturbed during project construction. Avoidance buffers and minimization shall be utilized until the qualified biologist determines that the nest is no longer being utilized. Results of the survey shall be submitted to the City of Hayward Planning Division. Following these recommendations will reduce impacts to a level of insignificance.</i></p>				
<p><i>The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:</i></p>				
<ul style="list-style-type: none"> • <i>All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a</i> 				

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.

- *Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.*
- *Drainage will not be allowed to pond around the base of any tree.*
- *A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity.*
- *Roots exposed, as a result of construction activities shall be covered with wet burlap top avoid desiccation, and should be buried as soon as practicable.*
- *Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline.*
- *Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage.*
- *Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.*
- *All sub-contractors shall be provided a copy of the Tree Protection Plan.*

Prior to issuance of a Building Permit for the project, 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.

All specific criteria as identified in the GEI soil investigation report dated July 5, 2013 shall be implemented for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and be observed, controlled and approved by the project Geotechnical Engineer during

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all phases of project permitting and construction.

In order to control and contain naturally occurring arsenic found on the project site, clean fill material shall be brought in to encapsulate the site and dust control measures shall be in place to ensure dust control at the site kept at acceptable level. The applicant shall submit a plan prepared by a California Registered Professional Geologist that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the construction phase of the project. Plans shall be submitted prior to issuance of a building permit for the project.

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 13-lot development is consistent with the density of development identified in both the City's General Plan, 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 discussed under the Biology Resources section, the existing structures and vegetation on the project site provide habitat for a variety of nesting birds and 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, replacement of all removed trees, preparation of pre-construction nesting bird surveys prior to any vegetation removal, have been identified to reduce such impacts to levels of insignificance. As discussed in the Geology/Soils section, the site soil may be susceptible to liquefaction. Mitigation measures include having the applicant conduct a design level geotechnical evaluation for review and approval incorporating any recommendations for building safety into the final home design reducing the identified impacts to a less than significant level. As discussed in the Hazards and Hazardous Materials section, naturally occurring arsenic is found on the project site and throughout Alameda County. Mitigation measures include having the applicant conduct soil remediation of the project site design*

<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
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bringing arsenic levels down to acceptable and safe levels there by reducing the identified impact to a less than significant level.

Mitigation Measures: *Pre-construction nesting bird surveys shall be completed prior to vegetation removal or any construction related activity occur during the breeding season (February through August) in order to avoid impacts to nesting birds. Surveys shall be completed by qualified biologists no more than 14 days before initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to initiation of construction activities during the late part of the breeding season (May through August). If nests are observed, the biologist in consultation with California Department of Fish and Wildlife, will determine an adequate buffer zone and other minimization measures to ensure that nests will not be disturbed during project construction. Avoidance buffers and minimization shall be utilized until the qualified biologist determines that the nest is no longer being utilized. Results of the survey shall be submitted to the City of Hayward Planning Division. Following these recommendations will reduce impacts to a level of insignificance.*

The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:

- *All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.*
- *Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.*
- *Drainage will not be allowed to pond around the base of any tree.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity.*
- *Roots exposed, as a result of construction activities shall be covered with wet burlap top avoid desiccation, and should be buried as soon as practicable.*
- *Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline.*
- *Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage.*
- *Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.*
- *All sub-contractors shall be provided a copy of the Tree Protection Plan.*

Prior to issuance of a Building Permit for the project, 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.

All specific criteria as identified in the GEI soil investigation report dated July 5, 2013 shall be implemented for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and be observed, controlled and approved by the project Geotechnical Engineer during all phases of project permitting and construction.

In order to control and contain naturally occurring arsenic found on the project site, clean fill material shall be brought in to encapsulate the site and dust control measures shall be in place to ensure dust control at the site kept at acceptable level. The applicant shall submit a plan prepared by a California Registered Professional Geologist that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the construction phase of the project. Plans shall be submitted prior to issuance of a building permit for the project.

Eden Village

Mitigation Monitoring and Reporting Program

Site Plan Review PL-2013-0349
Zone Change Application No. PL-2013-0350 and Vesting Tentative
Tract Map Application No. PL-2013-0351 (8151);
Che Chen & Shu Fen Liu (Applicant/Owner)

June 12, 2014

Mitigation 1

Significant environmental Impact:

The applicant submitted a biological resource assessment prepared by David J. Powers and Associates dated March 3, 2014 that the project site, as developed and disturbed/ruderal habit, is generally unsuitable for special status plant and animal species, however, the existing structures and vegetation on the project site provide habitat for a variety of nesting birds. Requirements for avoiding impacts to special status and/or migratory bird species can be summarized as follow:

Mitigation Measure:

Pre-construction nesting bird surveys shall be completed prior to vegetation removal or any construction related activity occur during the breeding season (February through August) in order to avoid impacts to nesting birds. Surveys shall be completed by qualified biologists no more than 14 days before initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to initiation of construction activities during the late part of the breeding season (May through August). If nests are observed, the biologist in consultation with California Department of Fish and Wildlife, will determine an adequate buffer zone and other minimization measures to ensure that nests will not be disturbed during project construction. Avoidance buffers and minimization shall be utilized until the qualified biologist determines that the nest is no longer being utilized. Results of the survey shall be submitted to the City of Hayward Planning Division.

Following these recommendations will reduce impacts to a level of insignificance.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to any project construction

Mitigation 2**Significant environmental Impact:**

The project site contains mature trees that will be impacted and the applicant proposes removal of 14 trees to accommodate 13 new homes. Preservation and/or protection of trees on adjacent properties are suggested as part of the project. Arbortech prepared an arborist report and tree appraisal dated April 18, 2014 identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. The following requirements will reduce impacts to a level of insignificance.

Mitigation Measure:

The applicant shall implement all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:

- All construction activity (grading, filling, paving, excavation, landscaping, etc.) shall respect a tree protection zone (TPZ) around protected trees. The TPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the tree, and it is authorized by a certified Arborist or comparable specialist.
- Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
- Drainage will not be allowed to pond around the base of any tree.
- A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity.
- Roots exposed, as a result of construction activities shall be covered with wet burlap top avoid desiccation, and should be buried as soon as practicable.
- Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the dripline.
- Trenches which are required within the TPZ shall be hand dug or bored (tunneled) under the root(s) to minimize damage.

- Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.
- All sub-contractors shall be provided a copy of the Tree Protection Plan.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to any project construction and during project construction

Mitigation 3

Significant environmental Impact:

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 as recommended by GEI in their soils investigation report dated July 5, 2013, will reduce the significance of liquefaction-related impacts to a level of insignificance.

Mitigation Measure:

Prior to issuance of a Building Permit for the project, 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.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior issuance of a Building Permit for the project

Mitigation 4

Significant environmental Impact:

According to the GEI soil investigation report dated July 5, 2013, moderate to highly expansive clay soils were observed at a soil depth of 4 to 12 feet on the project site. The assessment recommends specific criteria be followed for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage be observed, controlled and approved by the project Geotechnical Engineer. Implementation of the recommendations in the soil investigation report will mitigate the impacts of the expansive soils to a less than significant level.

Mitigation Measure:

All specific criteria as identified in the GEI soil investigation report dated July 5, 2013 shall be implemented for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and be observed, controlled and approved by the project Geotechnical Engineer during all phases of project permitting and construction.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division & Department of Public Works

Timing: Prior to issuance of a Grading and/or Building Permit for the project

Mitigation 5**Significant environmental Impact:**

A Phase I and limited Phase II assessments were conducted on the three parcels. Naturally occurring arsenic is found on the project site and throughout most of Alameda County. The level of arsenic is at or below the mean for Alameda County and are not considered “anthropogenic.” It is the opinion of ERAS Environmental, Inc. that these adverse environmental conditions can be mitigated pursuant to encapsulating the development site with clean fill material and a dust control plan be implemented and in effect during the entire construction phase of the project; thus the exposure and impact of naturally occurring arsenic at the site will be mitigated to a less than significant level.

Mitigation Measure:

In order to control and contain naturally occurring arsenic found on the project site, clean fill material shall be brought in to encapsulate the site and dust control measures shall be in place to ensure dust control at the site kept at acceptable level. The applicant shall submit a plan prepared by a California Registered Professional Geologist that encapsulates the site with clean fill material and dust control is maintained throughout the duration of the construction phase of the project. Plans shall be submitted prior to issuance of a building permit for the project.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division and Building Division

Timing: During project grading and the full duration of project construction

Damon Golubics

From:
Sent: Friday, September 27, 2013 2:48 PM
To: Damon Golubics
Subject: ref: PL 2013-0351 8151

Dear Mr. Golubics,

I object to the request for zone change from RM to the planned development of 13 single homes on the property of 24655 Mohr Drive & two properties on Eden Ave.

