CITY OF
HAYWARD
HEART OF THE BAY

Planning Commission

NOVEMBER 20, 2014

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Agenda 2

Request for Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a General Plan Amendment from Low Density Residential to Medium Density Residential (Application No. PL-2013-0091), Zone Change (Application No. PL-2013-0092) from Single Family Residential to Planned Development and Vesting Tentative Tract Map 8120 (Application No. PL-2013-0361) associated with the subdivision and construction of 16 single-family detached homes, 8 attached homes and common areas on a 2.26-acre site at 1818 Hill Avenue and 22788 Templeton. Sunny Tong, Westlake Urban, LLC (Applicant/Owner)

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Approval of minutes

- November 6, 2014 150

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

AGENDA
HAYWARD PLANNING COMMISSION
THURSDAY, NOVEMBER 20, 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).

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

1. Request for Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a General Plan Amendment from Low Density Residential to Medium Density Residential (Application No. PL-2013-0091), Zone Change (Application No. PL-2013-0092) from Single Family Residential to Planned Development and Vesting Tentative Tract Map 8120 (Application No. PL-2013-0361) associated with the subdivision and construction of 16 single-family detached homes, 8 attached homes and common areas on a 2.26-acre site at 1818 Hill Avenue and 22788 Templeton. Sunny Tong, Westlake Urban, LLC (Applicant/Owner)

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.

Staff Report
Attachment I - Area and Zoning Map
Attachment II - Draft Findings of Approval
Attachment III - Draft Conditions of Approval
Attachment IV - Intial Study/Mitigated Neg Dec
Attachment V - Public Comments
Attachment VI - Project Plans

COMMISSION REPORTS:

2. Oral Report on Planning and Zoning Matters

3. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

4. **November 6, 2014**

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.

CITY OF
HAYWARD
HEART OF THE BAY

1

DATE: November 20, 2014

TO: Planning Commission

FROM: Linda Ajello, AICP, Associate Planner
John Nguyen, P.E., Development Review Engineer

SUBJECT: **Request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a General Plan Amendment from Low Density Residential to Medium Density Residential (Application No. PL-2013-0091), Zone Change (Application No. PL-2013-0092) from Single Family Residential to Planned Development and Vesting Tentative Tract Map 8120 (Application No. PL-2013-0361) associated with the subdivision and construction of 16 single-family detached homes, 8 attached homes and common areas on a 2.26-acre site at 1818 Hill Avenue and 22788 Templeton. Sunny Tong, Westlake Urban, LLC (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) (Attachment IV), and approval of the General Plan Amendment, Zone Change and Vesting Tentative Tract Map applications to build sixteen detached single-family homes and eight attached homes, subject to the attached Findings and Conditions of Approval (Attachments II and III).

SUMMARY

This proposed infill project has been designed based on the "Pocket Neighborhood" concept, which is founded upon ideas and design concepts that are an adaption of older, well-designed developments that were built prior to the more recent auto-dependent neighborhoods. The project includes three different floor plans, each with varying cottage style architectural elevations. The unit mix includes two-story attached and detached homes with detached 2-car garages, with the exception of one unit that has a basement level attached garage. Three centrally located common open spaces, a community room, and private open space are provided for each home. Attractive landscaping is planned throughout the site, including along Templeton Street and Hill Avenue. A private U-shaped access road with ingress and egress on Hill Avenue will serve the homes.

The Project is supported by staff because the proposed density, 11.7 dwelling units per net acre, is consistent with the General Plan designation of Medium Density Residential (8.7-17.4 dwelling

units/net acre) and is consistent with the surrounding development, which includes a mix of single-family and multi-family dwellings. The Project has been designed as a cluster or "Pocket Neighborhood" with detached and attached single-family homes designed around three central common open spaces. The homes are well-designed with high-quality architectural features that are consistent with the neighborhood character that has been created in other residential developments throughout the City. In addition, as described in this report, the project includes amenities to support making the required Planned Development (PD) rezone findings.

BACKGROUND

The project site is an infill site located on the corner of Hill Avenue and Templeton Street, within the Upper B Street Neighborhood, and consists of two undeveloped, rectangular-shaped properties, totaling 98,636 square feet (2.26 acres) in area. The site slopes gently to moderately down to the west with gradients ranging from flatter than 15:1 (horizontal: vertical) in the southwestern portion of the site to about 4:1 in the western portion of the site. Ninety-one (91) trees of varying size and species are dispersed across the Project site. There is no sidewalk on the west side of the property along Templeton Street and there is a concrete sidewalk and single curb-cut abutting Hill Avenue. Properties abutting the Project site include single-family residential land uses. The site, which is currently vacant, was previously developed with single-family structures that were demolished in 1982.

The zoning on the property has changed several times over the last five decades, starting with the approval by City Council in 1978 for a rezone from Residential Medium Density (RM) to Planned Development (PD) to allow the construction of 70 units of elderly housing. The preliminary development plan was later amended to construct 30 condominiums instead of the 70 units of elderly housing. The Precise Development Plan and Final Map (Tract 4485) were approved by City Council on June 10, 1980, but the development was never constructed.

In 1986, an application for a PD to allow the construction of a 99-room senior residential facility (29 single rooms and 70 single or double rooms) with 33 parking spaces to house 169 senior residents was submitted by the current applicant. The project was approved by City Council on March 24, 1987, but was never constructed.

In 1990, the City Council approved a request from the subdivider to revert Tract 4485 to acreage. The tract map that was filed was for a previously entitled PD that was never constructed, so the map had to be reverted to acreage since the improvements had not been made.

More recently, in 1992, in conjunction with the adoption of the Upper B Street Neighborhood Plan, the zoning/General Plan land use designation for the project site was changed from Planned Development (PD)/medium density residential to single-family residential (RS)/low density residential, respectively.

DISCUSSION AND STAFF ANALYSIS

Project Description - The project requires a General Plan Amendment to modify the land use designation of the site from Low Density Residential to Medium Density Residential to allow development at a higher density; a Zone Change from Medium Density Residential to Planned Development, because the project does not meet certain development standards of the existing zoning district (e.g., minimum lot size, setbacks), as identified later in this report; and a Vesting Tentative Tract Map to subdivide the property in order to construct sixteen detached and eight attached single-family homes and four additional parcels for group open space and a private road (see plans, Attachment VI).

Pocket Neighborhood Design Concept – The proposed "Pocket Neighborhood" concept is based upon ideas and design concepts that challenge the current prevailing assumptions about residential design and development. The design of the proposed project is focused on the following objectives:

- Create community with well-designed common outdoor spaces where neighbors can get to know one another.
- Create a diversity of housing sized to accommodate a variety of households.
- Create resiliency so that residents can age in place as households change over time.
- Create sustainability with energy efficient homes and meaningful connections to the outdoors.

The common areas in the plan are designed to instill a sense of community by providing places to meet and gather with other neighbors. The sense of community requires increased attention to the places between and among the homes. The proposed Pocket Neighborhood includes three well-designed, central open space areas. The front doors and porches of all homes face these areas and the porches are connected with pedestrian pathways. A multi-purpose "Community Room" is located at the center of the common garage. This room will be designed to accommodate a number of different uses and is envisioned to be an important gathering place for the residents of the new community.

The site design de-emphasizes cars and parking, especially parking that is visible on the front elevations of homes. Fourteen of the 24 homes will have detached two-car garages immediately behind the home and accessed from the private drive. The remaining ten homes will have two-car garages that are located in a common garage at the center rear of the site. Access to the private and common garages is via a U-shaped, private street. Landscaped pedestrian walkways will connect the homes to the garages through the courtyards. A total of ten uncovered parking spaces are proposed and located opposite the parking garage at the rear of the site.

The new U-shaped private street will provide access to rear-loaded two-car garages on 14 of the units and to a detached common garage for the remainder of the units, as well as to the uncovered parking spaces and community room. Proposed Lots 1 thru 5 will have addresses associated with Templeton Street and the other nineteen lots will have addresses associated with the new private street name.

Site Plan – The proposed detached and attached single-family homes will be constructed on lots ranging from approximately 1,508 square feet to 3,326 square feet in size, with 19 lots being less than 2,500 square feet and the remaining 5 lots being 2,500 square feet or greater. The attached units are located on the smaller lots, with an average lot size of approximately 1,517 square feet, and the detached units located on the larger lots, with an average lot size of 2,509 square feet. All of the homes will front onto landscaped interior common courtyards and the garages for fourteen units will be detached and rear-loaded onto the private street, one unit will have an attached garage fronting on Templeton Avenue and nine units will have detached shared garages located off of the private street.

Building Elevations and Floor Plans – As shown on sheets A-101A.1 through A-101C.2, of the plan set (Attachment VI), the project proposes three different floor plans ranging from 1,229 square feet to 1,540 square feet. As shown in Table 1 below, the units offer two and three bedroom floor plans with an extra 400 square foot space over the garage in some units than can be an optional fourth bedroom, den or workshop. All of the units have a bedroom and full bathroom on the ground level, on the same level as the kitchen and main living area, which would accommodate multi-generational households or aging in place. The proposed units will all be two-stories, with the exception of unit one, which has the attached basement garage fronting on Templeton Street. All of the units will have a cottage style architectural style compatible with the various existing post-World War II homes in the surrounding neighborhood. The exterior design of the attached and detached single-family homes include a mix of pitched and gable composition shingle roofs, painted vertical cement fiber board and batten siding, horizontal painted cement fiber lap siding, cupolas, private decks, and covered front porches with painted wood railings. The units will have a mix of contrasting building colors and articulation of wall planes through the use of recessed wall planes, second floor balconies and covered front porches. The proposed exterior color palate consists of warm earth tones, which will blend with the surrounding landscape and will be compatible with the neighboring residential development and the City's Design guidelines.

The preliminary landscape plan provides a variety of drought tolerant landscaping, a fruit orchard or edible garden, and citrus trees located throughout the site. The plan also includes preservation of ten existing significant mature trees on or adjacent to the site and planting of over 85 new trees along Hill Avenue and Templeton Street. Tree mitigation for the removal of the remaining existing trees on site has been satisfied with the installation of permeable paving for the U-shaped private street. The stormwater treatment detention area is located along the northern boundary of the site and will incorporate the use of landscape and pervious pavement throughout the site. Bio-retention areas collect water during rainstorm events where water is filtered back into the ground water ecosystem. Final landscape plan details will be reviewed and approved during the Precise Plan phase of the project. Table 1 on the following page shows unit summary for the proposed development.

Table 1: Unit Summary

Unit Type (Number Proposed)	Number of Stories	Number of Bedrooms/Bathrooms	Living Area (sq. ft.)	Other
Attached and Detached Single Family Homes				
Unit A (8)	2	2/2	1,229	Ground floor bedroom and bath
Unit B (2)	2	3/2	1,540	Ground floor bedroom and bath & bonus room over garage- optional 4th bedroom/den/workshop
Unit B w/ room over garage (4)	2	3/2	1,940	Ground floor bedroom and bath & bonus room over garage - optional 4th bedroom/den/workshop
Unit C (10)	2	3/2	1,843	Ground floor bedroom and bath & bonus room over garage - optional 4th bedroom/den/workshop

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 Codes. In addition, this project shall include the installation of solar panel arrays on all units or as determined to be achievable through a solar feasibility study, to be submitted for review and approval by the Planning Director prior to the approval of the Precise Plan, which is over and above what is required by current building and energy codes.

Parking - As shown in the table below, the City's parking regulations require a minimum of two on-site 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. The plan provides 48 covered parking spaces (2 per unit in garages) and 10 uncovered/open on-site parking spaces. Additionally, ten of the units front on existing public roads (five units on Templeton Street and six units on Hill Avenue) that provide additional on-street parking. Including the uncovered on-site parking spaces, the proposed parking ratio of parking spaces to units is 2.42, which is consistent with other approved Planned Developments in the City (Standard Pacific's Camden Place = 2.40). All proposed uncovered parking spaces are centrally located within the development and do not include parking provided on public street frontages (within the public right-of-way). Such parking would be along public streets and available to the general public and not specifically for this development's residents. Based on the single-family residential parking standards applied to similar developments, the project is deficient in the number of required uncovered spaces by eighteen (18) spaces. Table 2 on the following page shows parking summary for the proposed development.

Table 2: Parking Summary

Home Type	Number of Lots:	Minimum Number of On-Site Parking Spaces Required (total)	Total Spaces Proposed	Meets minimum requirements?
Single family homes ***with*** street parking	10	2 covered per dwelling unit (20)	20 (2-car garage for each unit)	Yes
Single family homes ***without*** street parking	14	2 covered per dwelling unit plus 2 uncovered spaces not blocking access to required covered parking (56)	28 (2-car garage for each unit) plus 10 uncovered on-site parking spaces	No (deficit of 18 uncovered spaces)

Open Space – Developments within the Medium Density Residential District (RM) are required to provide 350 square feet of usable open space per unit. This open space requirement can be accomplished through a combination of private and group open space, provided that a minimum of 100 square feet per unit is allocated toward group open space. Retention basins, landscaped bulb-outs, required landscaping or substandard sized landscaping are not allowed to be counted toward open space.

The project provides a total of 10,400 square feet of central group open space within the three central open space areas. The proposed centrally located group open spaces will include seating areas, and shade trees and lawn areas which will create a gathering space to encourage social interactions between neighbors (Plan Sheet L-3). Additionally, each single-family home includes a covered front porch, private rear and side yard decks, with several units also having an additional side yard deck or second story balcony. The covered front porches range from approximately 85 to 155 square feet; rear and side yard decks range from approximately 100 to 275 square feet; and upper level balconies approximately 60 square feet. Each unit has a minimum of 100 square feet of conforming private open space, with an overall average of 304 square feet per unit and an average of 426 square feet per unit, including the private open spaces that do not meet the minimum dimensional requirement of 10 feet by 10 feet and, therefore, cannot be counted toward meeting the private open space requirement. Overall, the combined conforming private and common open space areas exceed the minimum requirements.

Table 3 on the following page shows a summary of the required and proposed open space.

Table 3: Open Space Summary

Open Space Type	Minimum Amount Required	Amount of Conforming Open Space Provided	Meets Requirement?
Private Open Space[1]	Total minus group open space (350-100 sq. ft.) per unit **Total: 6,000 sq. ft.**	7,300 sq. ft.	Yes
Group Open Space[2]	100 sq. ft. of usable open space per dwelling unit **Total: 2,400 sq. ft.**	Central Group Open Space 10,400 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit **Total: 8,400 sq. ft.**	**17,700 sq. ft.**	Yes

Public Parkland Obligations – 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 24 units, a total of $282,408 in in-lieu park fees is required. This fee is paid prior to certificate of occupancy of the respective units.

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 Requirements – Compliance with the City's affordable housing provisions will be required for the project. Pursuant to the City's Interim Relief Ordinance (a six month extension of the Relief Ordinance was passed by Council on December 17, 2013), 10 percent of all detached single family residences in a project and 7.5 percent of all attached units must be set aside and sold at affordable prices to moderate-income households (households earning 120 percent of Area Median Income or less). The Relief Ordinance also allows developers the option to pay an $80,000 per affordable unit in-lieu fee prior to obtaining a certificate of occupancy.

All 24 residential units in the project are subject to the Relief Ordinance. Therefore, the applicant has the option of providing three (3) affordable units (10% times 16 =1.6 plus 7.5% times 8= .60) as

[1] Private open space may not include required front or street side yards, exceed a 3 percent slope, be less than 100 square feet in area, or have a dimension less than 10 feet.
[2] Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope and not be less than 400 square feet in area.

affordable units or pay a total of $240,000 (3 times $80,000) in order to comply with the Relief Ordinance. In this particular case, the applicant has indicated they will pay the in-lieu fee as allowed for in the Relief Ordinance. Prior to the approval of the final map, the applicant will be required to submit an Inclusionary Housing Agreement (IHA) to the City for review and approval.

General Plan Amendment – The current General Plan Land Use designation of low density residential would not allow development at the proposed density, thus the applicant has requested to modify the designation from Low Density Residential to Medium Density Residential. This modification will allow for additional density on the property, allowing the clustered or "Pocket Neighborhood" design. Future development of this site, under a Medium Density land use designation, would be allowed a maximum of 17.4 dwelling units per net acre. The resultant density for the proposed residential development would be 11.7 dwelling units per net acre. Staff is supportive of the request to modify the General Plan land use designation from Low Density to Medium Density, as this is the designation of properties located directly across from the site to the southeast of the project site and nearby properties to the northwest and northeast. Existing adjacent property line fences and a proposed fifteen foot landscape buffer, which will include trees, shrubs and ground cover, separates the residential neighborhood immediately adjacent to the site to the northwest of the project site that has a Low Density residential designation (see Attachment I). Furthermore, through the use of innovative site design, over fifty percent of the site will be comprised of open space and will result in a unique, well-designed development to help revitalize the existing neighborhood and help create a sense of community.

Findings for General Plan Amendment Application - In order to support the changes proposed to the General Plan, the Planning Commission must make the following findings. Staff's responses to the findings are indicated below.

(1) Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward.

The increase in land use density for the site will allow the development of additional two-story, single family homes on a vacant site, consistent with density and massing of development located directly across from the site to the southeast of the project site and nearby properties to the northwest and northeast, which will promote public health and contribute to the general welfare of the surrounding community.

(2) The proposed change is in conformance with the purposes of the General Plan and all applicable, officially adopted policies and plans.

The General Plan modification will allow for the future construction of new homes in an area already developed with single-family and multi-family homes at a similar density and massing to what is proposed for this site. The development proposed is consistent with General Plan policies including promoting infill development that is compatible with the overall character of the surrounding neighborhood, and providing a variety of housing types.

(3) Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified.