I have owned my property @ 24887 Mohr Drive for 30 years (since December 1983). Presently, Mohr Drive is like a speedway from 7:00am to 9:00am and 3:30 pm to 6:00pm every day. It is nearly impossible to safely back out of our driveway because of the constant increasingly speeding vehicles. They roll through the stop signs & drive in excess of the posted speed limit of 25.

I object to the zone change to build 13 homes as there will be 26 + more vehicles driving on Mohr Drive. I object to that housing density in my neighborhood.

By the way, why doesn't Hayward extend Eden Ave through to Depot Road. That would elevate some of the heavy traffic on Mohr Drive?

Regards, Phyllis M Hellwig

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	PUBLIC UTILITY EASEMENT
---	---	FENCE
---	---	SIDWALK
---	---	SPOT ELEVATIONS
---	---	LOT NUMBER
---	---	TRAFFIC DIRECTION
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	FIRE HYDRANT
---	---	POWER POLE

ABBREVIATIONS	
BD	BOUNDARY
CL	CENTER LINE
FC	FACE OF CURB
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LS	LANDSCAPE
P	PAD
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER

SHEET INDEX	
TM.1	EXISTING PROPERTY
TM.2	SITE & CIRCULATION PLAN
TM.3	GRADING PLAN
TM.4	UTILITY PLAN

CONTACTS

- OWNER/DEVELOPER/ARCHITECT: CHE CHEN LIU & SHU FEN LIU
ROYOLA PACIFIC
31259 WEGMAN ROAD
HAYWARD, CA 94544
(510) 487-9129
CONTACT: ANDY LIU
CONTACT: LAIF McLELLAN
CONTACT: NIK SERNADE
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, RCE #65469
- SOILS ENGINEER: GEOTECHNICAL ENGINEERING, INC.
38750 PASEO PADRE PARKWAY
FREMONT, CA 94536
(510) 791-0100
CONTACT: ALAN S. BORIS, RCE 155

I, ANDY LIU, AGREE TO THE FILING OF SAID MAP AND 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.

BY: *Andy Liu* DATE: _____

I, LEE ROSENBLATT, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

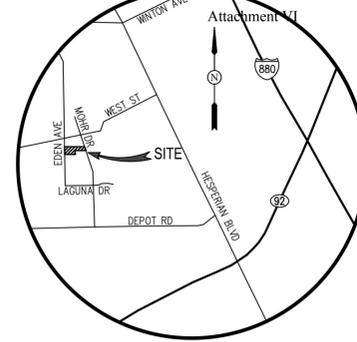
BY: *Lee Rosenblatt* DATE: *4/14/14*

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY GEOTECHNICAL ENGINEERING INC. ENTITLED REPORT - SOILS INVESTIGATION, DATED JULY 5, 2013, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: *Alan S. Boris* DATE: *04/18/14*

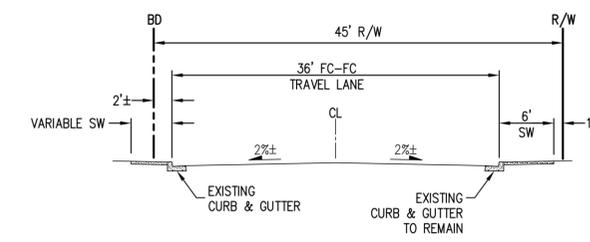
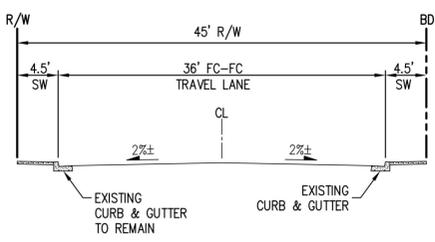
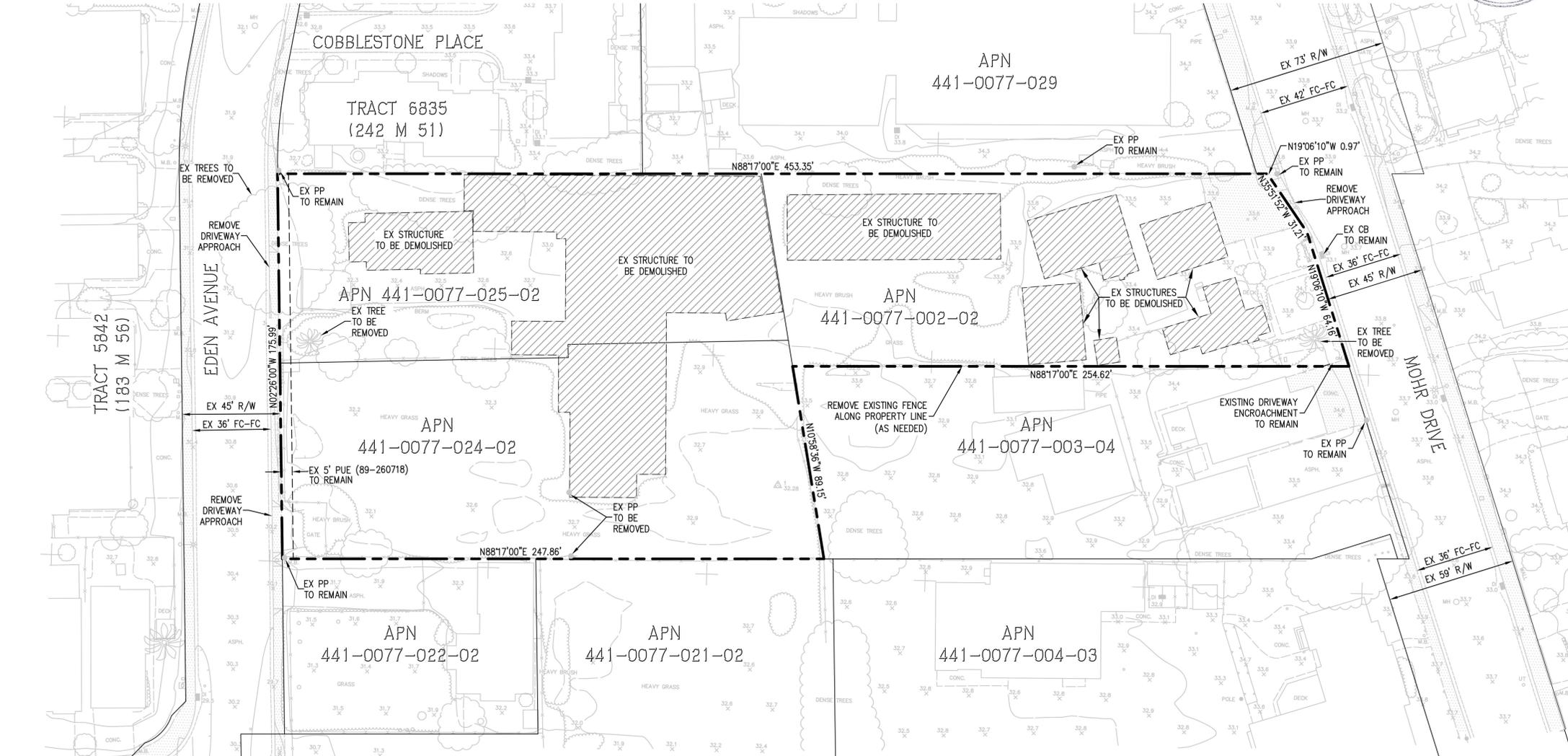
I, CHRISTOPHER S. HARMISON, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: *Christopher S. Harmison* DATE: *4/14/2014*



GENERAL NOTES:

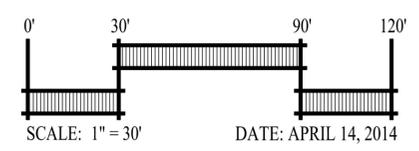
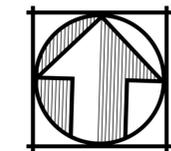
- ASSESSORS PARCEL NO: 441-0077-002-02; 441-0077-024-02 & 441-0077-025-02
- SITE ADDRESS: 24582 & 24570 EDEN AVENUE/24655 MOHR DRIVE HAYWARD, CA
- SITE AREA: 1.45± AC
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL B4
PROPOSED ZONING: PLANNED DEVELOPMENT
- EXISTING USE: SINGLE-FAMILY DWELLING
PROPOSED USE: SINGLE-FAMILY DWELLING
- MINIMUM SINGLE FAMILY LOT SIZE: 46' X 63' (2,898 SF)
- BENCHMARK: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF HAYWARD BENCHMARK INTERSECTION OF WEST STREET AND MOHR DRIVE ELEVATION: 32.612 FEET (NGVD 29)
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED
- STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC STREETS WITH AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS WILL BE 0.50%
- STREET TREES: STREET TREES ALONG STREETS WITHIN THE DEVELOPMENT WILL BE PROVIDED AS REQUIRED BY THE CITY OF HAYWARD AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOCATION AND SPECIES TO BE SHOWN ON FUTURE LANDSCAPE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH PROJECT CONDITIONS OF APPROVAL.
- STREET LIGHTS: ALL EXISTING STREET LIGHTS ALONG EDEN AVENUE AND MOHR DRIVE TO BE RELOCATED (AS NEEDED). ALL STREET LIGHTS ALONG EDEN AVENUE AND MOHR DRIVE TO BE MAINTAINED BY THE CITY OF HAYWARD. ALL STREET LIGHTS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FENCING: ALL EXISTING FENCING WITHIN THE DEVELOPMENT LIMIT TO BE REMOVED.
- PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
- PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LANDSCAPE: ALL LANDSCAPE AREAS WITHIN PARCEL A, PARCEL B AND ADJACENT TO STREET A INCLUDING THE FRONT YARD OF EACH LOT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN REFER TO: FLOOD INSURANCE RATE MAP PANEL 06001C0288G (AUGUST 3, 2009)
- ONSITE WELLS: NONE
- WATER: CITY OF HAYWARD
- SANITARY SEWER: CITY OF HAYWARD
- STORM DRAIN: PROPOSED STORM DRAIN FACILITIES WITHIN EDEN AVENUE WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. ALL OTHER ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST CABLE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- EASEMENTS: ALL EXISTING EASEMENTS TO REMAIN



EDEN AVENUE
NOT TO SCALE

MOHR DRIVE
NOT TO SCALE

EXISTING PROPERTY VESTING TENTATIVE MAP EDEN VILLAGE - TRACT 8151



CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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SHEET NO. **TM.1**
OF 16 SHEETS



PARKING SUMMARY

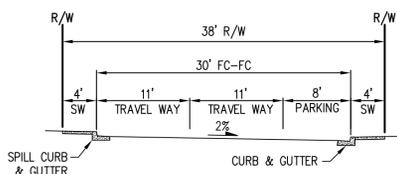
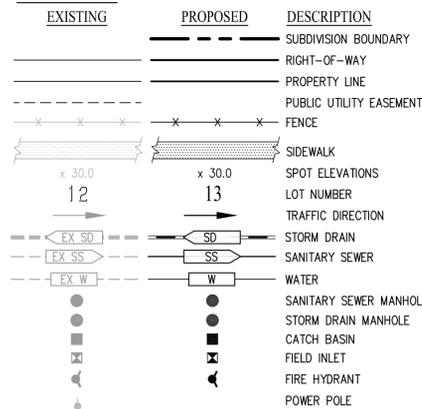
PARKING TYPE	PARKING REQUIRED*		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	26 SPACES	2 SPACES/DU	26 SPACES
ON-STREET/DRIVEWAY	2 SPACE/DU*	8 SPACES	2 SPACES/DU	26 SPACES
GUEST	0.10 SPACE/DU	2 SPACES	0.4 SPACE/DU	6 SPACES
TOTAL	-	36 SPACES	-	58 SPACES**

* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DWELLINGS.
 ** DOES NOT INCLUDE 6 ON-STREET PUBLIC PARKING SPACES ALONG MOHR DRIVE AND EDEN AVENUE ALONGSIDE PROPERTY FRONTAGE.

GENERAL NOTES:

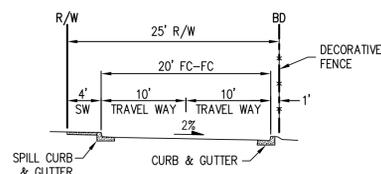
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL B4
- PROPOSED ZONING: PLANNED DEVELOPMENT
- EXISTING USE: SINGLE-FAMILY DWELLING
- PROPOSED USE: SINGLE-FAMILY DWELLING
- TOTAL SITE AREA: 1.45± AC
- TOTAL NUMBER OF LOTS: 13 LOTS; 2 PARCELS
- GROSS DENSITY: 9.0 UNITS/AC
- NET DENSITY: 12.0 UNITS/AC
- STREETS: THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS 0.50%
- SIDEWALKS: THE MINIMUM WIDTH OF ALL SIDEWALKS AND PATHWAYS WILL BE 4 FEET
- TOTAL IMPERVIOUS SURFACE: 0.88 AC±

LEGEND



STREET A

(LOTS 5-13)
NOT TO SCALE



STREET A

(LOTS 1-4)
NOT TO SCALE

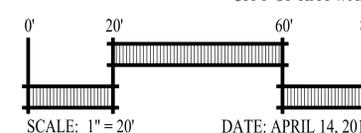
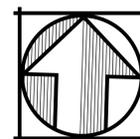
PAVEMENT DESIGN CHART

STREET	T1	R	ASPHALTIC CONCRETE (AC)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
STREET A	4.5	5	3"	12.0"	15.0"

NOTES:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

**SITE & CIRCULATION PLAN
VESTING TENTATIVE MAP
EDEN VILLAGE - TRACT 8151**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



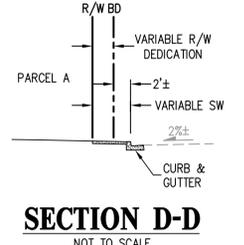
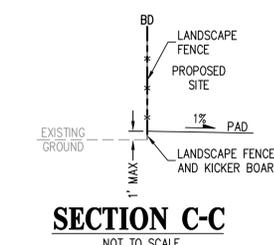
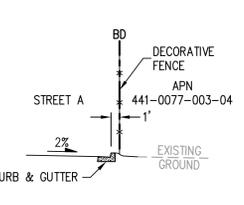
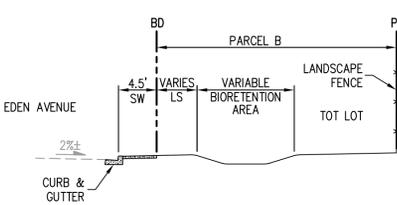
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 2833 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

SHEET NO.
TM.2
OF 16 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	PUBLIC UTILITY EASEMENT
---	---	FENCE
---	---	SIDEWALK
---	---	SPOT ELEVATIONS
---	---	LOT NUMBER
---	---	TRAFFIC DIRECTION
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	FIRE HYDRANT
---	---	POWER POLE



EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL
ROUGH GRADING	850 CY	550 CY
BALANCE		300 CY
TOTAL	850 CY	850 CY

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.

GRADING NOTES:

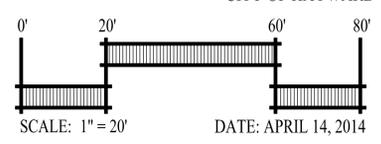
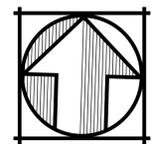
- GRADING WILL BE DONE AS PART OF THIS TRACT
- THE LIMIT OF GRADING IS THE PROPOSED SUBDIVISION BOUNDARY
- ELEMENTS OF GRADING ARE IN CONFORMANCE WITH PRELIMINARY SOILS REPORT