The project site is located at the corner of Templeton Street and Hill Avenue and has adequate public facilities to serve the proposed use. Based on the traffic study conducted for an earlier iteration of the project (based on the construction of 29 single-family units) the project will generate approximately 29 AM peak hour trips and 33 PM peak hour trips. The conclusion of the traffic study was that the project will not create any significant impacts as it relates to Level of Service (LOS) or cause a significant impact to any study intersection and thus should not disrupt the existing transportation system. Therefore, the future development of twenty-four single family homes is also considered less than significant so the existing streets and public facilities will be adequate to serve the future development.

(4) All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations.

The proposed use is single-family residential and is compatible with surrounding uses. In exchange for the General Plan land use designation modification for the future residential development, the City will gain an innovative, well-designed residential planned development unlike any other in the City, which creates a cohesive cluster of homes built around large, meaningful shared open spaces to foster interaction between neighbors. Despite the proposed increase in density, the overall site will result in over fifty percent open space.

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 2,500 square feet required under existing zoning standards. Three of the proposed lots are 1,508 square feet and the largest lot is 3,129 square feet with an average lot size of 2,178 square feet, which is consistent with other Planned Developments in the City. The proposed "Pocket Neighborhood" design minimizes changes to the existing topography of the site and reduces visual impact to the surrounding properties with the construction of modest two-story units. Unlike traditional Planned Developments in the City, the "Pocket Neighborhood" design places a great deal of importance on site design to incorporate usable open space to encourage neighborly interactions and to create a sense of community.

There are other code requirements not met as part of this request, such as minimum lot width and lot coverage, setbacks, on-site parking and driveway length. 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).

Findings for the Zone Change/Preliminary Development Plan - 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 density and providing a variety of housing types, specifically:

Land Use Policies
LU-3.6 Residential Design Strategies: The City shall encourage residential developments to incorporate design features that encourage walking within neighborhoods by:

- Creating a highly connected block and street network.
- Designing new streets with wide sidewalks, planting strips, street trees, and pedestrian-scaled lighting.
- Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
- Locating garages for homes and townhomes along rear alleys (if available) or behind or to the side of the front facade of the home.
- Enhancing the front facade of homes, townhomes, and apartment and condominium buildings with porches, stoops, balconies, and/or front patios.
- Ensuring that windows are provided on facades that front streets or public spaces.

LU-3.7 Infill Development in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

Housing Policies
Goal 3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure.

Policy 3.1 Implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.3: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.5: Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

The Project is located on an in-fill site within an existing residential neighborhood. The proposed development utilizes similar massing as the existing post World War II homes in the surrounding neighborhood and compatible architectural design, which ensures the development is harmonious with the surrounding neighborhood. In addition, the site has been designed to minimize changes to the existing topography and retain several substantial mature trees to reduce visual impacts from adjacent properties.

(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 with adequate capacity to serve the proposed development. In addition, the project is required to underground any overhead utilities in front of their project site and fronting any public street.

(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 or neighborhoods.

The project applicant has proposed a development that integrates density, livability and renewable energy sources (solar energy systems). The project provides a well-balanced neighborhood of small lot, attached and detached single-family homes that include usable private outdoor spaces along with large common open spaces, edible landscaping, and pedestrian pathways. The site design maintains the continuity of the surrounding development by using similar size and massing and similar architecture, including covered front porches building finishes, landscaping and pedestrian connectivity to provide a seamless transition. Useable open space and pedestrian connectivity is provided, allowing for better circulation to encourage interaction with neighbors and access to on-site amenities, such as common open space, edible gardens and a community room. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by offering a bedroom suite on the first floor of all of the units to allow for aging in place and multi-generational lifestyles and a smaller 2-bedroom unit to accommodate smaller households.

Furthermore, as demonstrated by the Mitigated Negative Declaration, Initial Study and Mitigation Monitoring and Reporting Plan, which identified potential impacts associated with the development of the proposed project and provided mitigation measures to eliminate or reduce those impacts, the Project will have no significant impacts or adverse impacts on surrounding development.

(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, which, in the judgment of the Planning staff provides for a high quality and attractive development.

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 project amenities are proposed to support the Planned Development zoning and shall be required and shown/indicated on the Precise Plan:

- Photovoltaic solar systems shall be installed on all units or as determined to be achievable through a solar feasibility study, to be submitted for review and approval by the Planning Director prior to the approval of the Precise Plan.
- Provide a centrally located Community Room within the development to provide additional gathering space for residents.
- Provide more than double the amount of minimum conforming common and private open space within the development.
- Include enhanced landscaping throughout the site, including more than 85 new trees on site, and edible gardens.
- Provide enhanced street improvements on Templeton Street and Hill Avenue, including traffic calming bulb-outs and additional street trees.
- Create a sense of community through excellent architecture and site design including covered front porches on all units, three central common open spaces, multiple private decks on each unit, detached and rear loaded garages which allow for a pedestrian oriented community which connects to the common open space, on-site amenities and surrounding neighborhood.

Vesting Tentative Tract Map 8120 - The proposed subdivision creates twenty eight parcels for sixteen single-family detached homes, eight attached homes and four common areas on approximately 2.26 acres of land. The Homeowners' Association will own and maintain the four common parcels. A vesting tentative tract map is being processed with this proposal to create individual parcels of land onto which each residential unit will be constructed and sold individually. If the vesting tentative map is approved, a final map and improvement plans will be submitted to the City for review. The City Engineer must find that the improvement plans and final map are in substantial compliance with the approved vesting tentative map and recommend to the City Council for approval Final Map 8120 for recordation with the Alameda County Recorder's Office. The developer will enter into a Subdivision Agreement and post bonds with the City prior to commencing any construction activities. . 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, the right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect on the date the vesting tentative map application was deemed complete, which was October 23, 2014.

The U-shaped private street will be constructed to the same standards as a public street and have a minimum of twenty feet travel lane measured from face of curb to face of curb. The proposed private street right-of-way is adequate for circulation and meets the Fire Department accessibility requirements. The private street shall be designated as a fire lane and no parking will be allowed except in the designated parking areas. Ten uncovered off-street parking spaces will be located off of the U-shaped private street across from the multi-purpose "Community Room." Fire lane signage shall be installed to the satisfaction of the Fire Chief and City Engineer.

Frontage improvements such as Portland Cement Concrete curb, gutter and sidewalk will be installed along Templeton Street, and existing improvements along Hill Avenue will be repaired as necessary. New curb, gutter and sidewalk will be constructed within the development site.

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 new public utility easements within the project site and connected to existing utilities in Hill Avenue and Templeton Street Sanitary sewer and water mains will be publicly owned and maintained by the City. The proposed on-site storm drainage system will be connected to an existing system within Templeton Street and will be privately owned and maintained by the HOA, including cleanwater treatment. Any existing 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 Homeowners' Association (HOA) and the creation of the Covenants, Conditions 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, clean water 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. Also, staff is recommending that the CCR's require that at least 75 percent of the units be owner-occupied, to be enforced by the HOA.

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 8120, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared pursuant to the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.

(2) The vesting tentative tract map, as conditioned, substantially conforms to the State

Subdivision Map Act, the City's Subdivision Regulations, and the General Plan.

(3) The preliminary geotechnical investigation performed by Romig Engineers, Inc. (dated August 29, 2013) demonstrates that the proposed residential development is feasible and the proposed subdivision would occur on a site suitable for the proposed development with the recommendation that a design level geotechnical investigation be conducted prior to construction to review the geotechnical aspects of the project. The site provides sufficient lane widths and ingress/egress points, pedestrian facilities and infrastructure locations, such as water and sewer lines, storm drains and stormwater treatment areas, to support the number of units being proposed.

(4) The design of this infill project 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 V), which indicates there will be no significant environmental impacts resulting from the project, provided mitigation measures are incorporated into the project.

Mitigation measures include adherence to the Bay Area Air Quality Management District's *Basic Construction Mitigation Measures*, implementation of tree preservation measures outlined in the applicant's arborist report, and preparation of a design level geotechnical report prior to issuance of a building permit for the project.

A traffic study prepared by Kimley-Horn and Associates, Inc., (dated April 19, 2013) for the proposed project concluded that there would be no traffic impacts as a result of the proposed development, and City Transportation staff concurs.

The environmental document was made available for public review from October 27 through November 17, 2014. No comments were received as of the publishing date of this report.

PUBLIC CONTACT

Initial notice of the proposed project, which originally proposed 29 units, was sent to property owners within a 300-foot radius as well as interested parties in the neighborhood on August 1, 2013. A second notice was sent out informing surrounding property owners of the revised proposal for 24 units and to provide notification of a preliminary meeting to review the project at City Hall on October 3, 2013. One neighbor attended the preliminary meeting with only general questions related to the project. To date, one comment letter and three e-mails were received (Attachment V). Concerns raised were in regards to the proposed density on the site, with opposition to the construction of 29 units which were proposed at that time, and the potential impacts to the surrounding neighborhood. The project has been completely redesigned and the density reduced since the time of the initial notice mailing.

Notice of this public hearing and availability of a Draft Mitigated Negative Declaration was sent to all property owners within a 300-foot radius of the Project and published in *The Daily Review* on November 8, 2014. No comments during that comment period or comments addressing the specifics of the project had been received as of the writing of this report. Any comments that are received before the Planning Commission meeting will be forwarded to the Commission for consideration.

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 be required to incorporate project conditions of approval and submit a more detailed Precise Plan, Final Map and Improvement Plans for staff review, with the City Council required to approve the Final Map. Grading and building permit applications will then be processed and permits issued to allow for construction of the tract improvements and homes.

Prepared by: Linda Ajello, AICP, Associate Planner
John Nguyen, P.E., Development Review Engineer

Reviewed by:

Sara Buizer, AICP
Planning Manager

Approved by:

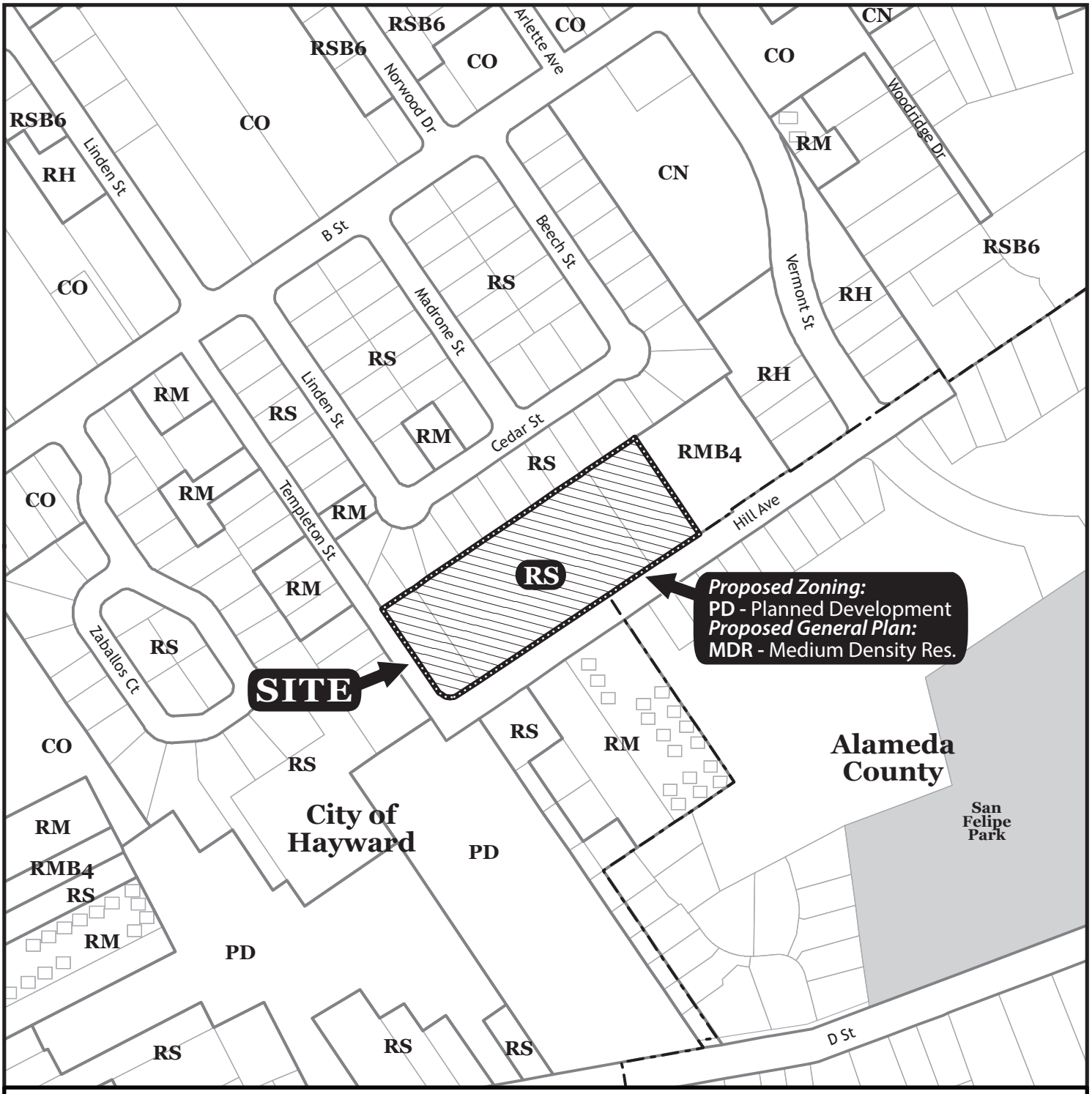
_____

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	Comment Letters and E-mails
Attachment VI	Project Plans

Area & Zoning Map



PL-2013-0091 GPA
PL-2013-0092 ZC

Address:
1818 & 1842 Hill Avenue

Applicant:
Sunny Tong

Owner:
Westlake Development Group, LLC

0 100 200 300 Feet

Zoning Classifications

RESIDENTIAL

RM	Medium Density Residential, min lot size 2500 sqft
RMB4	Medium Density Residential, min lot size 4000 sqft
RS	Single Family Residential, min lot size 5000 sqft
RSB6	Single Family Residential, min lot size 6000 sqft

COMMERCIAL

CN	Neighborhood Commercial
CO	Commercial Office

FINDINGS FOR APPROVAL

General Plan Amendment Application PL-2013-0091
Zone Change Application No. PL-2013-0092, and
Tentative Tract Map Application No. PL-2013-0361

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 October 27, 2014 and ending on November 17, 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 to 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 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 – General Plan Amendment:

(1) Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward.

The increase in land use density for the site will allow the development of additional two-story, single family homes on a vacant site, consistent with density and massing of development located directly across from the site to the southeast of the project site and nearby properties to the northwest and northeast, which will promote public health and contribute to the general welfare of the surrounding community.

(2) The proposed change is in conformance with the purposes of the General Plan and all applicable, officially adopted policies and plans.

The General Plan modification will allow for the future construction of new homes in an area already developed with single-family and multi-family homes at a similar density and massing to what is proposed for this site. The development proposed is consistent with General Plan policies including promoting infill development that is compatible with the overall character of the surrounding neighborhood, and providing a variety of housing types.

(3) Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified.

The project site is located at the corner of Templeton Street and Hill Avenue and has adequate public facilities to serve the proposed use. Based on the traffic study conducted for an earlier iteration of the project (based on the construction of 29 single-family units) the project will generate approximately 29 AM peak hour trips and 33 PM peak hour trips. The conclusion of the traffic study was that the project will not create any significant impacts as it relates to Level of Service (LOS) or cause a significant impact to any study intersection and thus should not disrupt the existing transportation system. Therefore, the future development of twenty-four single family homes is also considered less than significant so the existing streets and public facilities will be adequate to serve the future development.

(4) All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations.

The proposed use is single-family residential and is compatible with surrounding uses. In exchange for the General Plan land use designation modification for the future residential development, the City will gain an innovative, well-designed residential planned development unlike any other in the City, which creates a cohesive cluster of homes built around large, meaningful shared open spaces to foster interaction between neighbors. Despite the proposed increase in density, the overall site will result in over fifty percent open space.

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 density and providing a variety of housing types, specifically:

   Land Use Policies
   LU-3.6 Residential Design Strategies: The City shall encourage residential developments to incorporate design features that encourage walking within neighborhoods by:

   - Creating a highly connected block and street network.
   - Designing new streets with wide sidewalks, planting strips, street trees, and pedestrian-scaled lighting.
   - Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
   - Locating garages for homes and townhomes along rear alleys (if available) or behind or to the side of the front facade of the home.
   - Enhancing the front facade of homes, townhomes, and apartment and condominium buildings with porches, stoops, balconies, and/or front patios.
   - Ensuring that windows are provided on facades that front streets or public spaces.

   LU-3.7 Infill Development in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

   Housing Policies
   Goal 3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure.

   Policy 3.1 Implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

   Policy 3.3: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

   Policy 3.5: Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

The Project is located on an in-fill site within an existing residential neighborhood. The proposed development utilizes similar massing as the existing post World War II homes in the surrounding neighborhood and compatible architectural design, which ensures the development is harmonious with the surrounding neighborhood. In addition, the site has been designed to minimize changes to the existing topography and retain several substantial mature trees to reduce visual impacts from adjacent properties.

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 with adequate capacity to serve the proposed development. In addition, the project is required to underground any overhead utilities in front of their project site and fronting any public street.

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 or neighborhoods.

The project applicant has proposed a development that integrates density, livability and renewable energy sources (solar energy systems). The project provides a well-balanced neighborhood of small lot, attached and detached single-family homes that include usable private outdoor spaces along with large common open spaces, edible landscaping, pedestrian pathways. The site design maintains the continuity of the surrounding development by using similar size and massing and similar architecture, including covered front porches building finishes, landscaping and pedestrian connectivity to provide a seamless transition. Useable open space and pedestrian connectivity is provided, allowing for better circulation to encourage interaction with neighbors and access to on-site amenities, such as common open space, edible gardens and a community room. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by offering a bedroom suite on the first floor of all of the units to allow for aging in place and multi-generational lifestyles and a smaller 2-bedroom unit to accommodate smaller households.

Furthermore, as demonstrated by the Mitigated Negative Declaration, Initial Study and Mitigation Monitoring and Reporting Plan, which identified potential impacts associated with the development of the proposed project and provided mitigation measures to eliminate or reduce those impacts, the Project will have no significant impacts or adverse impacts on surrounding development.

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 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 project amenities are proposed to support the Planned Development zoning and shall be required and shown/indicated on the Precise Plan:

- Photovoltaic solar systems shall be installed on all units or as determined to be achievable through a solar feasibility study, to be submitted for review and approval by the Planning Director prior to the approval of the Precise Plan.
- Provide a centrally located Community Room within the development to provide additional gathering space for residents.
- Provide more than double the amount of minimum conforming common and private open space within the development.
- Include enhanced landscaping throughout the site, including more than 85 new trees on site, and edible gardens.
- Provide enhanced street improvements on Templeton Street and Hill Avenue, including traffic calming bulb-outs and additional street trees.
- Create a sense of community through excellent architecture and site design including covered front porches on all units, three central common open spaces, multiple private decks on each unit, detached and rear loaded garages which allow for a pedestrian oriented community which connects to the common open space, on-site amenities and surrounding neighborhood.

Findings for Approval - Vesting Tentative Tract Map:

1. The approval of Vesting Tentative Map Tract 8172, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared per the guidelin20 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. The preliminary geotechnical investigation performed by Romig Engineers, Inc. (dated August 29, 2013) demonstrates that the proposed residential development is feasible and the proposed subdivision would occur on a site suitable for the proposed development with the recommendation that a design level geotechnical investigation be conducted prior to construction to review the geotechnical aspects of the project. The site provides sufficient lane widths and ingress/egress points, pedestrian facilities and infrastructure locations, such as water and sewer lines, storm drains and stormwater treatment areas, to support the number of units being proposed.

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

November 20, 2014

Hill Avenue Homes – Sunny Tong, Westlake Urban, LLC (Owner/Applicant),

General Plan Amendment Application No. PL-2013-0091
Zone Change Application No. PL-2013-0092, and
Vesting Tentative Tract Map Application No. PL-2013-0361 (Tract 8120)

General Plan Amendment from Low Density Residential to Medium Density Residential, Zone Change from Medium Density Residential to Planned Development (PD), and Vesting Tentative Tract Map 8120, associated with the subdivision and construction of 16 single-family detached homes, 8 attached homes and common areas on a 2.26-acre site at 1818 Hill Avenue and 22788 Templeton Street

GENERAL

1. In accordance with Zoning Ordinance §10-1.2500 (Planned Development District), this approval is for the Preliminary Development Plan, subject to all conditions listed below, included herein as:

   Exhibit A –General Plan Amendment, Planned Development and Vesting Tentative Tract Map 8120 submitted by Westlake Urban, LLC., dated October 23, 2014.

2. The project approval shall coincide with the approval period for the Vesting Tentative Tract Map. If a building permit is issued for construction of improvements authorized by the General Plan Amendment and Zone Change approval, said approval shall be void two years after issuance of the building permits, or three years after approval of Precise Plan application, 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 Precise Plan 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 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. In accordance with Zoning Ordinance §10-1.2550 and prior to submitting a building permit application, a Precise Development Plan shall be submitted for review and approval.

6. The Precise Development Plan shall be in substantial conformance with the approved Preliminary Development Plan and incorporate conditions herein, and shall be submitted in conjunction with the subdivision improvement plans and Final Map.

7. 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 six (6) amenities include:

   - Photovoltaic solar systems shall be installed on all units or as determined to be achievable through a solar feasibility study, to be submitted for review and approval by the Planning Director prior to the approval of the Precise Plan.
   - Provide a centrally located Community Room within the development to provide additional gathering space for residents.
   - Provide more than double the amount of minimum conforming common and private open space within the development.
   - Include enhanced landscaping throughout the site, including more than 85 new trees on site, and edible gardens.
   - Provide enhanced street improvements on Templeton Street and Hill Avenue, including traffic calming bulb-outs and additional street trees.
   - Create a sense of community through excellent architecture and site design including covered front porches on all units, three central common open spaces, multiple private decks on each unit, detached and rear loaded garages which allow for a pedestrian oriented community which connects to the common open space, on-site amenities and surrounding neighborhood.

8. 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 Development Plan shall include the following information and/or details:
   a) A copy of these conditions of approval shall be included on a full-sized sheet(s).
   b) Proposed location for construction staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for vanpooling construction workers or having them use transit to access the site, provisions for noise and dust control, and common area landscaping.
   c) 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.
   d) Proposed locations, heights, materials and colors of all walls and fences.
   e) A minimum of one exterior hose bib shall be provided for each residential unit.
   f) Proposed pavement materials for all drive aisles, parking areas, and pedestrian paths. All surfaces should be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials.
   g) Proposed mailbox design and locations, subject to Post Office approval.
   h) 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.

i) All air conditioners and utility connections for air conditioners shall be located behind solid board fences or walls and shall not exceed the height of the fence or wall, unless otherwise approved. Infrastructure for air conditioning systems is required to be installed as a standard feature.

j) Proposed color and materials board for all buildings, fences and walls. No changes to colors shall be made after construction unless approved by the Planning Director.

k) 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.

l) 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.

m) Large expanses of blank wall shall not be allowed. Articulate or otherwise treat such expanses to avoid bulkiness.

n) All decorative window treatments shall be extended to all elevations.

o) All rear and side entries visible from the street shall be protected by roofs with rooflines to match the pitch of the roof.

p) An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars. As an alternative, an area within the fenced side yard may be used for the garbage and recycling containers but shall be shown.

q) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All two car garages shall have minimum interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.

10. 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 Development Services Director or his/her designee, prior to implementation.

11. Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project.

12. 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.

13. 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

14. ***Mitigation Measure 1***[1]**:** The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

15. ***Mitigation Measure 2*:** Prior to any construction, pre-construction nesting surveys shall be completed:

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.

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1 BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

16. ***Mitigation Measure 3*:** The applicant shall follow 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:

Design Recommendations

- Any changes to the plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.
- Tree Preservation Guidelines, prepared by the Consulting Arborist, should be included on all plans.
- Evaluate redesigning the pathway, wall, and patio locations (Unit 21) to provide at least 5' clearance from coast redwood #7.
- Consider narrowing the sidewalk around coast redwood #90 to provide space for trunk expansion and reduce future hardscape damage.
- Explore the use of rubber pavers for sections of sidewalk adjacent to trees #77, 78 and 90 to minimize root impacts and future hardscape damage.
- A Tree Protection Zone shall be established around trees to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone.
- Underground services including utilities, sub-drains, water or sewer, and irrigation systems shall be routed around the Tree Protection Zone. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
- Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

- The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection measures.
- Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of Hayward. Fences are to remain until all grading and construction is completed.
- Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
- Prune trees to be preserved to provide construction and access clearance if necessary. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the Tree

Pruning Guidelines of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the Tree Protection Zone**.**

- Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The Consulting Arborist shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction

- Prior to beginning work, all contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
- No grading, construction, demolition or other work shall occur within the Tree Protection Zone. Any modifications must be approved and monitored by the Consulting Arborist.
- Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
- No construction trailers, traffic and storage areas shall be placed inside fenced areas.
- Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning.
- All underground utilities, drain lines or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
- Supplemental irrigation may be required, particularly to coast redwood trees and trees experiencing significant root loss. Irrigation schedule shall be specified by the Consulting Arborist.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
- No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone.
- Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

17. ***Mitigation Measure 4*:** A full design-level geotechnical evaluation shall be conducted and measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.

18. ***Mitigation Measure 5*:** Prior to issuance of building permit, the applicant shall conduct an acoustical analysis by a qualified consultant to ensure that indoor or outdoor noise levels of each new residential unit does not exceed the standards contained in Table HAZ-1of the City of Hayward General Plan. If those standards are exceeded, the design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificate of Occupancy of units.

PRIOR TO SUBMITTAL OF SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP

19. In conjunction with the Precise Plan, the applicant/developer shall submit subdivision improvement plans including Landscape and irrigation 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.

20. 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.

21. 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 in effective at the time of submitting a building permit application.
    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 if effective at the time of submitting a building permit application.

22. 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 plans unless otherwise indicated herein.

Subdivision Improvement Plans

23. 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:

Storm Water Quality Requirements

24. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application. All reports such as

Geotechnical Report, SWPPP, and SWMP, etc. are to be submitted in bound form. Reports that are clipped or stapled will not be accepted:

a) Hydromodification Management Worksheet.
b) Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet.
c) Development and Building Application Information Impervious Surface Form.
d) Project Applicant Checklist of Stormwater Requirements for Development Projects.
e) C.3 and C.6 Data Collection Form.
f) Numeric Sizing Criteria used for stormwater treatment (Calculations).
g) A detailed Stormwater Treatment Plan and supporting documents conforming to the City ordinances and Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.
h) The Storm Water Pollution Prevention Plan (SWPPP) prepared by QSD with signature of the developer.
i) 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).
j) The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
k) The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision of the ACCWP NPDES permit (page 30). In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5-12 has a section titled "BMP Design Criteria for Flow and Volume". These materials are available on the internet at www.cabmphandbooks.com.
l) The design of the bioretention treatment area shall use 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.
m) All inlet rims in the Bioretention Treatment Area (BTA) shall be set at a minimum of six inches above the flow line of the BTA. The maximum longitudinal flow line slope shall be 0.0007.
n) The Geotechnical Report shall be wet-stamped and signed by Geotechnical Engineer or authorized Registered Civil Engineer.

25. The developer shall be 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.

Private Street

26. The private streets, driveways, and parking areas shall be designed to facilitate street sweeping, including the layout of the tree and pedestrian ramp bulb outs. The HOA shall be responsible for street sweeping on a regular basis.

27. The on-site streetlights and pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Submit photometric plans with the improvement plans. Such fixtures shall have shields to minimize "spill-over" lighting on adjacent properties that are not part of the tract.

28. Private street shall have a curb and gutter on the low side and vertical curb on the high side.

29. The proposed street shall be private, owned and maintained by the HOA.

30. The proposed permeable paver on the private street shall be designed to support a 75,000 lbs. gross vehicle weight load.

Public Streets (Templeton Street and Hill Avenue)

31. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City.

32. The proposed sidewalk along Templeton Street shall meander behind existing trees that are proposed to be saved. Pedestrian Easement shall be granted as necessary.

33. Half width of Templeton Street and Hill Avenue pavement sections shall be ground two inches and overlaid with new Hot Mix Asphalt Concrete along the entire project frontages.

Storm Drainage

34. The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. 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 storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed 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.

35. 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.

36. The on-site storm drain system shall be a private system owned and maintained by the HOA.

37. Improvements for storm drain system shall incorporate the following:

    a) 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.

    b) 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.

    c) Storm drain pipes in streets and courts shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.

    d) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.

    e) 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.

    f) 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. Sewer service for the development shall be provided by the City of Hayward.

43. The project sanitary sewer main and appurtenances shall be private, owned and maintained by the HOA. The sanitary sewer main shall be identified on the plans as a private sewer main. The development's sanitary sewer main shall connect to the existing 6" public sewer main in Templeton Street.

44. All 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 permit approval (available on the City's website at http://user.govoutreach.com/hayward/faq.php?cid=11188). Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.

45. Sewer service is available and subject to the standard conditions and fees in effect at time of application and payment. The current Sanitary Sewer Connection fee for a single-family residential unit is $7,700 per unit.

46. Each single family dwelling unit shall have an individual sanitary sewer lateral. The sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312. Show the location and size of the proposed sewer laterals and cleanouts.

47. Sewer service is available and subject to the standard conditions and fees in effect at time of application and payment. The current Sanitary Sewer Connection fee for a single-family residential unit is $7,700 per unit

Water System

48. Water service for the development shall be provided by the City of Hayward. The developer shall pay all costs for processing applications and reports, including the Alameda County Local Agency Formation Commission application processing costs.

49. The project water mains shall be public, and shall be owned and maintained by the City. The water mains shall be designed as a loop system and located five feet from the face of curb.

50. All water mains and hydrants 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 (available on the City's website at http://user.govoutreach.com/hayward/faq.php?cid=11188).

51. All water services from existing water mains shall be installed by City Water Distribution Personnel at the applicant/developer's expense. The developer may only construct new services in conjunction with the construction of new water mains. Show the locations and sizes of the proposed water service lines, water meters, and water supply lines for each lot, as well as the locations of the proposed fire hydrants on Hill Avenue.

52. All water meters shall be installed behind the curb and shall be radio-read type.

53. Residential combined domestic and fire services are allowed, per City Standard SD-216. The minimum size for a residential fire service connection is 1" (combines or not) and the maximum size for combined services is 2 inches. If the demand exceeds 160 GPM, a separate fire service will be required. Note that, per CBC 2010 R313, flow-through or multipurpose systems may not require a backflow device.

54. Where required, fire services shall have an above-ground Double Check Valve or Detector Assembly, per City Standards SD-201 and SD-204.

55. The developer shall pay for fire flow testing data for the hydrants in the vicinity of the proposed development. Fire flow tests are performed by City Water Distribution Personnel at a charge of **$300** for each fire hydrant. The fire flow test data shall be inscribed on the improvement plans.

56. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least six 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. In addition, water services must have a minimum separation of 12 inches from adjacent water services.

57. Where a public water main is in an unpaved easement or under decorative, stamped, or colored concrete, including turf-blocks and permeable pavers, the water main shall be constructed of ductile iron.

58. A dedicated irrigation water meter shall be installed for the common landscaping areas. The applicant/developer shall install a Reduced Pressure Backflow Prevention Assembly on each irrigation water meter, per City Standard SD-202. Backflow preventions 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. Show the location and size of the proposed irrigation water service line, meter and backflow device.

Solid Waste

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

a. 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:

i. 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.
ii. Trash and recycle containers shall be stored out of public view on non-pickup days. Sufficient storage space for garbage carts shall be provided for each residential unit. The total space required for the standard service is approximately 3 feet by 9 feet.
iii. 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).

b. Trash Enclosures: Adequate indoor and outdoor storage space for recyclables is required by state law (California Public Resources Code 42910-42912 and Hayward Municipal Code 5-1.27). Federal provisions require a roof on all outdoor trash enclosures (Federal Clean Water Act). The enclosures shall be adequately sized for collection of trash and recyclables. To deter illegal dumping, a gate on each enclosure is required. Adequate provisions must be provided to ensure that all residents, regardless of physical ability, are able to easily dispose of their garbage and recyclables in the bins. Any arrangements required to provide reasonable access to these trash enclosures shall be included in the CC&R's for this development.

c. 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.

Other Utilities

60. 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.

61. 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.

62. 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.

63. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

Landscape and Irrigation Plans

64. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.

65. Prior to the approval of improvement plans or issuance of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be 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 *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 shown on the plan.

66. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be 22" x 34" without an exception. A 4" wide x 4" high blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward, Landscape Architect/Planner and City Engineer. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.

67. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. If any trees that are designated as saved are removed or damaged during construction they shall be replaced with trees of equal size and equal value. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.

68. A tree removal permit is required prior to the removal of any existing trees.

69. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever first occurs.

Fire Protection

70. Two new public hydrants shall be provided along Hill Avenue frontage at locations approved by the Hayward Fire Department.

71. Units 1 – 5 will be assigned addresses associated with Templeton Avenue. Units 6 – 24 will be assigned addressed associated with the new private drive. Address monuments shall be provided to identify buildings which are not visible from street or fire access roads. Locations of monuments shall be approved by the Fire Department.

72. A minimum 4" self-illuminated address shall be installed on the front of the dwelling in a location so as to be visible from the street. A minimum 6" address shall be installed on a contrasting background for monuments.

73. All new fire hydrants shall be double steamer type, equipped with (2) 4-1/2" outlets and (1) 2-1/2" outlet. The capacity of each individual hydrant shall be 1,500 GPM. Vehicular protection may be required for the fire hydrants. Blue reflective fire hydrant dot markers shall be installed on the roadways indicating the location of the fire hydrants. Blue reflective pavement markers shall be installed at fire hydrant locations.

74. Minimum 1,500 GPM of fire flow shall be provided for the project site.

75. Maximum 80 PSI water pressure should be used when water data indicates a higher static pressure. Residual pressure should be adjusted accordingly.

76. 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.

77. A fire apparatus access road 20 feet to 26 feet wide shall be posted on both sides as a fire lanes; a fire apparatus access road 26 feet to 32 feet wide shall be posted on one side of the road as a fire lane. "No Parking" signs shall meet the City of Hayward Fire Department fire lane requirements.

78. No parking on the new private street shall be allowed except in designated/marked parking stalls.

79. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meters shall be minimum one-inch in diameter.

80. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.

81. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery

backup. Installation shall conform to the California Building Code (CBC).

82. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.

83. An approved type spark arrestor shall be installed on any chimney cap.

84. All building construction shall meet the requirements of the California Building Code.

85. Residential fire sprinkler systems shall be installed in accordance with NFPA 13D.

Hazardous Materials

86. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either California Regional Water Quality Control Board or Department of Toxic Substance Control and submitted to the Hayward Fire Department to ensure that the property meets residential development investigation and cleanup standards. Allowance may be granted for some grading activities if necessary to ensure environmental clearances.

87. 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 hazards posed to development construction workers, the environment, future residents and other persons are mitigated

88. Any wells, septic tank systems and others subsurface structures shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. These structures shall be documented and removed under permit when required.

89. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.

90. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

91. If hazardous materials storage and/or use are to be a part of the facility's permanent operations then a Chemical Inventory Packet shall be prepared and submitted with building plans to the City of Hayward Fire Department at the time of application for construction permits.

Final Tract Map

92. 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 Improvement Plans with supporting documents and Final Map are deemed technically correct, and Subdivision Agreement and Bonds 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.

93. 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.