GRADING PLAN

VESTING TENTATIVE MAP

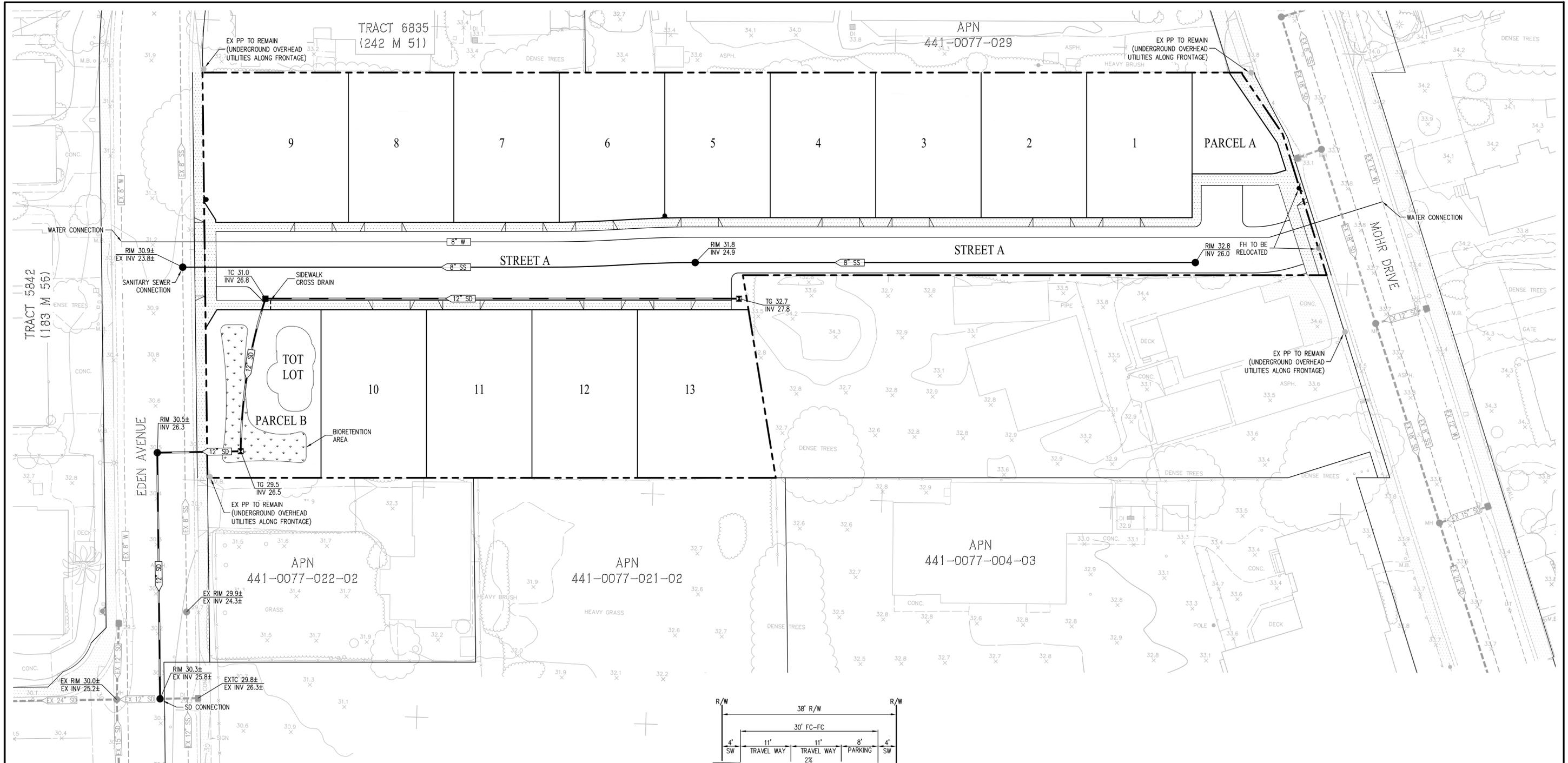
EDEN VILLAGE - TRACT 8151

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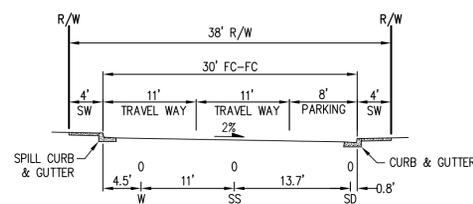
SHEET NO.
TM.3
OF 16 SHEETS



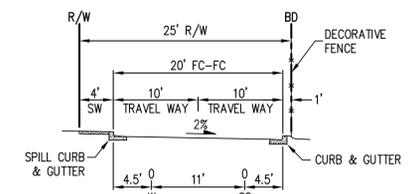
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	PUBLIC UTILITY EASEMENT
---	---	FENCE
---	---	SIDEWALK
x 30.0	x 30.0	SPOT ELEVATIONS
12	13	LOT NUMBER
---	---	TRAFFIC DIRECTION
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER
●	●	SANITARY SEWER MANHOLE
●	●	STORM DRAIN MANHOLE
●	●	CATCH BASIN
●	●	FIELD INLET
●	●	FIRE HYDRANT
●	●	POWER POLE

- UTILITY NOTES:**
- EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING OVERHEAD POWERLINES/UTILITIES ALONG THE FRONTAGE OF EDEN AVENUE AND MOHR DRIVE WILL BE UNDERGROUND.
 - PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
 - PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - STORM DRAIN: PROPOSED STORM DRAIN FACILITIES WITHIN EDEN AVENUE WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. ALL OTHER ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE = 0.003.
 - SANITARY SEWER: ALL SANITARY SEWER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS. MINIMUM SLOPE OF PROPOSED SANITARY SEWER PIPE = 0.005.
 - WATER: ALL WATER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS.
 - GAS & ELECTRIC: PG&E
 - TELEPHONE: AT&T
 - CABLE TV: COMCAST CABLE
 - UTILITIES: UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.

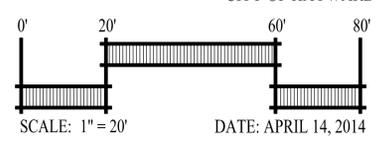
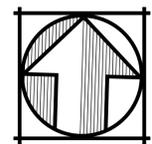


STREET A
(LOTS 5-13)
NOT TO SCALE



STREET A
(LOTS 1-4)
NOT TO SCALE

UTILITY PLAN
VESTING TENTATIVE MAP
EDEN AVENUE - TRACT 8151

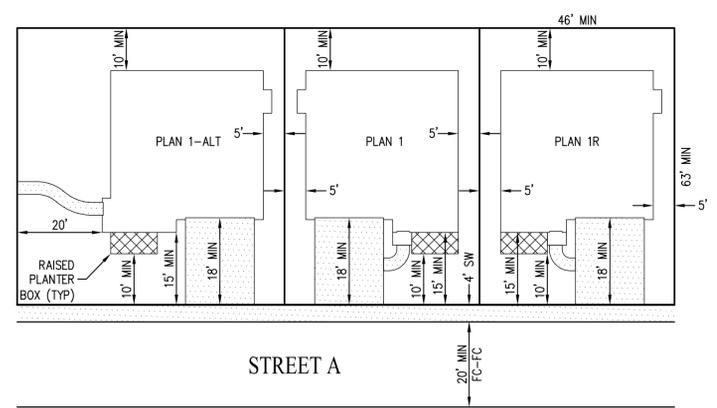


CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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SHEET NO. **TM.4**
OF 16 SHEETS



TYPICAL SINGLE FAMILY LAYOUT & SETBACKS
(NOT TO SCALE)

TYPICAL BUILDING & LOT SIZE

PLAN	PLAN SF	PLAN TOTAL	PLAN MIX (% TOTAL)	MIN LOT AREA, SF	BUILDING FOOTPRINT, SF	MAX LOT COVERAGE
1	2,387	7	54%	2,898	1,324	46%
1R	2,387	5	38%	2,898	1,324	46%
1-ALT	2,387	1	8%	4,084	1,326	32%
TOTAL		13	100%			

- NOTES:
- TYPICAL SETBACKS AS SHOWN ON THIS SITE PLAN INDICATE THE MOST RESTRICTIVE ALLOWABLE SETBACKS.
 - ARCHITECTURAL POPPS OUTS SUCH AS SECOND STORY OVERHANGS, FIREPLACES, MEDIA NICHES, NOOKS, ETC MAY PROJECT 2 FEET INTO SETBACKS.

PLANNED DEVELOPMENT SITE PLAN EDEN VILLAGE - TRACT 8151

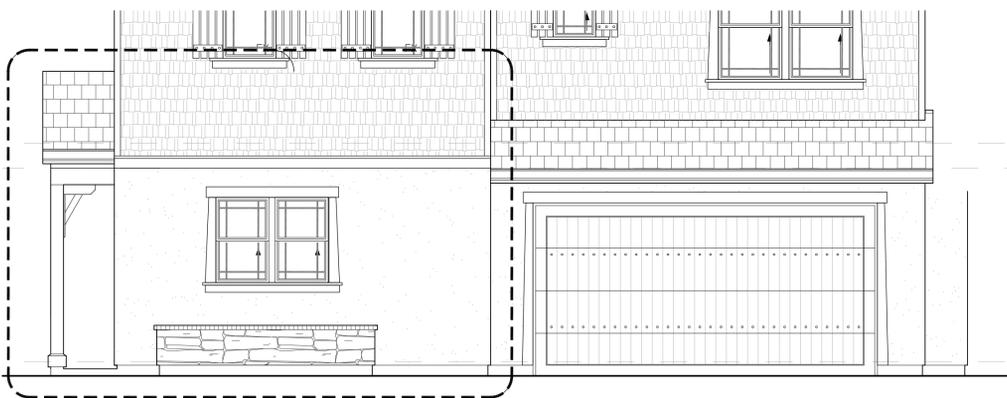
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: APRIL 14, 2014