94. The final map shall reflect all easements needed to accommodate the project development. The private street shall be dedicated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLE), Sanitary Sewer Easement (SSE), Emergency Vehicle Access Easement (EVAE), and Ingress and Egress Easement (IE).

95. Prior to the approval of the Final Map, an Inclusionary Housing Agreement (IHA) shall be submitted and approved by the Planning Director related to providing affordable housing units. The Inclusionary Housing Agreement shall conform to the requirements of the City's Inclusionary Housing Ordinance, including possibly the option of paying required in-lieu fees pursuant to the ordinance. Pursuant to the City's Interim Relief Ordinance (the Relief Ordinance – Ordinance No. 13-01), effective at the time of approval of this project, 10% of detached and 7.5% of attached residential units in a project must be set aside and sold at affordable prices to moderate-income households (households earning 120% of Area Median Income or less). The Relief Ordinance also allows developers to pay an $80,000 per affordable unit in-lieu fee by right prior to obtaining a certificate of occupancy for those units. The Inclusionary Housing Agreement (IHA) between the City and the project owner will memorialize the obligations relevant to the compliance with inclusionary housing provisions by the project owner. Pursuant to the City's Inclusionary Housing Ordinance, approval and implementation of an IHA shall be a condition of any tentative map or building permit for any residential development project.

96. Prior to the approval of the Final Map, 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.

PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS

97. The developer shall provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.

98. Pursuant to the 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.

99. 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.

100. Submit the following documents for review and approval, or for City project records/files:

a) Engineer's estimate of costs, including landscape improvements;
b) Signed Final Map;
c) Signed Subdivision Agreement;
d) Certificate of Insurance; and
e) Subdivision bonds.

101. Plans for building permit applications shall incorporate the following:

a) The approved Precise Plan;
b) The approved Improvement Plan; and
c) The approved Landscaping and Irrigation Plan.

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

103. 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.

104. 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.

105. 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.

PRIOR TO COMPLETION OF SITE IMPROVEMENTS AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

During Construction

106. 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.

107. 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 Templeton Street, Hill Avenue, 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.

108. 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.

109. The applicant shall comply with standards identified in General Plan, Table HAZ-1 – Exterior Noise Standards for Various Land Uses. 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.

110. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

111. 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.

112. 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.

Homeowners Association (HOA)

113. 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

(HOA) 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 storm drain system, including stormwater treatment facilities BMP, private street and infrastructure, common landscaping areas and amenities for the developments 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 HOA shall be managed and maintained by a professional property management company.
d) The HOA shall own and maintain the private access road, driveway "West Drive", "North Drive" and "East Drive".
e) The HOA shall own and maintain the on-site storm drain system.
f) The HOA shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed–free condition at all times. The HOA 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.
g) A provision that if the HOA fails to maintain the common outdoor patio areas, 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.
h) A provision 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.
i) A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
j) 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.
k) The residents shall not use common parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These parking spaces shall be monitored by the HOA. The CC&R's shall include authority for the HOA to tow illegally-parked vehicles.
l) 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.

m) The HOA 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.

n) Any future major modification to the approved site plan shall require review and approval by the Planning Commission.

o) On-site streetlights and pedestrian lighting shall be owned and maintained by the HOA and shall have a decorative design approved by the Planning Director and the City Engineer.

p) Street sweeping of the private street and private parking stalls shall be conducted at least once a month.

q) 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.

r) The HOA shall include provisions to allow homeowners who own and occupy units with the extra room over the garage to rent them out as short-term rentals, such as “Air BNB”, in the event that such use is permitted by the City in the future.

Prior to the Issuance of Certificate of Occupancy or Final Report

114. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.

115. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.

116. 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.

117. 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.

118. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch should be organic recycled chipped wood in the shades of Dark Brown Color. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

119. 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:

120. Supplemental Building Construction and Improvement Tax,

121. School Impact Fee

122. 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.

123. 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.

124. 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.

125. The applicant/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.

126. The applicant/subdivider shall submit an "as built" plans indicating the following:

a) Final Storm Water Management Plan (SWMP) prepared by a QSD and signed by a Qualified Inspector;
b) Approved landscape and irrigation improvements;
c) 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.;

d) All the site improvements, except landscaping species, buildings and appurtenant structures; and

e) 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: Hill Avenue Homes; General Plan Amendment Application PL-2013-0291, Zone Change Application PL-2013-0292 and Vesting Tentative Tract Map Application No. PL-2013-0361 (8120).

Description of project: The project involves a General Plan Amendment to modify the General Plan designation of the site from Low Density Residential to Medium Density Residential; a Zone Change from RS (Single Family Residential) to PD (Planned Development); and a Tentative Tract Map for the subdivision of a 2.29 acre site in order to develop 24 single family units and a common open space area.

The site is currently a vacant lot that was previously developed with single family homes. The project site is near other similarly-zoned properties, including residential planned developments, single family, medium density and high density residential and a religious facility.

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.

III. 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, paleonotological resources, unique topography or disturb human remains.

7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.

8. The project will not lead to the exposure of people to hazardous materials.

9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.

10. The project proposes amendments to the Hayward zoning designation and General Plan designation for the site, but overall is not a significant increase in allowable density. 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.

14. The project will not result in significant impacts to traffic since it would not generate sufficient traffic to cause nearby intersections to operate at an unacceptable level of service.

IV. PERSON WHO PREPARED INITIAL STUDY:

Linda Ajello, AICP, Associate Planner
Dated: October 22, 2014

V. 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.

CITY OF
HAYWARD
HEART OF THE BAY

DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division

INITIAL STUDY CHECKLIST

1. **Project Title:** Hill Avenue Homes

2. **Lead agency name/address:** City of Hayward / 777 B Street, Hayward, CA 94641

3. **Contact person:** Linda Ajello, AICP, Associate Planner

4. **Project location:** 1818 Hill Avenue and 22788 Templeton Street, Hayward, CA 94541

5. **Project Sponsor's Name and Address:** Sunny Tong, Westlake Urban, LLC., 520 S. El Camino Real, San Mateo, CA 94402

6. **Existing General Plan Designation:** Low Density Residential (LDR)

7. **Existing Zoning:** Single-Family Residential (RS)

8. **Project description:** The project calls for the subdivision of a 2.29 acre site in order to develop 24 single family units and a common open space area. The 24 units will consist of four duets (8 units) and 16 detached single family homes.

9. **Requested Local Approvals:** The following actions by the Lead Agency are necessary to carry out the project:

   - General Plan Amendment: The General Plan Designation for the site is *Low Density Residential (LDR)*. A General Plan Amendment is needed to change the land use designation to *Medium Density Residential (MDR)* to allow a higher density development.

   - Zone Change: The zoning designation for the site is *Single Family Residential* (RS). A Zone Change is needed to change the zoning to *Planned Development* (PD).

   - Vesting Tentative Map: (Vesting Tentative Tract Map No. 8120) A Tentative Map is needed to subdivide the property into 24 residential lots and 4 common parcels.

   - Building Permit: (Hayward Municipal Code 07-17) The City of Hayward Development Services Department would review the proposed construction activities.

   - Encroachment Permit: [Hayward Municipal Code, Article 2 (Streets)] The City of Hayward Public Works Department would review proposed construction activities associated with the project's utility, driveway and traffic control improvements within Hill Avenue and Templeton Street.

10. **Other public agencies whose approval is required:** None.

11. **Surrounding land uses and setting:** The project site is near other similarly-zoned properties, including residential planned developments, single family, medium density and high density residential and a religious facility.

Regional Setting

The City of Hayward is known as the "Heart of the Bay" thanks to its central and convenient location in Alameda County along the east side of the San Francisco Bay, twenty-five (25) miles southeast of San Francisco, fourteen (14) miles south of Oakland, twenty-six (26) miles north of San Jose, and ten (10) miles west of the valley communities of San Ramon, Dublin and Pleasanton. **Figure 1 (Regional Location)** depicts the Project's location relative to the broader San Francisco Bay region.

The City of Hayward lies at the southeastern shore of the San Francisco Bay, at the western toe of the Diablo Mountain Range. Topography in the eastern portion of Hayward generally consists of moderately steep foothills descending from the Diablo Range, leveling into a valley before reaching the San Francisco Bay.

The Nimitz Freeway (US 880) passes through the City of Hayward on its path between the City of San Jose and Bay Bridge (in Oakland). The San Mateo Bridge (State Route 92) spans the San Francisco Bay between the cities of Hayward and Foster City.

The City of Hayward borders on a large number of municipalities and communities. The cities bordering on Hayward are San Leandro, Union City, Fremont and Pleasanton. The census designated places bordering on Hayward (within the County of Alameda) are Castro Valley, San Lorenzo, Cherryland, Sunol and Fairview.

City Setting

The modern City of Hayward had its origins in the 1850s during the Gold Rush. An approximate twenty-eight (28) block area in the vicinity of Hayward's Historic City Hall was provided the first parcels of land for settlers. Over the intervening years, Hayward urbanized by transforming agricultural lands to various forms of residential, commercial, and industrial development connected by a series of local streets and regional highways. Today, the City of Hayward is highly urbanized with the shoreline and hillsides being natural open space.

Presently, the western and southern portions of Hayward primarily consist of industrial land uses (e.g., warehouses, distribution facilities, manufacturing). To the east and north of this industrial corridor, in which the Project is located, lie numerous tracts of residential development often centered upon public school sites. Commercial development tends to be located along major arterial streets (e.g., Hesperian Boulevard, Tennyson Road, Mission Boulevard) passing by or through the residential tracts. **Figure 2 (City Setting)** depicts the Project's location relative to the broader San Francisco Bay region.

Local Setting

The Project location is within the Upper B Street neighborhood, along the border of the Fairview District in unincorporated Alameda County. The suburban location consists largely of residential land uses constructed after World War II, including single family and multi-family developments.

The Project site is surrounded by urbanized properties consisting of residential land uses. Most properties nearby the Project site include single-family and multi-family homes one (1) to three (3) stories in height with adjacent

surface parking lots and landscaped planter areas. However, there is a religious facility immediately south of the Project site.

Existing Project Site Setting

The Project site consists of a two undeveloped, rectangular-shaped properties, totaling 99,867 square feet (2.29 acres) in area. The Project site slopes gently to moderately down to the west with gradients ranging from flatter than 15:1 (horizontal: vertical) in the southwestern portion of the site to about 4:1 in the western portion of the site. Ninety one (91) trees of varying size and species are dispersed across the Project site. There is no sidewalk on the west side of the property along Templeton Street and there is a concrete sidewalk and single curb-cut abutting Hill Avenue. Properties abutting the Project site include single-family residential land uses.

Figure 1: Regional Location

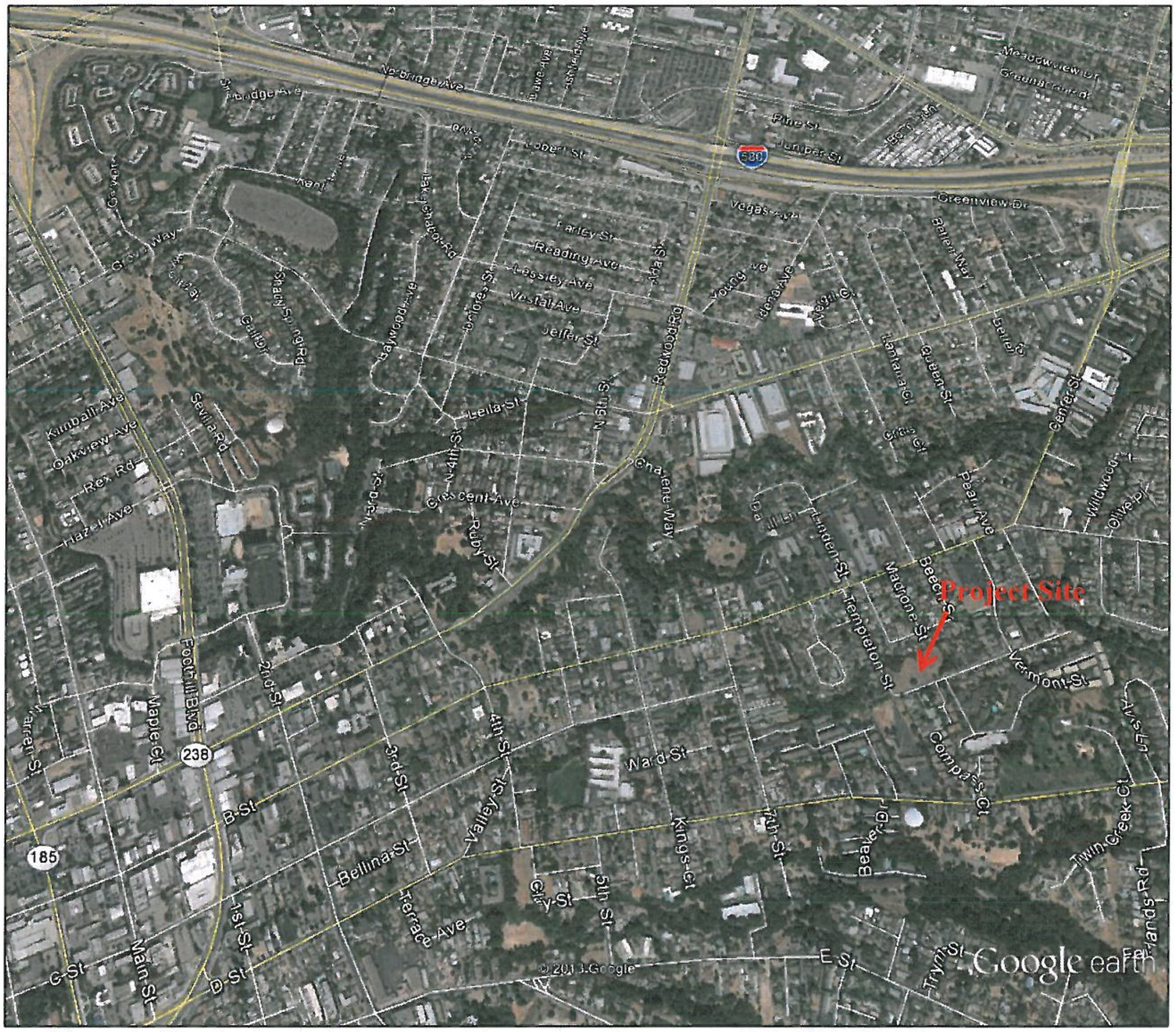


Figure 2: City Setting

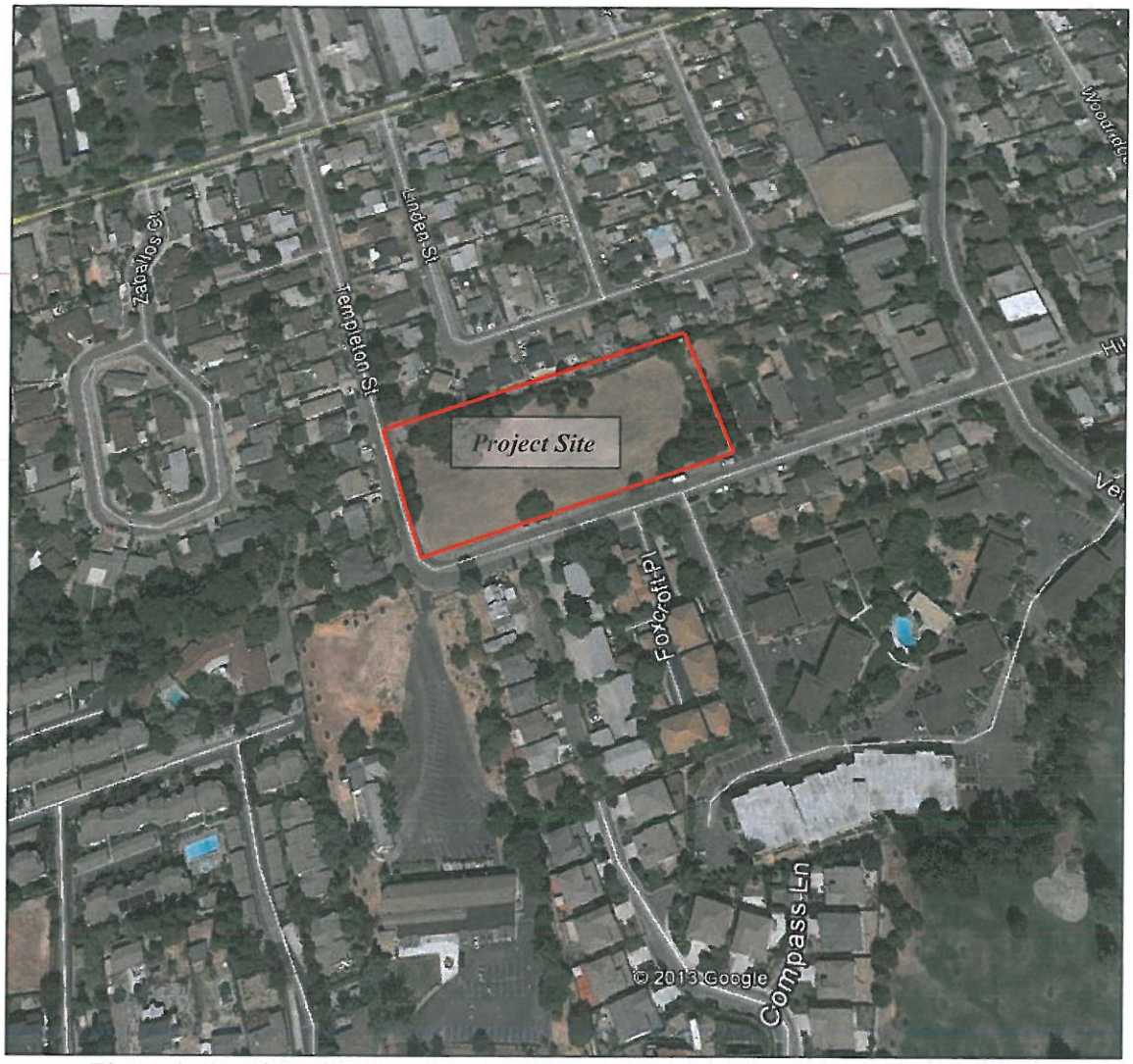


Figure 3: Local Setting

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.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☒	Air Quality
☒	Biological Resources	☐	Cultural Resources	☒	Geology /Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☒	Noise
☐	Population / Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities / Service Systems	☒	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.

Linda Ajello

Linda Ajello, AICP, Associate Planner

10·22·2014

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** *There are no designated scenic vistas in the vicinity of the project and the project is not located within or visible from a designated scenic vista; thus, no impact.*	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Comment:** *The project is not located within a state scenic highway. No scenic resources exist in the area, and the project site is located in an urbanized setting, and the surrounding area is entirely developed; thus, no impact.*	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings? **Comment:** *The project site is currently undeveloped in an otherwise fully developed neighborhood. The proposed single family homes will add to the visual character of the site; thus, no impact.*	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Comment** *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.*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
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** *The project site is in a substantially urbanized area, which includes predominantly residential land uses consistent with the Hayward General Plan and Zoning Map. The project site is not zoned for agricultural uses, and there are no agricultural resources in the area. The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.*	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **Comment** *The project is not located in an agricultural zoning district nor is it subject to a Williamson Act contract. The project site is not zoned for agricultural uses nor under a Williamson Act contract; thus, no impact.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**: *The project site is in a substantially urbanized area, which includes predominantly residential land uses consistent with the Hayward General Plan and Zoning Map. The project site is not zoned for agricultural uses, and there are no agricultural resources in the area. The project does not involve the rezoning of forest land or timberland; thus, no impact.*	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? **Comment:** *There are no forest lands in this area, and the project does not involve the loss of forest land or involve conversion of forest land. The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.*	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **Comment:** *The project does not involve, nor is it located near, any commercially operated agricultural lands or any forest land; therefore there is no impact to Farmland or forest land. The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.*	☐	☐	☐	☒
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:** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of its CEQA guidance to assist in determining if a proposed project could result*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
in potentially significant air quality impacts. Based on the District's criteria (thresholds of significance; 1999 and 2011), the proposed project screens below what would require additional evaluation; therefore the proposed project will not violate any air quality standard; thus no impact.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Comment:** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project of 24 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. However, implementation of the following measures for the Project is recommended to reduce fugitive dust and exhaust emissions:*				
Mitigation Measure 1[1]**:** *The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".*	☐	☒	☐	☐
i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.				
ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.				
iii) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry				

1 BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
power sweeping is prohibited.				
iv) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.				
v) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.				
vi) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.				
vii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.				
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:** *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.*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations? **Comment:** *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.*	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people? **Comment:** *The project is an in-fill residential development that will not create any objectionable odors; thus no impact.*	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **Comment:** *In September 2013, a longtime resident on an adjacent property notified City Staff of an Owl nesting habitat in the existing 36' Canary Palm tree on the project site. Through contact with the Department of Fish and Wildlife on September 27, 2013, it was determined that the Owl was a protected species. On November 6, 2013, a nesting bird survey was conducted by ESA Biological Resources. The ESA study, dated November 13, 2013, concluded that there were "no active nesting behavior (i.e., territorial demonstrations or frequent visits to nests) by any species was observed within the survey area during the observation period and no active bird nests or raptor stick nests were observed". On November 14, 2013, the California Department of Fish and Wildlife (CDFW) staff confirmed that it was not nesting season at the time that the nesting survey was conducted and that the owls(s) could return, therefore, the potential impact has been determined to be less than significant with the following Mitigation Measures :*	☐	☒	☐	☐

Mitigation Measure 2: *Pre-construction*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.*				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? **Comment:** *The project area is largely developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.*	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **Comment:** *The project site, located in an urban setting, contains no wetlands; thus, no impact.*	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of native wildlife nursery sites? **Comment:** *The project site, located in an urban setting, and will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.*				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Comment:** *Hort Sciences prepared an arborist report and tree appraisal dated September 2014. A total of 91 trees were evaluated by the Arborist, including three (3) off-site trees, located on the northwest corner if the property, where portions of their crowns extended into the development site. Four (4) trees in Templeton Street were also included. As far as the overall health of the trees evaluated: four trees were rated in "poor" condition; seventy-nine (79) were rated in "fair" conditions: and eight (8) were rated in "good" condition. The Project would result in the removal of eighty-one (81) trees; sixty-five (65) of which qualify as "protected" under the City of Hayward Tree Preservation Ordinance and two (2) street trees. Of the trees proposed for removal, sixty-nine trees are of low suitability for preservation, 11 are of moderate suitability, and one tree is high suitability. The arborist report evaluates the potential for retaining each existing tree and concludes it is not feasible due to the amount of grading and construction work across the site that will occur in order to construct 24 single-family units; this Initial Study has drawn the same conclusion*	☐	☒	☐	☐

HortScience prepared a tree report identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.

Mitigation Measure 3: *The applicant shall follow 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:*

Design Recommendations

1) Any changes to the plans affecting the trees

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.				
2) Tree Preservation Guidelines, prepared by the Consulting Arborist, should be included on all plans.				
3) Evaluate redesigning the pathway, wall, and patio locations (Unit 21) to provide at least 5' clearance from coast redwood #7.				
4) Consider narrowing the sidewalk around coast redwood #90 to provide space for trunk expansion and reduce future hardscape damage.				
5) Explore the use of rubber pavers for sections of sidewalk adjacent to trees #77, 78 and 90 to minimize root impacts and future hardscape damage.				
6) A Tree Protection Zone shall be established around trees to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone.				
7) Underground services including utilities, sub-drains, water or sewer, and irrigation systems shall be routed around the Tree Protection Zone. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.				
8) Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.				
9) As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
displacement.				
10) Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.				
Pre-construction treatments and recommendations				
11) The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.				
12) Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of Hayward. Fences are to remain until all grading and construction is completed.				
13) Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.				
14) Prune trees to be preserved to provide construction and access clearance if necessary. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the Tree Pruning Guidelines of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the Tree Protection Zone.				
15) Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The Consulting Arborist shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Recommendations for tree protection during construction				
16) Prior to beginning work, all contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.				
17) Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.				
18) No grading, construction, demolition or other work shall occur within the Tree Protection Zone. Any modifications must be approved and monitored by the Consulting Arborist.				
19) Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.				
20) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.				
21) Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning.				
22) All underground utilities, drain lines or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.				
23) Supplemental irrigation may be required, particularly to coast redwood trees and trees experiencing significant root loss. Irrigation schedule shall be specified by the Consulting Arborist.				
24) If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.				
25) No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone.				
26) Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.				
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 is consistent with the City's Tree Preservation Ordinance. There are no habitat conservation plans affecting the property, specifically, the project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.*	☐	☐	☐	☒
V. CULTURAL RESOURCES -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with the improvements on the site or the affected parcels. Moreover, the project site was previously developed with structures which were demolished in 1982. Due to the prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties, which are fully developed, have no historical significance. Should any disturbance occur below previously developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve, records the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment:** *No known archaeological resources exist on the site, which was previously developed. Due to prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below develop areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve, records the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment:** *No known paleontological resources exist on the site, which has already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no unique geological features on or near the site; thus, no impact.*	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries? **Comment:** *There are no known human remains or 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 would be conditions of approval should the project be approved.*	☐	☐	☒	☐
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Comment:** *The project site is not located in the State of California Fault Zone. The Hayward fault is mapped approximately 1 mile southwest of the site. A geotechnical investigation performed by Romig Engineers, Inc., on August 29, 2013 concluded that the likelihood of a surface rupture from an active fault at the project site is low. Impact is expected to be less than significant. The project site is not*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within the State's Earthquake Fault Zone; thus, impacts related to fault rupture are not anticipated.				
ii) Strong seismic ground shaking? **Comment:** *The project site is near, but not located in, the Hayward Fault Zone. However, the proposed buildings will be designed and constructed to withstand ground shaking in the event of an earthquake; specifically, the project requires a building permit which would involve the mandatory implementation of design features to minimize seismic-related hazards. 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.*	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? **Comment:** *The site is not located within a State of California liquefaction seismic hazard zone or area where fault rupture is considered likely. Therefore, active faults are not believed to exist beneath the site and potential for fault rupture at the site is considered low. Borings indicate the site is underlain predominately by stiff to hard clays and medium dense to very dense silty/clayey sands. Based on this information, and the fact that the site is not located in a liquefaction hazard zone on the Seismic Hazard Zones Map for the Hayward Quadrangle referenced above, the likelihood of earthquake induced liquefaction of the soils at the site is low, thus the impact is considered Less Than Significant. (geotechnical investigation performed by Romig Engineers, Inc., on August 29, 2013).*	☐	☐	☒	☐
iv) Landslides? **Comment:** *The project site, which slopes gently to moderately, is not located in an area known to have any*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
landslides. Due to the relatively gently sloping topography, landslides are not likely; thus, no impact.				
b) Result in substantial soil erosion or the loss of topsoil? **Comment:** *Although the project would result in an increase in impervious surface, erosion control measures that are typically required for such projects, including but not limited to gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.*	☐	☐	☒	☐
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:** *The site slopes gently to moderately down to the west with gradients ranging from flatter than 15:1 (horizontal: vertical) in the southwestern portion of the site to about 4:1 in the western portion of the site. Based on the geotechnical investigation, the soil on site is expected to be underlain by very stiff to hard, san lean clays and medium to dense, clayey and/or silty sand. The likelihood of liquefaction or landslide is low, therefore the potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse is less than significant (geotechnical investigation performed by Romig Engineers, Inc., on August 29, 2013).*	☐	☐	☒	☐
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:** *The Project area is located in a mapped area of expansive soils which, if not addressed, may lead to damage to structures and other improvements and utilities. The preliminary assessment recommends specific criteria be followed for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and concludes with a recommendation that a design-level geotechnical investigation be performed once detailed site development plans*	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
are finalized. Provided the recommendations in the design level geotechnical investigation report are followed, the impacts of the expansive soils will be mitigated to a less than significant level.				
Mitigation Measure 4: *A full design-level geotechnical evaluation shall be conducted and measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.*				
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 :** *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.*	☐	☐	☐	☒
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** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 24 new attached and detached 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 CO^2e 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.*	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment:** *As discussed in VII(a) above, the project will*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
not exceed the threshold for operational greenhouse gases; thus no impact.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment:** *The project is an infill residential project that does not involve the transport or use of hazardous materials; thus, no impact.*	☐	☐	☐	☒
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:** *The project is an infill residential project that will be developed with single-family residential homes and will not create any significant hazard to the public or environment, thus no impact.*	☐	☐	☐	☒
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:** *The project will not emit hazardous materials or substances, thus no impact.*	☐	☐	☐	☒
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:** *The project is an infill residential project that will be developed with single-family residential homes and will not create any significant hazard to the public or environment, thus no impact. The project site is not on any list compiled pursuant to Government Code section 65962.5; thus, no impact.*	☐	☐	☐	☒
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:** *The project is not located within an airport land use plan area or*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within two miles of a public airport; therefore, no impact.				
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:** *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.*	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Comment:** *The project would not interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact.*	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Comment:** *The project site is located within an urban setting, away from areas with wildland fire potential, and outside the City's Urban Wildlife Interface zone. Therefore, no such impacts related to wildland fires are anticipated.*	☐	☐	☐	☒
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.*	☐	☐	☐	☒
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)? **Comment:** *The project will be connected to the existing water supply and will not involve the use of water wells and will not*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
deplete groundwater supplies or substantially 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.*	☐	☐	☐	☒
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.*	☐	☐	☐	☒
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:** *The project site is a previously developed 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.*	☐	☐	☒	☐
f) Otherwise substantially degrade water quality? **Comment:** *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.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area; thus no impact.*	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **Comment:** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area; thus no impact.*	☐	☐	☐	☒
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:** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area; thus no impact.*	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? **Comment:** *The project site is not located within a 100-year flood hazard area and ranges from 165 to 201 feet above sea level; thus, no impact.*	☐	☐	☐	☒
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community? **Comment:** *The project is proposed in a developed urban setting and would not divide an established community; thus, no impact*	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment:** *The project involves construction of 24attached and detached single-family homes, which is consistent with the General Plan Designation for Medium Density Residential and Medium Density residential zoning district. The General Plan Designation and zoning for the site is currently low density residential and*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
single-family residential, respectively. The project proposal includes a request for a General Plan Amendment and Zoning Amendment to allow the higher density development. The proposed amendments for medium density development are consistent with the existing development surrounding the site, which is a mix of single-family and multi-family residential development, thus no impact.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment:** *The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*	☐	☐	☐	☒
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment:** *There are no known mineral resources on the project site; thus, no impact.*	☐	☐	☐	☒
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:** *The project site is not identified as a site known to have mineral resources and there are no known mineral resources on the project site; thus, no impact.*	☐	☐	☐	☒
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:** *Temporary construction noise will be controlled by the Hayward Noise Ordinance, and specifically, the project will comply with the construction hours specified in the City's Noise Ordinance; therefore, any impacts will be less than significant. Individual living units will need to be designed to meet the residential noise standards called out in the Hayward*	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
General Plan. A qualified consultant will need to complete future noise readings, and if such readings result in indoor or outdoor noise levels that exceed the standards contained in Hazards Element of the City of Hayward General Plan, then design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificate of Occupancy on units. Efforts to reduce noise level of all dwelling units to be in compliance with standards in the General Plan will reduce the significance of noise-related impacts to a level of insignificance.				
Mitigation Measure 5: *Prior to issuance of a Building Permit, the applicant shall conduct acoustical analysis by a qualified consultant to ensure that indoor or outdoor noise levels of each new residential unit does not that exceed the standards contained in Table HAZ-1of the City of Hayward General Plan. If those standards are exceeded, the design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificate of Occupancy on units.*				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** *No significant vibration impacts are anticipated for the project site; thus, no impact.*	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment:** *The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.*	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment:** *Existing residential development*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
nearby 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.				
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:** *The project is not located within an airport land use plan area or within two miles of a public airport; thus, no impact.*	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within the vicinity of a private air strip; thus, no impact.*	☐	☐	☐	☒
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project will not, either directly or indirectly, induce substantial population growth. The project involves the construction of 24 new residential units. The construction of this number of residences within an urbanized area is not considered substantial population growth; thus, no impact.*	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project will not displace any existing housing, as the project site currently undeveloped; thus, no impact.*	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *The project will not displace any existing housing, as the project site is currently undeveloped; thus, no impact.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒
Police protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒
Schools? **Comment:** *The project site is within the Fairview Elementary School, Bret Harte Middle School and Hayward 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. Such measures would reduce such impacts to levels of insignificance*	☐	☐	☒	☐
Parks? **Comment:** *The project proponent would be required to dedicate parkland and/or pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance.*	☐	☐	☒	☐
Other public facilities? **Comment:** *Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities. As a standard condition of project approval, the project proponent would be required to 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*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
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 open space and access to common open space within the development as well as a Community Building. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment:** *The project proposes to include some amenities and common areas within the developments, as well as a private open space for each unit. The developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*	☐	☐	☒	☐
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Comment:** *The project will not conflict with*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
any plan regarding the circulation system. The applicant commissioned a traffic study analyzing the project, which was completed by Kimley-Horn and Associated, Inc., on April 19, 2013. This study concluded that the project will generate approximately 29 AM peak hour trips and 33 PM peak hour trips The conclusion of the traffic study was that the project will not create any significant impacts as it relates to Level of Service (LOS) or cause a significant impact to any study intersection and thus should not disrupt the existing transportation system; thus the impact is considered less than significant.				
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:** *The applicant commissioned traffic study analyzing the project completed by Kimley-Horn and Associated, Inc., on April 19, 2013, concluded that the project will not cause any significant impacts on traffic because all intersections will continue operating at the same level of service ("LOS") after the project that these intersections currently operate under the existing conditions. Under "Existing Plus Project" conditions, the intersection of B Street and Templeton Street will continue to operate overall at LOS A, with the side street approach for the northbound operating at LOS D with 26.6 seconds of delay during the a.m. peak hour. The added trips from the proposed project only increase the delay by 1.5 seconds. Since the study intersections continue to operate better than the City of Hayward's LOS thresholds, Kimley-Horn concluded that the project would not create any significant impacts as it relates to LOS and queing nor is it anticipated to increase the queues past any of the turn pockets at the study intersections; thus, no impact.*	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
safety risks? **Comment:** *The project involves no change to air traffic patterns; thus, no impact.*				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?)? **Comment:** *The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.*	☐	☐	☐	☒
e) Result in inadequate emergency access? **Comment:** *The project is on a completely accessible infill site and will not result in inadequate emergency access; thus, no impact.*	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **Comment** *The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.*	☐	☐	☐	☒
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **Comment:** *The project will not exceed wastewater treatment requirements; thus no impact.*	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment:** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment:** *There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Comment:** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Comment:** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Comment:** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? **Comment** *The project will be subject to the regulations stipulated in Chapter 5, Article 1 Solid Waste Collection and Disposal in the City's Municipal Code. There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **Comment:** *As discussed under the Biology Resources section, the existing vegetation on the project site may potentially 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*	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
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 residential development will be consistent with the density of existing residential development in the neighborhood and, with the proposed amendment to the City's General Plan to change the land use designation from single-family to medium density, will be consistent with the General Plan; thus, no impact.*	☐	☐	☐	☒
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 vegetation on the project site may potentially 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.*	☐	☒	☐	☐

Hill Avenue Homes

Mitigation Monitoring and Reporting Program

General Plan Amendment Application PL-2013-0091, Zone Change Application No. PL-20134-0092 and Vesting Tentative Tract Map Application No. PL-2013-0361 (8120); Sunny Tong, Westlake Urban, LLC (Applicant/Owner)

October 22, 2014

Mitigation 1

Significant environmental Impact:

Based on the Bay Area Air Quality Management District's (BAAQMD) established screening criteria for potentially significant air quality impacts, construction of the proposed project would not violate any air quality standards. However, implementation of BAAQMD "Basic Construction Mitigation Measures" are recommended, as follows:

Mitigation Measure 1[2]

The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

viii) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ix) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

x) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

xi) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

xii) Idling times shall be minimized either by shutting equipment off when not in use or reducing the

2 BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

xiii) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

xiv) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning and Building Divisions
Timing: During project construction

Mitigation 2

Significant environmental Impact:

In September 2013, a longtime resident on an adjacent property notified City Staff of an Owl nesting habitat in the existing 36' Canary Palm tree on the project site. Through contact with the Department of Fish and Wildlife on September 27, 2013, it was determined that the Owl was a protected species. On November 6, 2013, a nesting bird survey was conducted by ESA Biological Resources. The ESA study, dated November 13, 2013, concluded that there were "no active nesting behavior (i.e., territorial demonstrations or frequent visits to nests) by any species was observed within the survey area during the observation period and no active bird nests or raptor stick nests were observed". On November 14, 2013, the California Department of Fish and Wildlife (CDFW) staff confirmed that it was not nesting season at the time that the nesting survey was conducted and that the owls(s) could return, therefore, the potential impact has been determined to be less than significant with the following Mitigation Measures:
The following requirements will reduce impacts to a level of insignificance.