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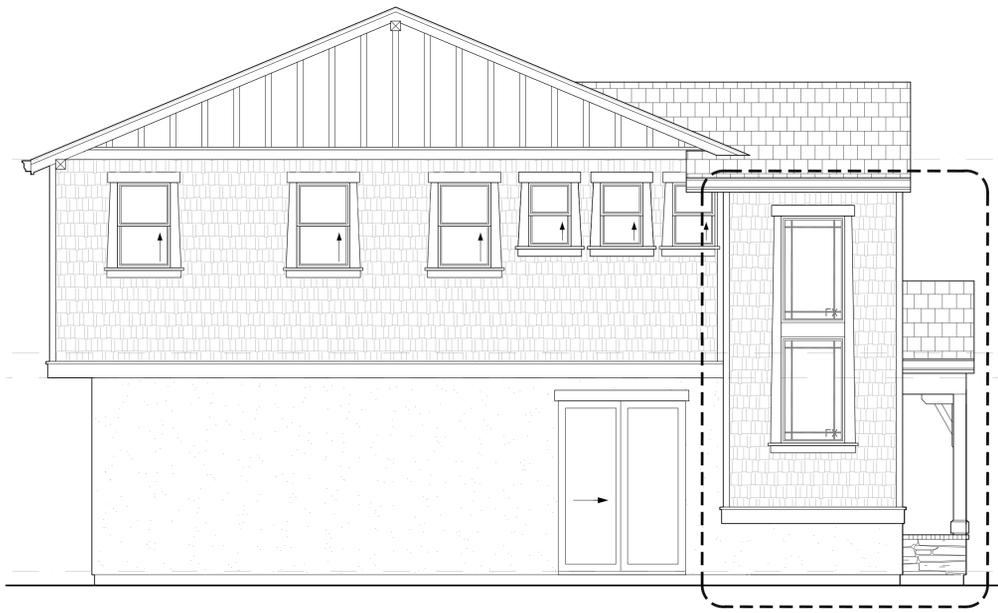
SHEET NO.
C.1
OF 16 SHEETS

EDEN VILLAGE
DEVELOPMENT



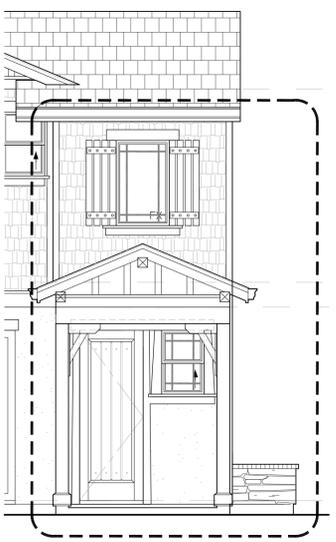
7. END UNIT

SCALE: 1/4" = 1'-0"



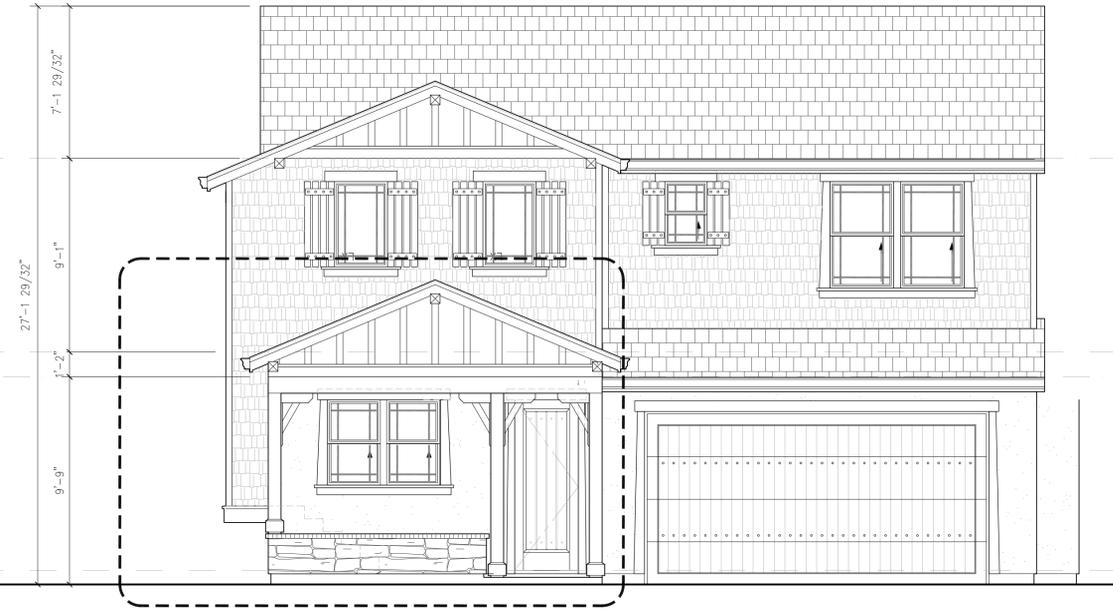
6. LEFT ELEVATION

SCALE: 1/4" = 1'-0"



5. END UNIT

SCALE: 1/4" = 1'-0"

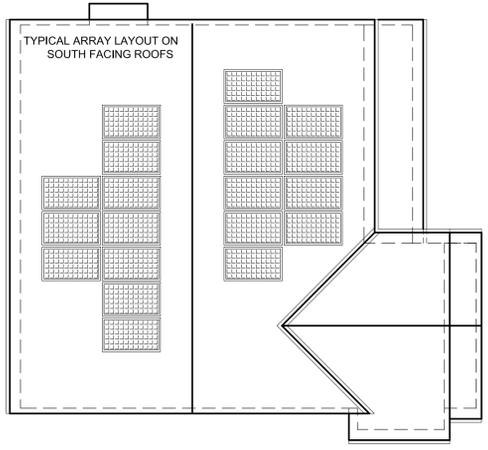


4. FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ISSUED FOR: _____ DATE: _____

1. ALL UNITS TO HAVE 10 SOLAR PANEL ARRAYS ON SOUTH FACING ROOF DEPENDING ON PARCEL LOCATION ON SITE DEVELOPMENT MAP



3. ROOF PLAN

SCALE: 1/8" = 1'-0"



2. REAR ELEVATION

SCALE: 1/4" = 1'-0"



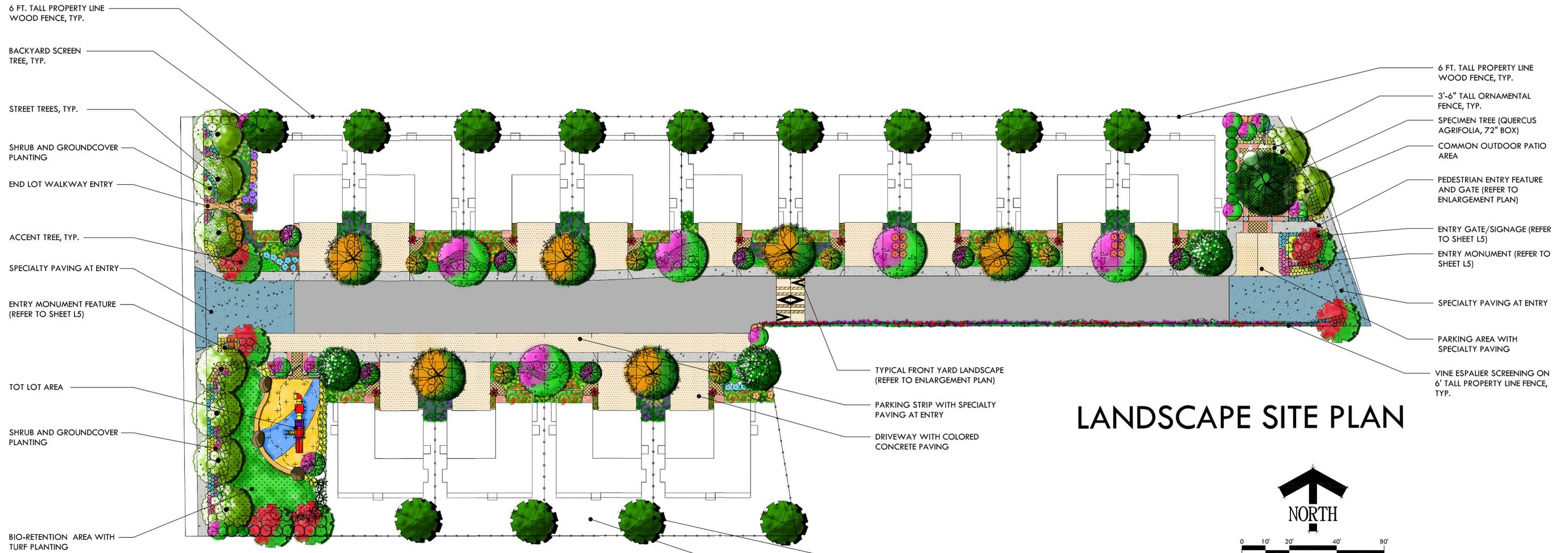
1. RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