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 3

Significant environmental Impact:

Hort Sciences prepared an arborist report and tree appraisal dated September 2014. A total of 91 trees were evaluated by the Arborist, including three (3) off-site trees, located on the northwest corner if the property, where portions of their crowns extended into the development site. Four (4) trees in Templeton Street were also included. As far as the overall health of the trees evaluated: four trees were rated in "poor" condition; seventy-nine (79) were rated in "fair" conditions: and eight (8) were rated in "good" condition. The Project would result in the removal of eighty-one (81) trees; sixty-five (65) of which qualify as "protected" under the City of Hayward Tree Preservation Ordinance and two (2) street trees. Of the trees proposed for removal, sixty-nine trees are of low suitability for preservation, 11 are of moderate suitability, and one tree is high suitability. The arborist report evaluates the potential for retaining each existing tree and concludes it is not feasible due to the amount of grading and construction work across the site that will occur in order to construct 24 single-family units; this Initial Study has drawn the same conclusion.

Hort Sciences prepared a tree report identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.

Mitigation Measure:

The applicant shall follow 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:

Design Recommendations

1. Any changes to the plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.

2. Tree Preservation Guidelines, prepared by the Consulting Arborist, should be included on all plans.

3. Evaluate redesigning the pathway, wall, and patio locations (Unit 21) to provide at least 5' clearance from coast redwood #7.

4. Consider narrowing the sidewalk around coast redwood #90 to provide space for trunk expansion and reduce future hardscape damage.

5. Explore the use of rubber pavers for sections of sidewalk adjacent to trees #77, 78 and 90 to minimize root impacts and future hardscape damage.

6. A Tree Protection Zone shall be established around trees to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone.

7. Underground services including utilities, sub-drains, water or sewer, and irrigation systems shall be routed around the Tree Protection Zone. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.

8. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

10. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

11. The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

12. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of Hayward. Fences are to remain until all grading and construction is completed.

13. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.

14. Prune trees to be preserved to provide construction and access clearance if necessary. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the Tree

Pruning Guidelines of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the Tree Protection Zone.

15. Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The Consulting Arborist shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction

16. Prior to beginning work, all contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

17. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.

18. No grading, construction, demolition or other work shall occur within the Tree Protection Zone. Any modifications must be approved and monitored by the Consulting Arborist.

19. Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

20. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

21. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning.

22. All underground utilities, drain lines or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.

23. Supplemental irrigation may be required, particularly to coast redwood trees and trees experiencing significant root loss. Irrigation schedule shall be specified by the Consulting Arborist.

24. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

25. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone.

26. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Building Division
Timing: Prior to any project construction and during project construction

Mitigation 4

Significant environmental Impact:

The Project area is located in a mapped area of expansive soils which, if not addressed, may lead to damage to structures and other improvements and utilities. The preliminary assessment recommends specific criteria be followed for all earthwork, subgrade preparation, foundation construction, compaction in structural areas and drainage and concludes with a recommendation that a design-level geotechnical investigation be performed once detailed site development plans are finalized. Provided the recommendations in the design level geotechnical investigation report are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

Mitigation Measure:

A full design-level geotechnical evaluation shall be conducted and measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.

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:

Temporary construction noise will be controlled by the Hayward Noise Ordinance, and specifically, the project will comply with the construction hours specified in the City's Noise Ordinance; therefore, any impacts will be less than significant. Individual living units will need to be designed to meet the residential noise standards called out in the Hayward General Plan. A qualified consultant will need to complete future noise readings, and if such readings result in indoor or outdoor noise levels that exceed the standards contained in Hazards Element of the City of Hayward General Plan, then design of the

units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificate of Occupancy on units. Efforts to reduce noise level of all dwelling units to be in compliance with standards in the General Plan will reduce the significance of noise-related impacts to a level of insignificance.

Mitigation Measure:

Prior to issuance of a Building Permit, the applicant shall conduct acoustical analysis by a qualified consultant to ensure that indoor or outdoor noise levels of each new residential unit does not that exceed the standards contained in Table HAZ-1of the City of Hayward General Plan. If those standards are exceeded, the design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificate of Occupancy on units.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning and Building Divisions
Timing: Prior to issuance of Building Permit

Ms. Linda Ajello
City of Hayward, Planning Division
777 B Street,
Hayward CA 94541

April 16, 2013

Re: PL-2013-0091/92 GPA & ZC / Hill Avenue Elevation:

Dear Ms. Linda Ajello;

This is our opinion for the official notice from City of Hayward, regarding the General Plan Amendment and Zone Change request from Westlake Development Partners LLC, Building twenty-nine of detached single-family homes at 1818 and 1842 Hill Avenue.
We believe that request is a lack of fairness for the neighborhood and unfavorable. Because building such numbers of detached single-family houses at 2.53 acre is exceeding 7 houses from the maximum numbers of houses allowed for the size. Zoning regulations of Alameda County is stated that Minimum area of the building site have to be 5000 square feet.
If the plan was approved by the city of Hayward and the twenty-nine houses were built in the site, it will shade the Templeton Street from the daylight, and that will cause major change in natural ecosystem in the surrounding area.
The new residents will have total 87 (29*3) garbage bins. Templeton Street will become a high traffic street for increased residents in the area. Since Templeton Street is downhill and narrower than Hill Avenue, there is no space to place such a high volume of garbage bins. As the one of the residents, who is wishing this neighborhood being clean and safety area, their request for zone changing is unacceptable.
Regardless of the numbers of houses allowed to build in the site, we strongly request to Alameda County, or/and, City of Hayward to redo surveying the property line for placing sidewalks with curbs, or, curb with drainage ditch on both side of Templeton Street before the construction begins. Because when it rains, the residents of Templeton Street are suffering damage from flood. For there are no curbs and drains on both side of Templeton Street, they need cleaning mud and debris flood from higher elevation area: Hill Avenue. In addition to that, when the construction started, all wastewater from the site will be drained down to the Templeton Street. This matter will get worse if the plans were accepted by City of Hayward.
There are many pedestrians on Templeton Street in the morning. For there is a AC Transit bus stop across the B street, and for some school bus stops are on Hill street. To make the street safer and convenience for them, we request to City of Hayward to regulate street parking on Templeton Street too.
We would expect you to take our request seriously and take actions for keeping our neighborhood clean and safety environment.

Sincerely,

Michihiro Tanikawa
Etsuko Tanikawa
Resident of 22788 Templeton Street, Hayward CA

Linda Ajello

From: Roger W. Dormann <roger@rdormanndesign.com>
Sent: Thursday, April 18, 2013 8:29 AM
To: Linda Ajello
Subject: Hill Avenue Construction

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Linda,

I would like to say that I'm strongly opposed to the proposed construction of the homes on Hill Avenue in Hayward. I live on Linden Street near the bottom of the lot. First of all, I think cramming 29 homes on 2.5 acres borders is extreme. This area of Hayward doesn't need more traffic and barking dogs (and the people who don't care about their barking dogs). I recently had a fine issued to a barking dog owner on Templeton after going through much trouble to get a petition signed. B street is already jammed with traffic especially during evening rush when it backs up from Vermont Street all the way past 6th Street. In addition, I don't want to see the trees on the lot cut down. Hayward should be plating trees, not cutting them down. However I'm not opposed to having 3 or 4 larger, higher priced homes on the lot. This could potentially save the trees and would have minimal impact on the traffic and peace of the neighborhood.

Thanks for reading.

Roger Dormann
22663 Linden Street
Hayward

Linda Ajello

From: Linda Ajello
Sent: Friday, September 13, 2013 12:39 PM
To: 'Nikki Ragsdale'
Subject: RE: comment on PL-2013-0091/92 GPA & ZC, Hill Street project

Thank you for your comments. The previous proposal included the existing house at 1842 Hill Avenue, but it is no longer included. This is why the acreage decreased slightly. The 29 homes in the previous version included the existing home, as well.

Linda Ajello, AICP
Associate Planner
City of Hayward
(510) 583-4207

-----Original Message-----
From: Nikki Ragsdale [mailto:nikki@OneSourceGraphics.com]
Sent: Friday, September 13, 2013 12:31 PM
To: Linda Ajello
Subject: RE: comment on PL-2013-0091/92 GPA & ZC, Hill Street project

Dear Linda,

Thank you very much for this update. I appreciate it very much.

I would like hereby to state that the comments I submitted on the 29 home project are the same for a 27 home project on that small land parcel.

I believe that 27 homes on that 2.29 acre area is plainly overcrowding and the same impacts will apply to the surrounding residential neighborhoods as 29 homes would have done. The impacts will not be improved one iota.

In fact, as I look at the origial notice card, I see no difference at all. This proposal says 27 homes on 2.29 acres, where the original one said
29 homes on 2.53 acres. This new proposal is still for less than 0.08 acres per home and there would still be an addition of too many people and too many cars for this area to support, plus the other detrimental impacts mentioned in my previous comments.

The existing zoning is what it is for a reason, to preclude such overcrowding in residential neighborhoods and to maintain the level of peace, and quiet living, that people in such neighborhoods as ours now have a right to enjoy.

My previous comments still stand and I request that the zoning variance be denied.

In my opinion, if the owners of that property wish to develop it, they must do so in accordance with the requirements of its current residential zoning.

All good wishes,
Nikki Ragsdale

Linden Street

At 6:02 PM +0000 9/13/13, Linda Ajello wrote:
>Hi Nikki,
>
>I just wanted to let you know that the applicant for the project on
>Hill Street has resubmitted revised plans. The scope has reduced
>slightly and the proposal is now for 27 single family homes on 2.29
>acres. The plans are currently being reviewed for completeness by
>staff. If determined to be complete, we will move forward with the
>environmental review and then schedule the public hearing. I will make
>sure to keep you posted on the progress. You will also receive a
>notice for public hearing when the time comes.
>
>Have a great weekend.
>
>Regards,
>Linda
>
>Linda Ajello, AICP
>Associate Planner
>City of Hayward
>(510) 583-4207
>
>
>-----Original Message-----
>From: Nikki Ragsdale [mailto:nikki@OneSourceGraphics.com]
>Sent: Tuesday, September 03, 2013 2:23 PM
>To: Linda Ajello
>Cc: Michael Sweeney; Ned Thomas; David Rizk
>Subject: RE: comment on PL-2013-0091/92 GPA & ZC, Hill Street project
>
>Thank you, Linda, for this prompt response and the information it
>contains. I do appreciate it and I take back the opinion I voiced
>regarding respect from the City in this matter.
>
>I am relieved to hear that the proposed Hill Street project and
>requested zoning variance were not somehow pushed through nor approved
>without taking into account input from all concerned. I am glad to find
>that the information received turned out to be only a rumour.
>
>I now feel confident our affected neighborhoods will be kept informed
>and included in the process when the applicant has resubmitted the
>plan.
>
>I am certainly very happy that I wrote to you today instead of simply
>brooding over the matter or spreading the rumour to anyone else.
>
>It is certainly possible that if you responded to me and to my other
>neighbor that the emails went astray. In any case, I understand that
>you meant to respond. I will let him know what you have told me.

>
>I look forward to hearing from you again in due course, if and when the
>applicant has submitted the revised plan for Hill Street.
>
>All good wishes,
>Nikki Ragsdale
>
>At 7:27 PM +0000 9/3/13, Linda Ajello wrote:
>>Dear Ms. Ragsdale,
>>
>>This project was determined incomplete back in April of this year and
>>the applicant has not yet resubmitted revised plans. Therefore, no
>>action has been taken on this application. I am sorry to hear that
>>you and your neighbors were misinformed. It is my understanding that
>>the applicant will be resubmitting plans soon. Once the plan have
>>been resubmitted, reviewed by staff and determined to be a complete
> >application, another public notice will be sent out to notify
>>surrounding property owners of the public hearing date.
>>
>>I did receive your original comments via e-mail, along with several
>>others and thought I responded to everyone, but if I did not, I
>>apologize.
>>
>>Regards,
>>Linda
>>
>>Linda Ajello, AICP
>>Associate Planner
>>City of Hayward
>>(510) 583-4207
>>
>>-----Original Message-----
>>From: Nikki Ragsdale [mailto:nikki@OneSourceGraphics.com]
>>Sent: Tuesday, September 03, 2013 11:57 AM
>>To: Linda Ajello
>>Cc: Michael Sweeney
>>Subject: Fwd: comment on PL-2013-0091/92 GPA & ZC, Hill Street project
>>Importance: High
>>
>>Dear Ms Ajello.
>>
>>I was informed by some residents of Templeton Street in a chance
>>conversation that they'd heard this project was granted the variance
>>and that the public meeting had been held.
>>
>>I am lodging a complaint that said public meeting was not widely
>>publicized. You sent out cards to surrounding residents about the
>>initual variance application, and that was the way I heard about it in
>>the first place. How did you publicize the all-important meeting?
>>There was no card received here. There were no postings of flyers
>>around the neighborhood. If it was only advertised in a newspaper or

>>similar, not everyone sees those.
>>
>>Neither did you send an email, which I actually expected having sent
>>my comments in by email as suggested on the card. Another person who
>>also sent a comment against the project said he did not receive any
>>emails either. You did not even reply to our comments, but more
>>importantly, although we commented we were not informed personally of
>>the public hearing.
>>
>>I am very disappointed in the City for this lack of respect for
>>residents whose lives will be impacted greatly and adversely by this
>>project.
>>I had expected the same level of courtesy shown regarding the initial
>>application and request for comments
>>
>>Yours truly,
>>Nikki Ragsdale
>>Resident and Property Owner, Linden Street, 94541
>>
>>
>>>Date: Thu, 18 Apr 2013 00:18:31 -0700
>>>To: linda.ajello@hayward-ca.gov
>>>From: Nikki Ragsdale <nikki@OneSourceGraphics.com>
>>>Subject: comment on PL-2013-0091/92 GPA & ZC, Hill Street project
>>>Cc:
>>>Bcc:
>>>X-Attachments:
>>>
>>>Dear Ms. Ajello,
>> >
>>>Re: PL-2013-0091/92 GPA & ZC
>>>
>>>Thank you for the notification regarding the zone change request that
>>>has been filed by Westlake Development Partners LLC.
>>>
>>>I am writing to register my complete opposition to this zone change.
>>>
>>>I am familiar with the site, at the corner of Hill Avenue and
>>>Templeton. I live down the hill from it, on Linden Street. Templeton
>>>runs behind my property.
>>>
>>>I am astonished that anyone would want to crowd
>>>29 single family homes into that small parcel of
>>>2.53 acres. That would be no more than .08 of an acre per home, but
>>>it will likely be less than that, because to fit that many houses and
>>>give access to them some sort of street or driveways among them must
>>>be planned, too. This is completely wrong for this neighborhood.
>>>
>>>This project would be detrimental in a number of ways.
>>>
>>>-effect on the environment.

>>>Extra unavoidable pollutant runoff and rubbish that will be generated
>>>by having all these households added at once in a small space meant
>>>for fewer dwellings.
>>>In addition to this would be the deliterious effects of the
>>>construction activity itself, which would also impact air quality
>>>with dust and machinery emissions, as well as other aspects of the
>>>environment.
>>>
>>>-noise pollution.
>>>That, too, will be unavoidable with the addition of so many
>>>residences in the tiny area. This can affect the peace and quiet
>>>and, therefore, the rest and health of current residents in our
>>>neighborhood, which is relatively quiet now.
>>>
>>>-impact on resources. Especially, on the roads and traffic.
>>>Even if these 29 households only have one vehicle each, that many
>>>more will create a large impact on traffic, particularly on quiet
>>>little Templeton Street. However, in reality it is not unusual for
>>>households to have 2 or more vehicles these days, in which case we
>>>could be
> >>looking at a sudden increase of upwards of 60 or more extra
> vehicles
>>>traveling up and down Templeton at any time of the day or night, and
>>>crowding into its very small intersection with B Street. This is
>>>completely unacceptable. Plus, it will degrade the roadway itself,
>>>as well, and also add to the aforementioned noise pollution.
>>>
>>>-detrimental change in water run-off patterns down the hill. I have
>>>already had an experience of a house addition built in the yard of my
>>>neighbor a few years ago starting a change in rainwater run-off that
>>>caused water to begin pooling under my house without my knowledge. I
>>>had owned my property for around 18 years with no such problems, but
>>>suddenly there was rising damp in the house and that is how we found
>>>out about the pooling water, and then discovered where it was coming
>>>from. I was forced to install a system of French drains and a new
>>>system of gutters to combat it.
>>>I know there has been a water runoff problem already for some houses
>>>below that hill in our neighborhood, i.e. Linden and Cedar, as some
>>>of my neighbors have talked about it from time to time.
>>>I am very concerned that this building project will affect and change
>>>the water runoff patterns from the hill in ways that will exacerbate
>>>these kinds of problems or start them where they did not exist
>>>before, in the same way as what happened to my house.
>>>
>>>-detrimental effect on existing property values and enjoyment of
>>>living conditions. Zoning is implemented to maintain appropriate
>>>usage and environment, as I understand it. The minimum lot size,
>>>width and depth, frontages, clearances, etc, are there expressly to
>>>make sure overcrowding situations like this are avoided and everyone
>>>can enjoy their homes in the ways intended for the area, and relied
>>>upon when the properties were purchased.