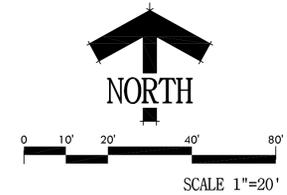


A.4
ELEVATIONS AND ROOF PLAN -
HOUSE C

PROJECT NO. _____



LANDSCAPE SITE PLAN



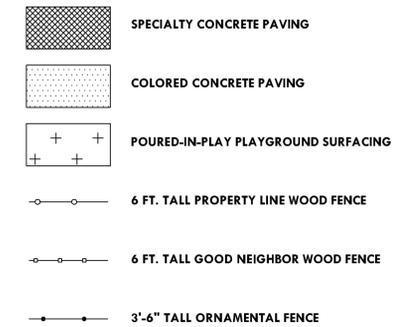
PRELIMINARY PLANT PALETTE/LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE/NOTES
SPECIMEN TREE		
QUERCUS AGRIFOLIA	COAST LIVE OAK	72 IN BOX
STREET TREES		
MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD MAGNOLIA	48 IN BOX
FRONT YARD/ACCENT TREES		
ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	15 GAL
PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL
PRUNUS SERRULATA 'AMANOGAWA'	JAPANESE FLOWERING CHERRY	15 GAL
PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD FLOWERING PLUM	15 GAL
FRUIT TREES		
CITRUS 'MEIWA'	KUMQUAT	15 GAL
CITRUS RETICULATA 'OWARI'	MANDARIN ORANGE	15 GAL
PRUNUS SALICINA 'BEAUTY'	BEAUTY JAPANESE PLUM	15 GAL
SHRUBS		
BUDDLEJA HYBRID 'LOCHINCH'	BUDDLEJA HYBRID	5 GAL
EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL
LIGULARIA STENOCEPHALA	LEOPARD PLANT	5 GAL
ROSMARINUS OFFICIALIS 'BARBECUE'	BARBECUE ROSMARY	5 GAL
RHODODENDRON HYBRIDS	AZALEAS	5 GAL
STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL
BACKYARD SCREEN TREES		
DRIMYS WINTERI	WINTER'S BARK VARIETY	15 GAL
CITRUS (LEMON)	PUMPKIN	15 GAL
CITRUS (ORANGE)	ORANGE VARIETY	15 GAL
RAPHIOLEPIS 'MONTIC'	INDIAN HAWTHORN	15 GAL

SCIENTIFIC NAME	COMMON NAME	SIZE/NOTES
GRASSES/BAMBOO/GRASSLIKE PLANTS		
FARGESIA ROBUSTA 'CAMPBELL'	CLUMPING BAMBOO	5 GAL
LAVANDULA 'PROVENCE'	FRENCH LAVENDER	5 GAL
MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL
PENNISETUM ORIENTALIS	ORIENTAL FOUNTAIN GRASS	5 GAL
PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	5 GAL
VINES		
BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL
HARDENBERGIA 'WANDERING LILAC VINE'	LILAC VINE	5 GAL
JASMINUM SAMBAC 'GRAND DUKE'	ARABIAN JASMINE	5 GAL
RAISED PLANTER PLANTS		
IRIS VARIETY	IRIS	1 GAL
ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL
LILIUM VARIETY	LILY	1 GAL
GROUND COVER		
HYPERICUM X MOSERIUM TRICOLOR	TRICOLOR ST. JOHN'S WORT	FLATS, 12" O.C.
SEDUM SPATHULIFOLIUM	BROADLEAF STONECROP	FLATS, 12" O.C.
VERBENA HYBRID 'HOMESTEAD PURPLE'	HOMESTEAD PRURPLE VERBENA	FLATS, 12" O.C.

TURF SOD	DESCRIPTION
	NATIVE MOW FREE (FROM DELTA BLUE GRASS)
	BIO-FILTRATION SOD (FROM DELTA BLUE GRASS)

MATERIALS/SURFACING LEGEND

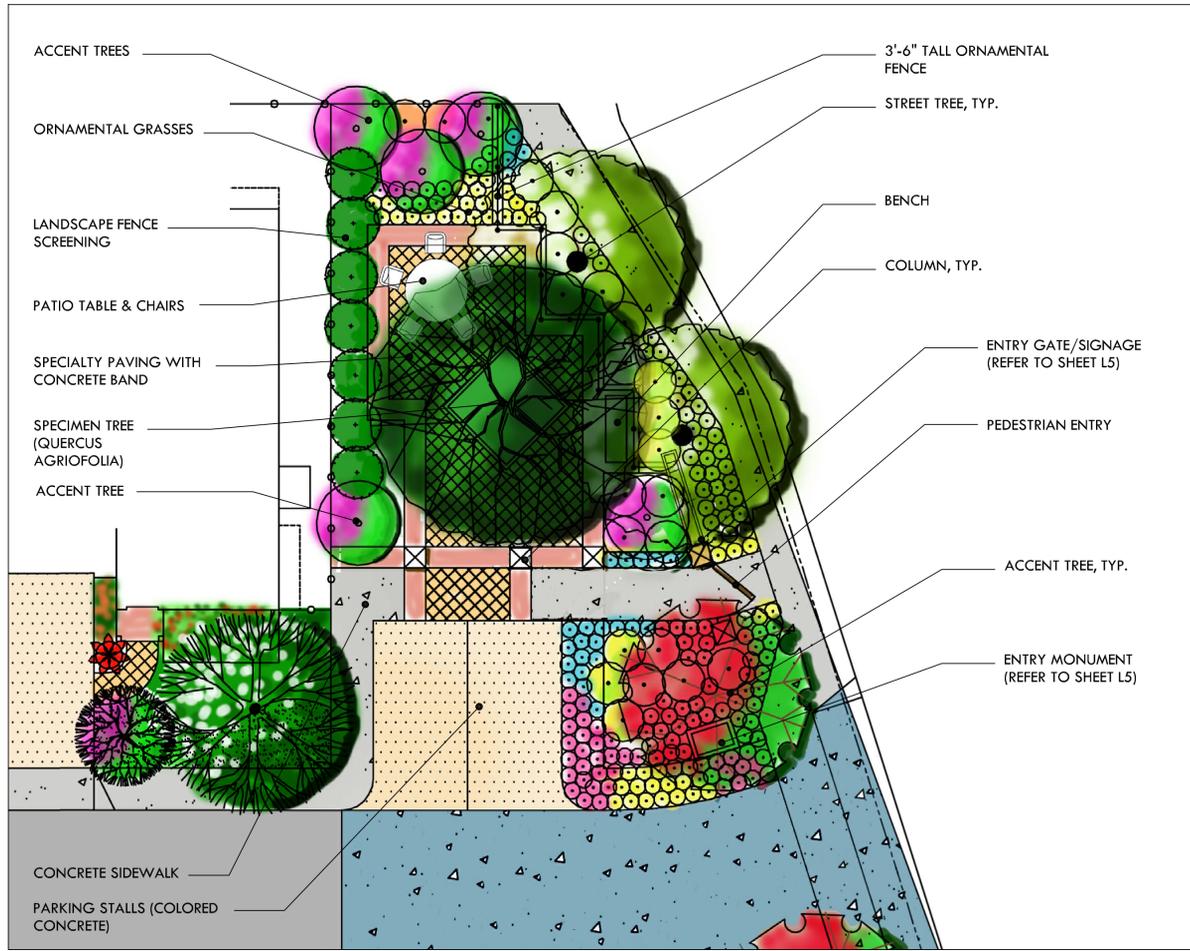


NOTES

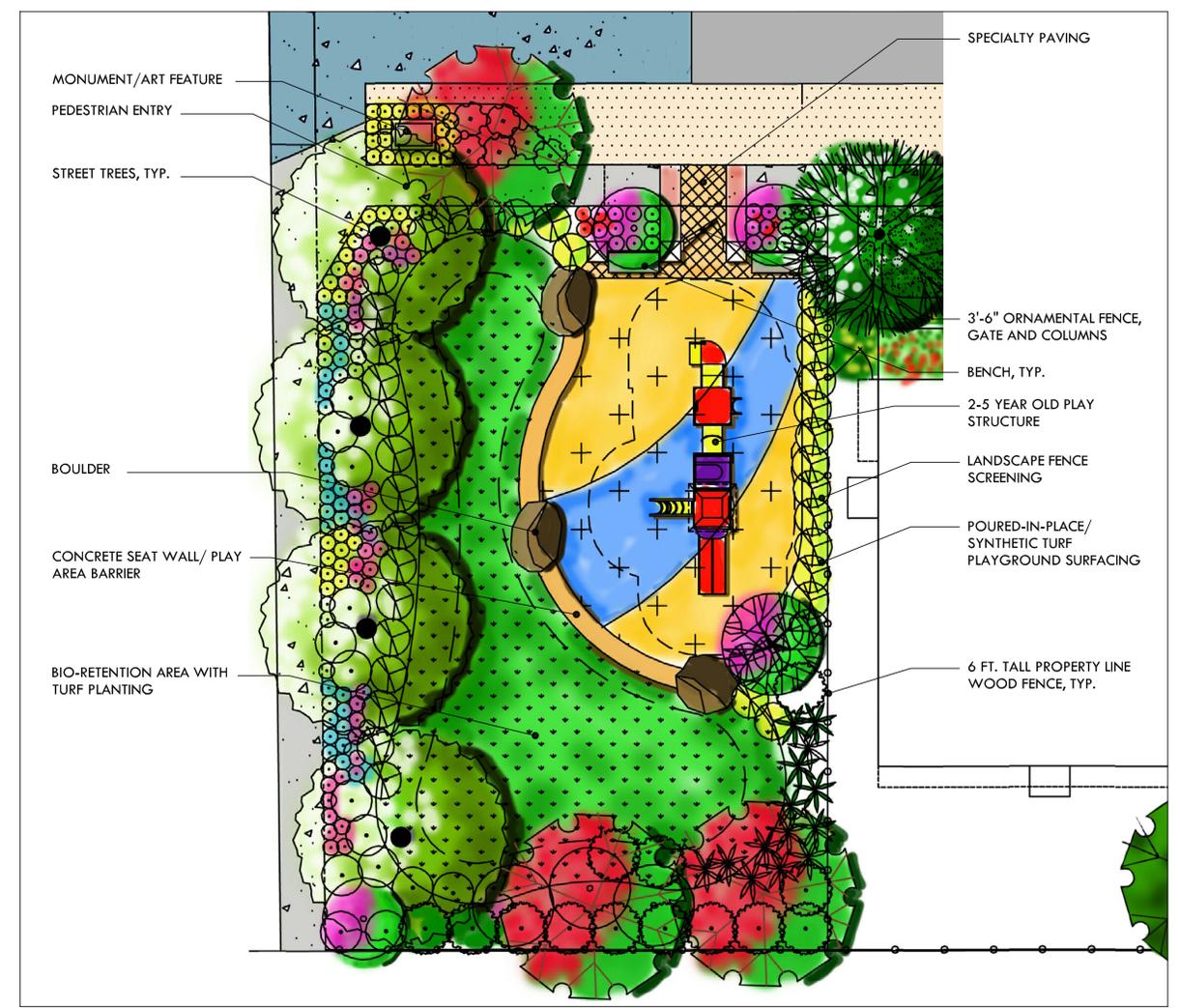
- SEE CIVIL PLANS, TM.1 FOR EXISTING TREE REMOVAL
- TREES TO BE PLANTED PER CITY OF HAYWARD STANDARD PLANTING DETAILS.

LANDSCAPE SITE PLAN

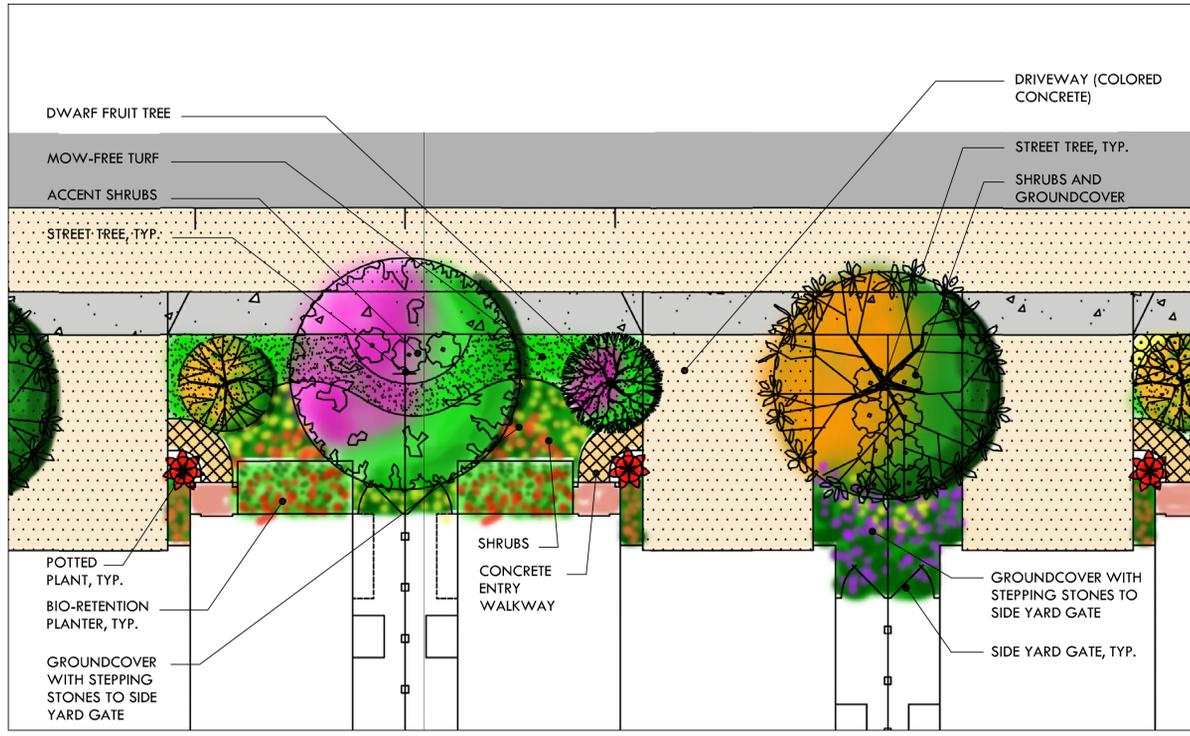
<p>RTS Landscape Architecture</p> <p>2531 La Mirada Drive, San Jose, CA 95125</p> <p>RTSlandscapearchitecture@gmail.com</p> <p>ph: 408.896.9895</p> <p>CA License Number LA 5910</p>	<p>SHEET</p> <p>L.1</p> <p>OF 16 SHEETS</p> <p>April 14, 2014</p>
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COMMON OUTDOOR PATIO AREA ENLARGEMENT



TOT LOT/BIO-RETENTION ENLARGEMENT



TYPICAL FRONT YARD ENLARGEMENT



2-5 YEAR OLD PLAY STRUCTURE



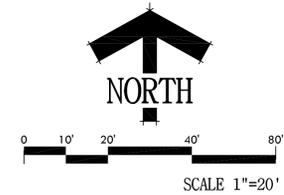
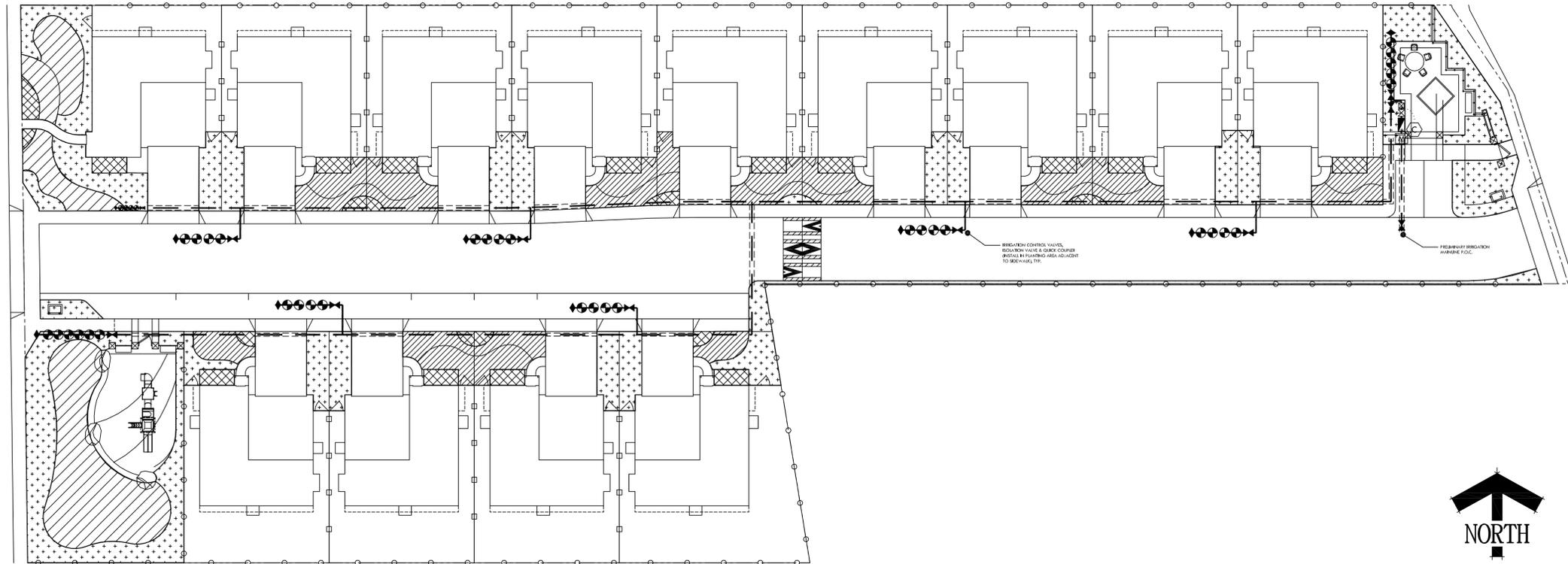
SITE FURNISHINGS AND MISCELLANEOUS BUILT ELEMENTS