>>>
>>>The proposed development is by its nature going to cause
>>>overcrowding, purely and simply, with all the ills that go along with that.
>>>
>>>I respectfully ask that this zone change be denied.
>>>
>>>All good wishes,
>>>Nikki Ragsdale
> > >Resident and Property Owner, Linden Street, 94541
>

****

Nikki L. Ragsdale
Designer/Writer/Editor
One Source Graphics (http://www.OneSourceGraphics.com/)

Member:
International Webmasters' Association
Bay Area Editors' Forum
Treoraí Gaeilge, Comhaltas Ceoltóirí Éireann, Cooley-Keegan

CD of Sean-nós singing & traditional Irish music:
Seansaol na hAislinge, old life of the dream:
http://nikkilynnragsdale.com

****

Loinnir id aghaidh is soilse id gháire
Radiance in your face and light in your laugh.

Linda Ajello

From: Etsuko Tanikawa <etsuko.tanikawa@gmail.com>
Sent: Thursday, April 18, 2013 11:44 AM
To: Linda Ajello
Subject: Re: Comments for Hill Avenue Elevation / PL-2013-0091/92
Attachments: dsc_3165.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Linda Ajello;

For I was not sure the name for the bird until today, I didn't include this information in that letter. Though, please add this fact as one of the reason why we against for the plan: We often find California Condors flying over our neighborhood. Actually, we saw a mated pair of that birds, perched on the fences and a tree at the site in the last month.
To help protect that endangered species, we should not increase human population density of the area so easily.
Attached is the picuture of the birds I found in the web. It is telling the owner of blog took the picture at Hills of Hayward.

Regards,

Michihiro Tanikawa
Etsuko Tanikawa

Attachment:
Picture of California Condor at Hills of Hayward.

Link of the picture:
http://www.christineandharrison.com/2007/08/alive-in-my-back-yard/california-condor/

On Tue, Apr 16, 2013 at 3:49 PM, Linda Ajello <Linda.Ajello@hayward-ca.gov> wrote:

Thank you for submitting your comments.

Regards,

Linda

Linda Ajello, AICP

Associate Planner

City of Hayward

(510) 583-4207

From: Etsuko Tanikawa [mailto:etsuko.tanikawa@gmail.com]
Sent: Tuesday, April 16, 2013 3:44 PM
To: Linda Ajello
Subject: Re: Comments for Hill Avenue Elevation / PL-2013-0091/92

Dear Ms. Linda Ajello;

Please find the attached letter regarding Hill Avenue Elevation.

We against the Plan Amendment and Zone change request for 1818 and 1842 Hill Avenue.

You can reach me at 415-690-5249, or, by replying this message.

Sincerely,

Michihiro Tanikawa

Etsuko Tanikawa

Residents of 22788 Templeton Street, Hayward CA

VOLTAGE
E173

Hill Avenue Homes Hayward, CA

Attachment VI

PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

Pyatok Architects

Project Description

The proposed project is a Pocket Neighborhood. The plan includes a total of 24 homes organized around three shared courtyards, designed to encourage casual interactions among neighbors. Automobile parking is decoupled from the homes via detached garages accessed from a U-shaped private drive located *behind* the homes, or from a row of garages for the 10 homes not located directly on the drive. This provides each home with more exposure for light and ventilation with multiple private outdoor open spaces at the rear and sides; each homes has a prominent front porch large enough for outdoor seating facing the central courtyards. For the 14 units located directly on the drive, there is space above the garage for an at-home work room accessed by exterior stairs. A community room, overlooking the neighborhood to the north, is located at the center of the north side of the drive in the row of attached garages. This is also where the mailboxes are located. Two trash enclosures are located along the bends of the U-shaped access drive. 5 existing trees, including two oaks and two redwoods, are being saved, plus a 7th tree (a palm) is being relocated. More than 150 new trees are being added to the site. The architectural character recalls an earlier 20th Century rural vocabulary, with 3 paired combinations of muted colors to create variety. The proposed project characteristics are more fully described in the accompanying project submittal materials.

Project Information and Data

Project Information

Item	Description
Project Address	TBD
Location:	NE corner of Templeton and Hill Avenues. See Vicinity Map at right
Existing Use	Vacant
APNs	416-150-92, 416-150-93
Legal Description	TBD
Zoning	RS
General Plan Classification	LDR
Adjacent Zoning	RS and RM; unincorporated land is across part of Hill Avenue
Occupancy	R-3 (CBC)
Construction Type	Type V-B, wood framed over concrete stem wall and slab-on-grade foundations
Fire Sprinklers	Type 13D where required by Code
Municipal Services	Municipal Services provided on both Templeton and Hill Avenues
Water	EBMUD
Sewer	EBMUD
Gas and Electricity	PG&E
Trash and Recycling Collection	Waste Management
Parking Summary	
Residential Parking	48 spaces, 2 garage spaces per unit. See Note 1 below
Visitor Parking	10 surface spaces, two accessible, all on private drive
Total On-Site Parking Provided	58
Parking Ratio	2.416 per unit

Note 1: Basement Garage in Unit 1 has two, non-tandem spaces entered through single door.
Note 2: All spaces full size (min 9' x 18' except one of the basement garage spaces in Unit 1

Total Units	24. See Summary under "Project Data" below
Project Density	10.62 Dwelling Units/Acre

Project Data

Lot Coverage

Description	Area	Qty	Total	% Site Area	Comments
Over-all Site Area	98,636	1	98,636		2.26 Acres
Building Footprints					
Unit A	800	8	6,400		
Unit B	875	6	5,250		
Unit B Garage	400	4	1,600		
Unit C	800	10	8,000		
Unit C Garage	400	10	4,000		
Community Building	532	1	532		
Court Garage	1,734	2	3,468		
Total Building Footprint			29,250	29.65%	
Parking and Drives			14,489	14.69%	
Common and Private Openspace/Landscape					
Covered Porches			3,349	3.40%	
Open Decks			5,786	5.87%	Does not count 2nd flr decks (garage entries & balconies, North Type B View decks)
Other Common & Private Walks & Landscaped Open Space			45,762	46.39%	
Total Common and Private Openspace/Landscape			54,897	55.66%	
Check			98,636	100%	

Unit Tabulation

Unit Type	Area*	Qty	Total	Comments
Unit A	1,229	8	9,832	
Unit B	1,540	2	3,080	
Unit B with Garage	1,940	4	7,760	Includes 400 sf carriage house; garage itself not inlcuded
Unit C	1,843	10	18,430	Includes 400 sf carriage house; garage itself not inlcuded
Total		24	39,102	
*First and Second Floors combined				Does not count attic storage or stair openings at second floor

Total Building Areas

Description	Area	Qty	Total	Comments
Total Conditioned Area			39,634	Units and Community Building
Unconditioned Area				
Long Garage	1,734	2	3,468	
Private Garages	400	14	5,600	
NE Unit B basement	800	1	800	
Total Uncondtioned Area			9,868	
Total			49,502	

Sheet Index

Sheet Number	Sheet Name
G-001	Title Sheet - Project Information
A-001	Site Plan
A-101A.1	Type A - Floor Plans @ Units 4 & 5
A-101A.2	Type A - Floor Plans @ Units 20-23
A-101B.1	Type B - Floor Plans @ Unit 1
A-101B.2	Type B - Floor Plans @ Units 9 & 16
A-101B.3	Type B - Floor Plans @ Unit 6 (Reversed) & Unit 19, Unit 24
A-101C.1	Type C Floor Plans
A-101C.2	Type C (Rotated) Floor Plans
A-201	Street Elevations
A-201A.1	Type A Elevations
A-201A.2	Type A Elevations
A-201A.3	Type A Elevations
A-201B.1	Type B Elevations
A-201B.2	Type B Elevations
A-201B.3	Type B Elevations
A-201B.4	Type B Elevations
A-201C.1	Type C Elevations
A-201C.2	Rotated C Unit Elevations
A-202	Garage & Site Elevations
A-601	Color Schemes
TNT-1	Title Sheet
TNT-2	Lot Layout Plan
TNT-3	Preliminary Grading Plan
TNT-4	Preliminary Utility Plan
TNT-5	Site Sections
TNT-6	Storm Water Control Plan
L-1	Tree Protection Plan
L-2	Tree Protection Notes
L-3	Conceptual Planting Plan
L-4	Plant List and Notes
L-5	Landscape Materials
L-6	Landscape Statement
L-7	Conceptual Irrigation Plan
L-8	Preliminary MWELO Calculations

Project Directory

Developer:
Westlake Development Group, LLC, Hayward Land Series (R5) a Delaware limited liability company
Gaye Quinn
520 S. El Camino Real, 9th Floor
San Mateo, CA 94402-1722
(650) 353-5627
gaye.quinn@westlakeurban.com

Architect:
Pyatok Architects
Mike Pyatok
1611 Telegraph Ave
Oakland, CA 94612
(510) 465-7010
mpyatok@pyatok.com

Civil Engineer:
Lea & Braze Engineering, Inc.
Jim Toby
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4086
jtoby@leabraze.com

Landscape Architect:
PGAdesign
Karen Krolewski
444 17th Street
Oakland, CA 94612
(510) 465-1284
krolewski@pgadesign.com

Vicinity Map

City Hall **Project Site**

Hill Avenue Homes

Hayward, CA

Title Sheet - Project Information

DATE: 9/30/14
SCALE: 12" = 1'-0"

G-001

Legend

Site Fencing
Typ 6' High Between Units
Type 3'-6" High Flanking Private Drive
Typical 4'-10" High at Decks Facing Hill Avenue

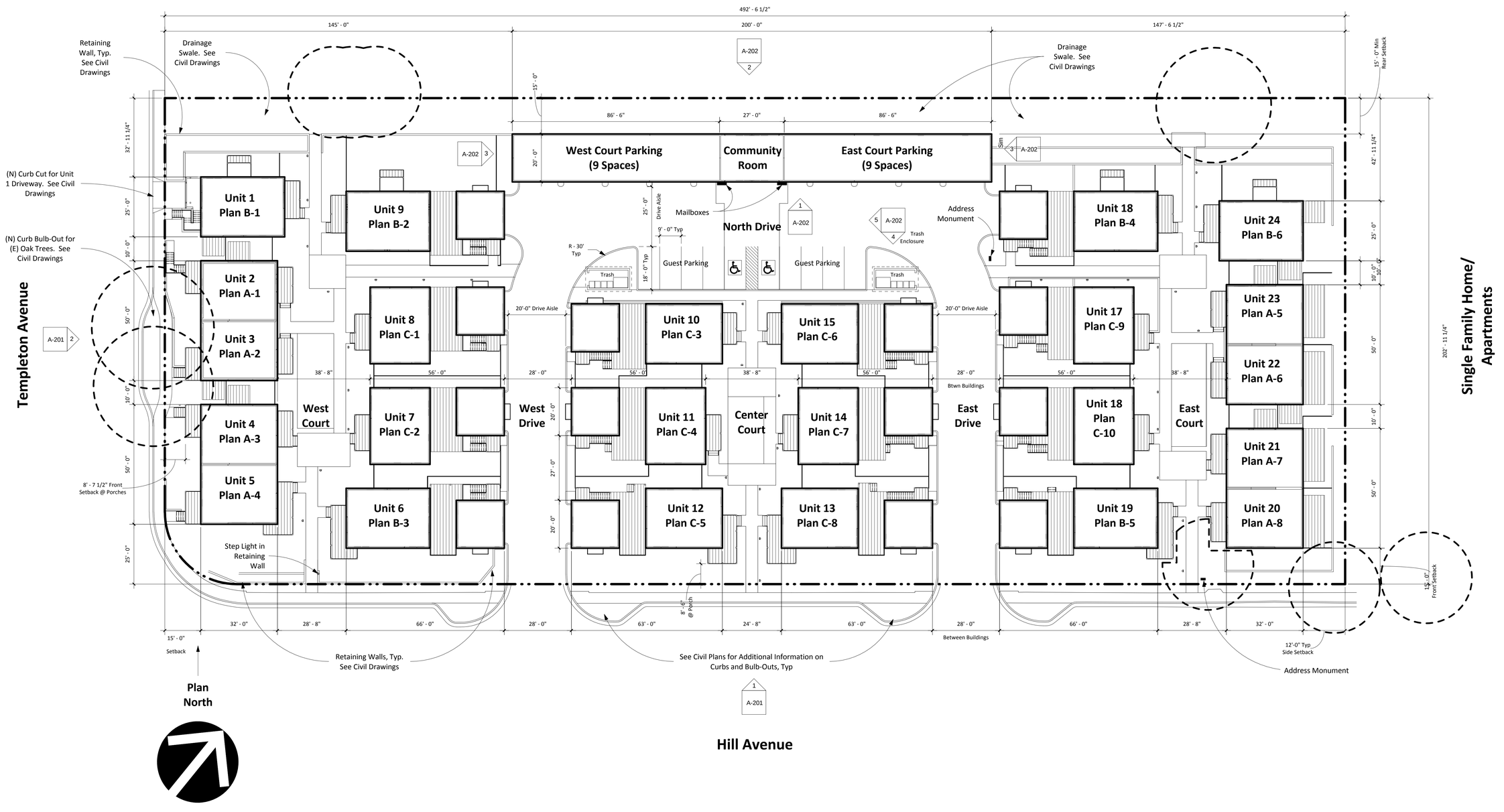
Bollard Type Site Lighting
See Elevations for Locations of Wall-Mounted Site Lighting

Existing Trees to Remain. See Landscape Drawings
Note: Additional Existing Palm Tree to be Relocated. See Landscape Drawings

Notes

1. All roof eave and rake overhangs are 1'-6" plus gutter

Single Family Homes



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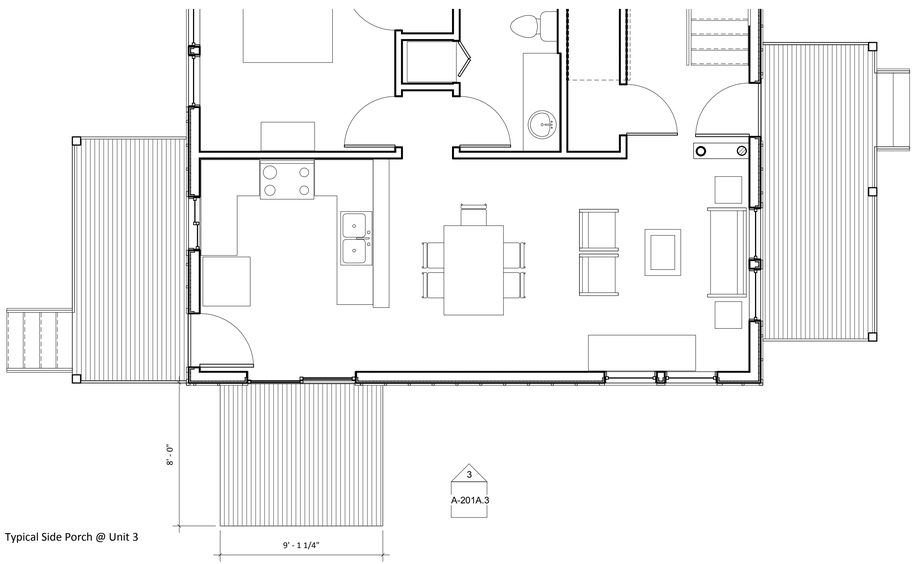
Site Plan

DATE: 11/10/2014
SCALE: 1" = 20'-0"

A-001



Typical Side Porch @ Unit 3

2 Type A - Partial Ground Floor Plan @ Unit 3
1/4" = 1'-0"

Wrap-Around Entry Porch Facing Hill Avenue & West Court @ Unit 5

1 Type A - Ground Floor Plan @ Units 4 & 5
1/4" = 1'-0"

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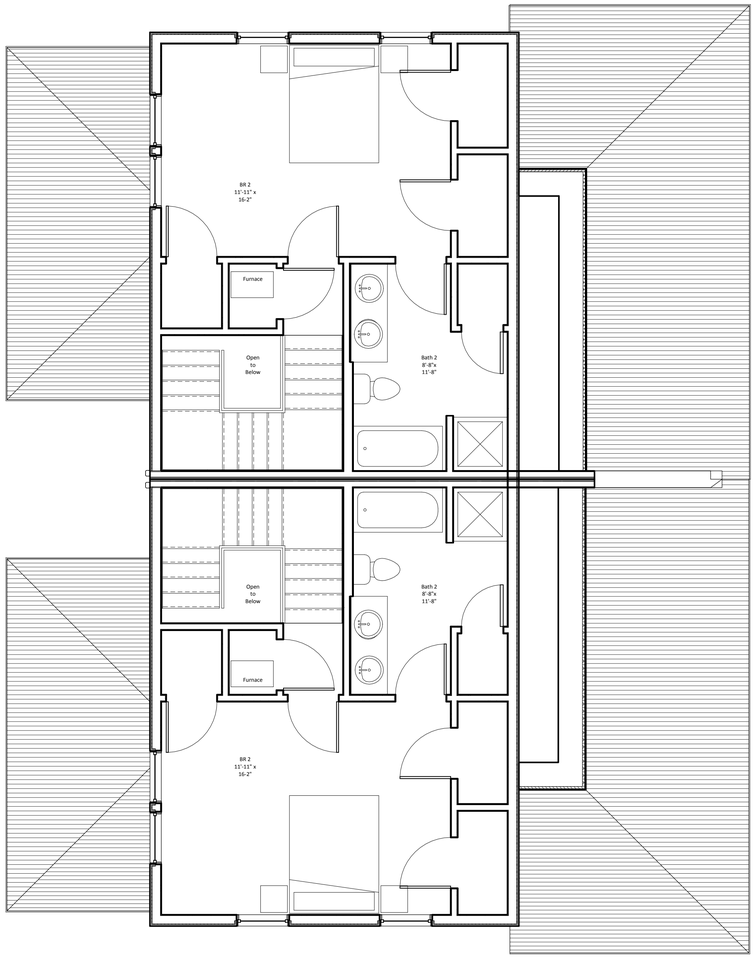
Type A - Floor Plans @ Units 4 & 5