ENLARGEMENTS PLANS



RTS Landscape Architecture
 2531 La Mirada Drive, San Jose, CA 95125
 RTSlandscapearchitecture@gmail.com
 ph: 408.896.9895
 CA License Number LA 5910

SHEET
L.2
 OF 16 SHEETS
 April 14, 2014



LEGEND

- ZONE 'A' - WATER CONSERVING PLANTS WITH STREAM SPRINKLERS**
- ZONE 'B' - CALIFORNIA NATIVE FESCUE LAWN OR BIO-RETENTION LAWN WITH STREAM SPRINKLERS**
- ZONE 'C' - WATER CONSERVING PLANTS WITH DRIP EMITTERS**
- IRRIGATION MAINLINE ROUTING**
- SLEEVE LOCATIONS**
- IRRIGATION CONTROL VALVE (PRELIMINARY LOCATIONS)**
- IRRIGATION BACKFLOW (PRELIMINARY LOCATIONS)**
- QUICK COUPLER VALVE (PRELIMINARY LOCATIONS)**
- ISOLATION VALVE (PRELIMINARY LOCATIONS)**
- FLOW SENSOR (PRELIMINARY LOCATION)**
- MASTER VALVE (PRELIMINARY LOCATION)**
- IRRIGATION METER - FRONT YARD AND COMMON AREAS (PRELIMINARY LOCATION)**
- CONTROLLER (PRELIMINARY LOCATION)**

NOTES

1. ALL TREES TO BE IRRIGATED WITH TWO (2) BUBBLERS PER TREE. SELECTED SHRUBS MAY ALSO BE REQUIRED TO BE IRRIGATED WITH ONE (1) BUBBLER PER SHRUB, AS APPLICABLE.
2. EACH PRIVATE BACK YARD SHALL BE PROVIDED A HOSE BIB. LOCATION TO BE DETERMINED.
3. POTTED PLANT IDENTIFIED AT THE ENTRY TO EACH RESIDENCE (AS SHOWN ON THE LANDSCAPE SITE PLAN) SHALL BE IRRIGATED WITH DRIP IRRIGATION.
4. IRRIGATION SYSTEM PRODUCTS AND MANUFACTURERS TO BE DETERMINED.
5. BACKYARD TREE PLANTING TO BE IRRIGATED BY HOMEOWNER.

PRELIMINARY IRRIGATION PLAN

<p>RTS Landscape Architecture 2531 La Mirada Drive, San Jose, CA 95125 RTSlandscapearchitecture@gmail.com ph: 408.896.9895 CA License Number LA 5910</p>	<p>SHEET L.3 OF 16 SHEETS April 14, 2014</p>
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VINES



JASMINUM SAMBAC 'GRAND DUKE' - ARABIAN JASMINE



HARDENBERGIA 'WANDERING LILAC VINE' - LILAC VINE



BOUGAINVILLEA 'BARBARA KARST' - BARBARA KARST BOUGAINVILLEA

POTTED PLANTS



BEGONIA - DRAGON WING BEGONIA



PIERIS JAPONICA 'PURITY' - PURITY PIERIS



SPIREA 'BRIDAL WREATH' - BRIDAL WREATH SPIREA

FRUIT TREES



CITRUS RETICULATA 'OWARI' - MANDARIN ORANGE



PRUNUS SALICINA 'BEAUTY' - BEAUTY JAPANESE PLUM

TURF SOD



NATIVE MOW FREE (FROM DELTA BLUE GRASS)



BIO-FILTRATION SOD (FROM DELTA BLUE GRASS)

TREES



PRUNUS SERRULATA 'AMANOGAWA' - JAPANESE FLOWERING CHERRY (ACCENT TREE)



QUERCUS AGRIFOLIA - COAST LIVE OAK (SPECIMEN TREE)



PRUNUS CERASIFERA 'THUNDERCLOUD' - THUNDERCLOUD FLOWERING PLUM (ACCENT TREE/STREET TREE)



MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' - D.D. BLANCHARD MAGNOLIA (STREET TREE)



PISTACIA CHINENSIS - CHINESE PISTACHE (STREET TREE)



ACER PALMATUM 'SANGO KAKU' - CORAL BARK JAPANESE MAPLE (ACCENT TREE)

GROUND COVER



SEDUM SPATHULIFOLIUM - BROADLEAF STONECROP



VERBENA HYBRID 'HOMESTEAD PURPLE'



HYPERICUM X MOSERIANUM TRICOLOR

RAISED PLANTER PLANTS



IRIS VARIETY



ERIGERON KARVINSKIANUS - MEXICAN DAISY



LILIUM VARIETY



ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY

SHRUBS



EUONYMUS JAPONICUS 'GREENSPIRE' - GREEN SPIRE EUONYMUS



ROSMARINUS OFFICIALIS 'BARBEQUE' - BARBEQUE ROSEMARY



RHODODENDRON HYBRIDS - AZALEAS



LIGURIA STENOCEPHALA - LEOPARD PLANT



STRELITZIA REGINAE - BIRD OF PARADISE



BUDDLEJA HYBRID 'LOCHINCH' - BUDDLEJA HYBRID

BACKYARD SCREEN TREES



RAPHIOLEPIS 'MONTIC' - INDIAN HAWTHORN



CITRUS 'PUMMELO'



DRIMYS WINTERI - WINTER'S BARK

GRASSES/BAMBOO/GRASS LIKE PLANTS



PENNISETUM ORIENTALE - ORIENTAL FOUNTAIN GRASS



PENNISETUM SETACEUM 'RUBRUM' - RED FOUNTAIN GRASS



LAVANDULA 'PROVENCE' - FRENCH LAVENDER



MISCANTHUS SINENSIS - MAIDEN GRASS



FARGESIA ROBUSTA 'CAMPBELL' - CLUMPING BAMBOO

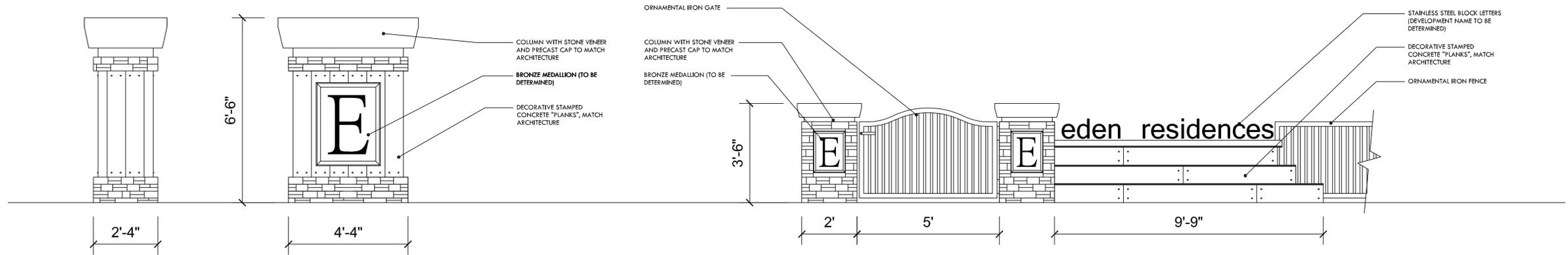


EQUISETUM HYPERMALE - HORSE TAIL

PLANT IMAGES

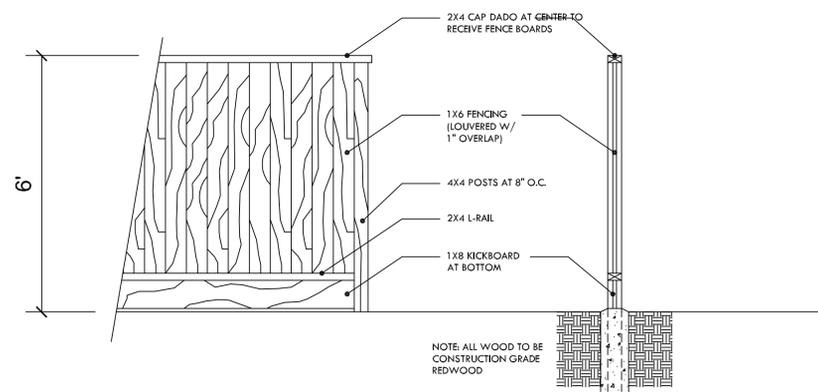
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SHEET
L.4
 OF 16 SHEETS
 April 14, 2014



CONCEPTUAL ENTRY MONUMENT ELEVATION

CONCEPTUAL ENTRY GATE/SIGNAGE ELEVATION



L.E.D. STREET LIGHTING (TBD)

FENCING & SIGNAGE IMAGES

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