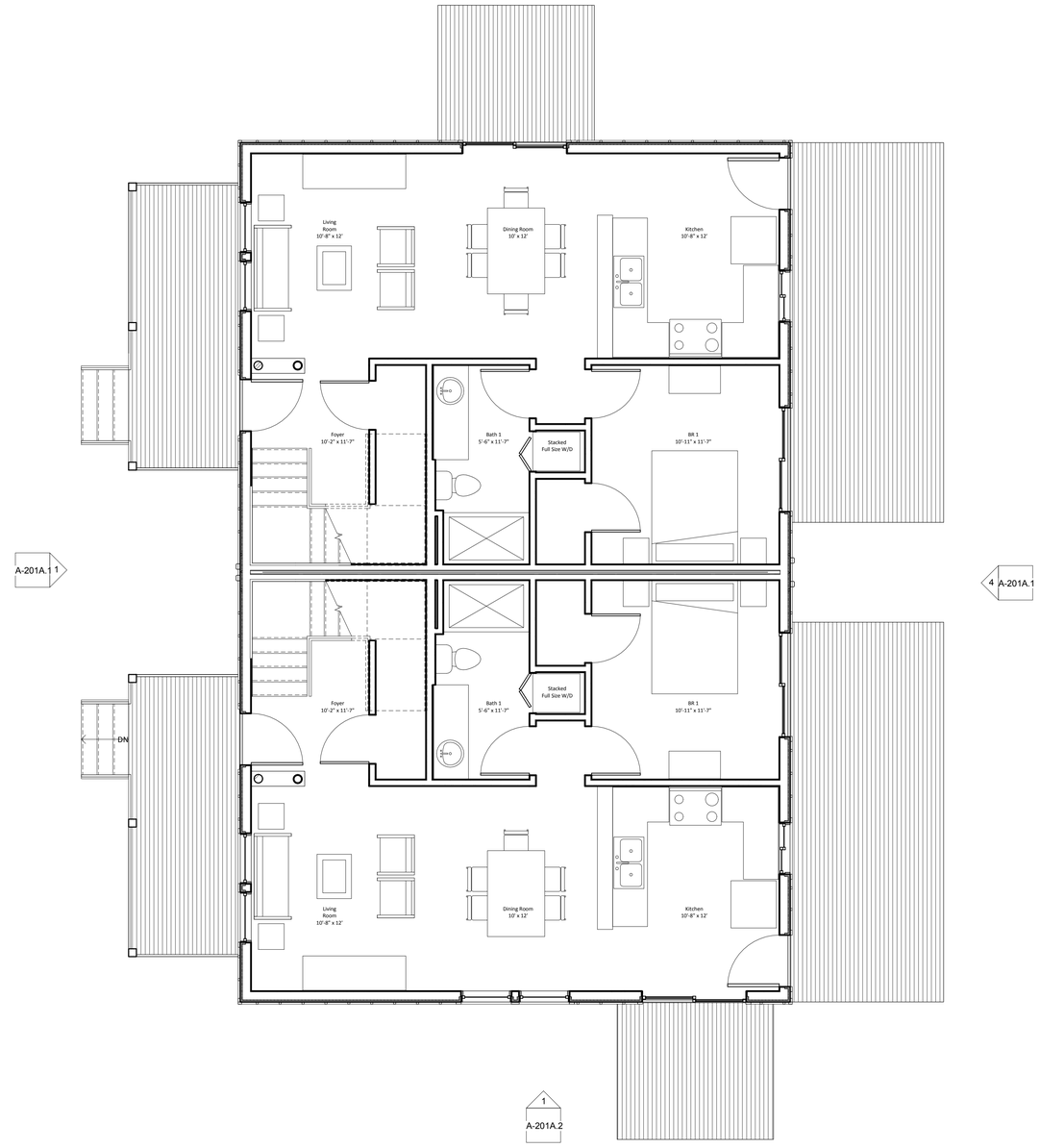
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101A.1

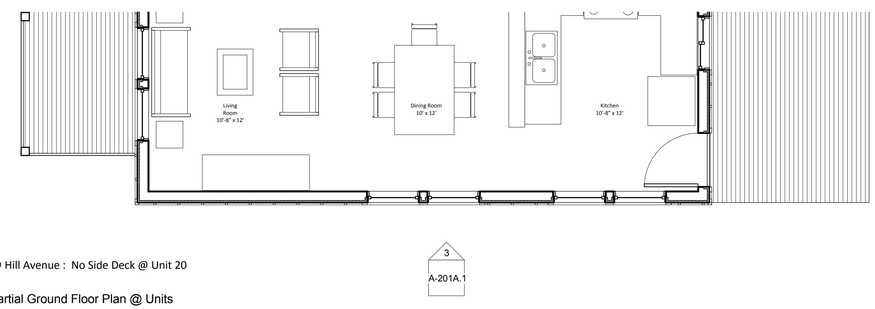


Typical Second Floor Plan (Porch Roofs Below Vary Depending on Location)

2 Type A - Typical Second Floor Plan
1/4" = 1'-0"



1 Type A - Ground Floor Plan @ Units 20-23
1/4" = 1'-0"



Variation @ Hill Avenue : No Side Deck @ Unit 20

3 Type A - Partial Ground Floor Plan @ Units 20 & 21
1/4" = 1'-0"

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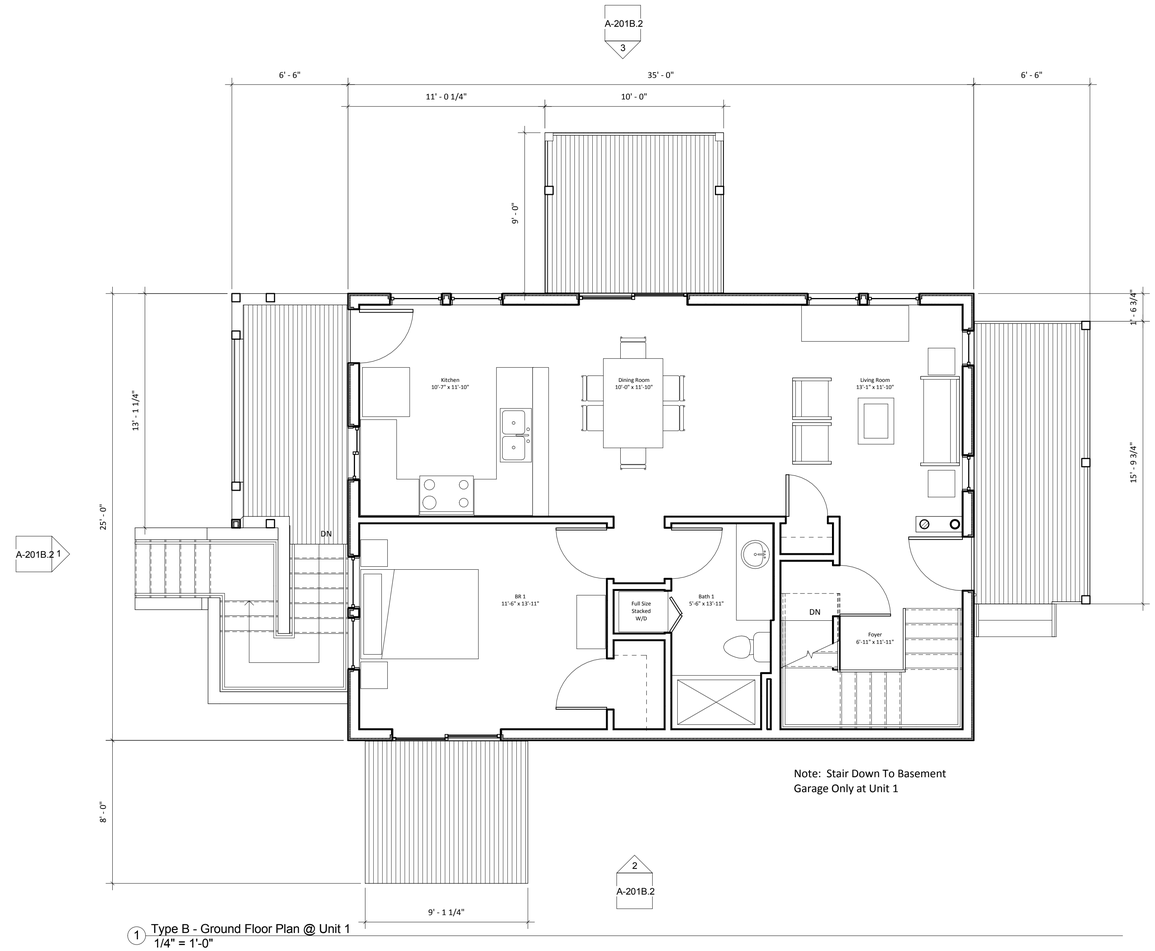
Type A - Floor Plans @ Units 20-23

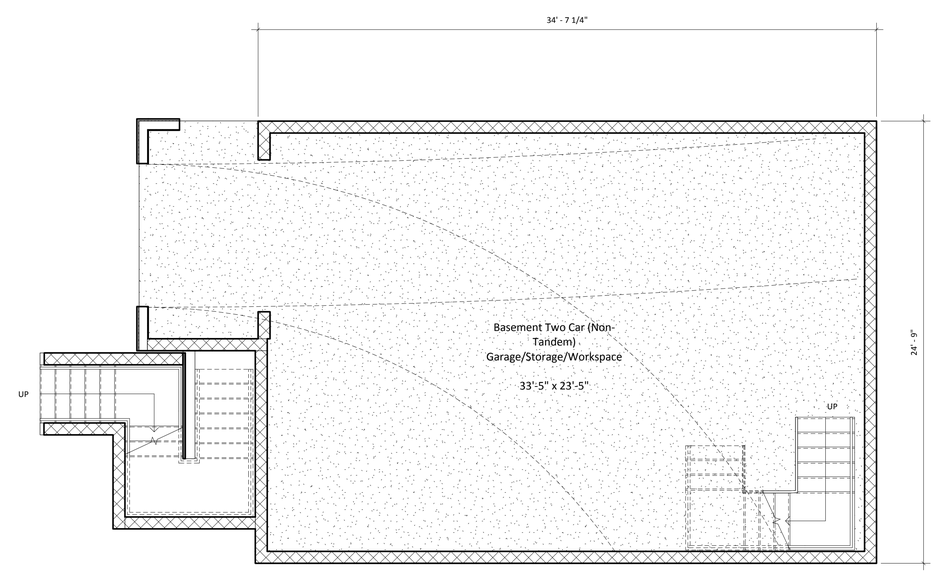
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101A.2

Note: See 2/A101B.2 for Second Floor Plan (Sim)



1 Type B - Ground Floor Plan @ Unit 1
1/4" = 1'-0"



2 Type B - Basement Floor Plan @ Unit 1 Only
1/4" = 1'-0"

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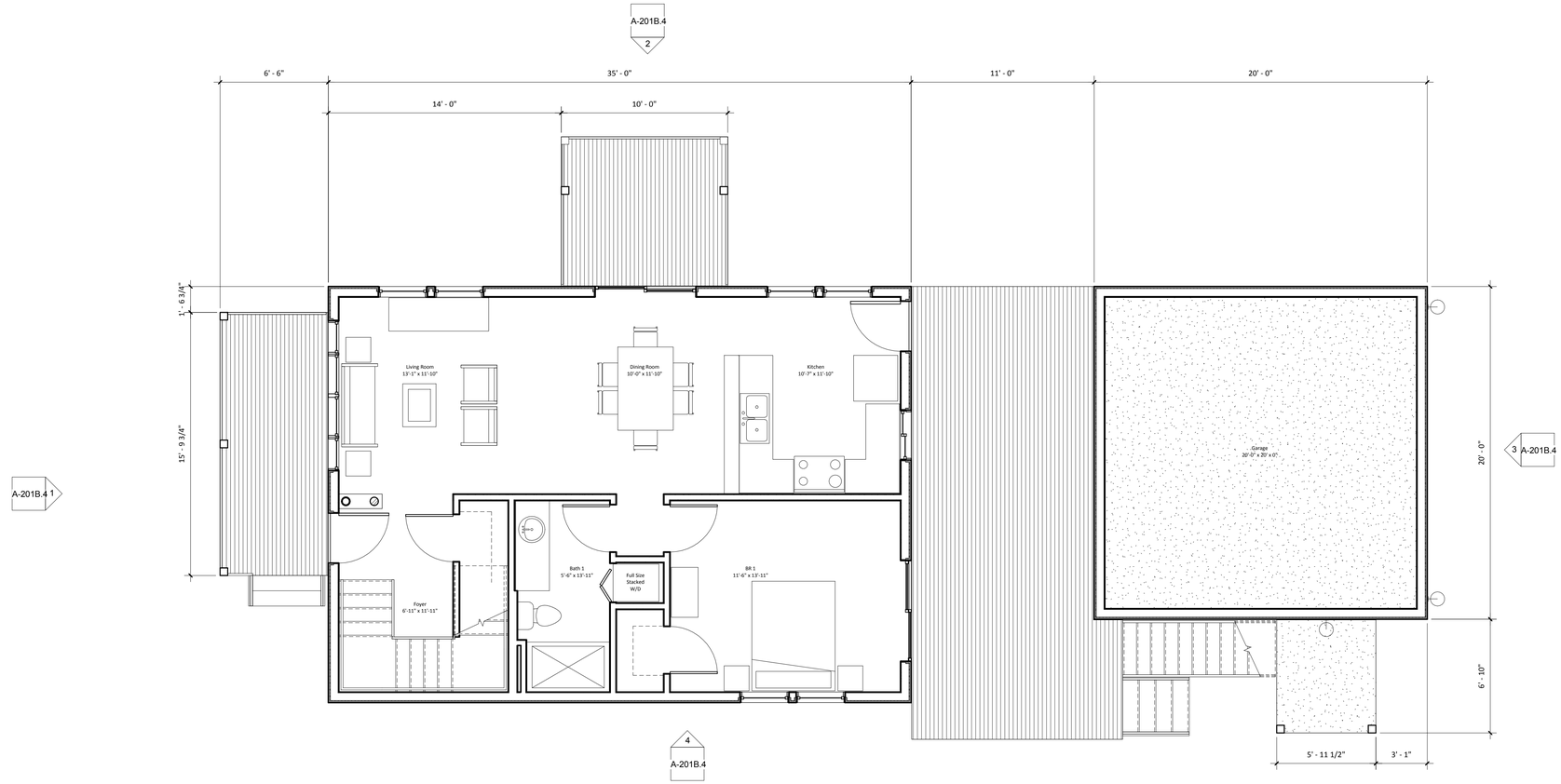
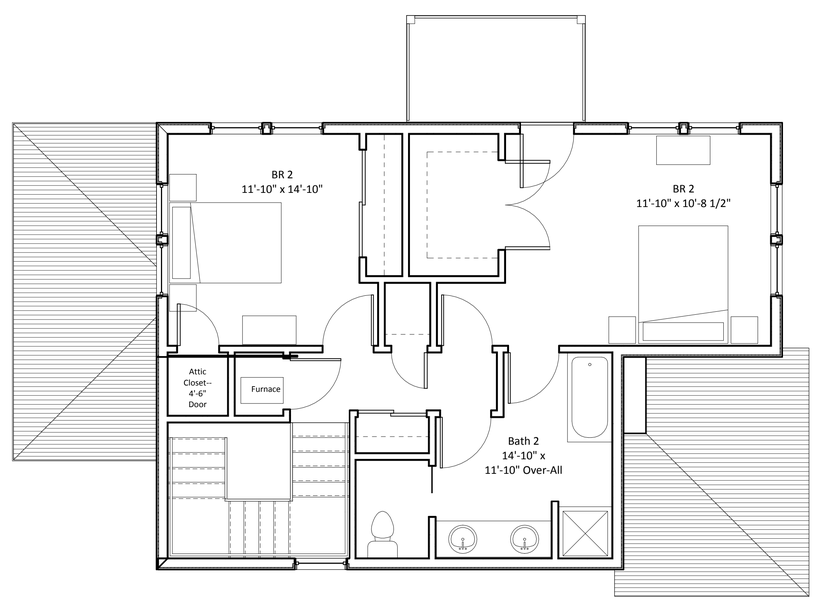
Type B - Floor Plans @ Unit 1

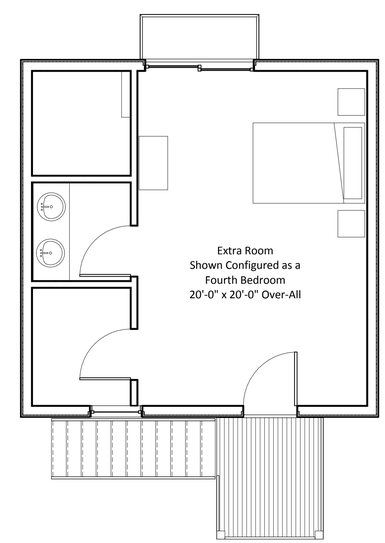
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101B.1



1 Type B - Ground Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"





2 Type B - Typical Second Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"

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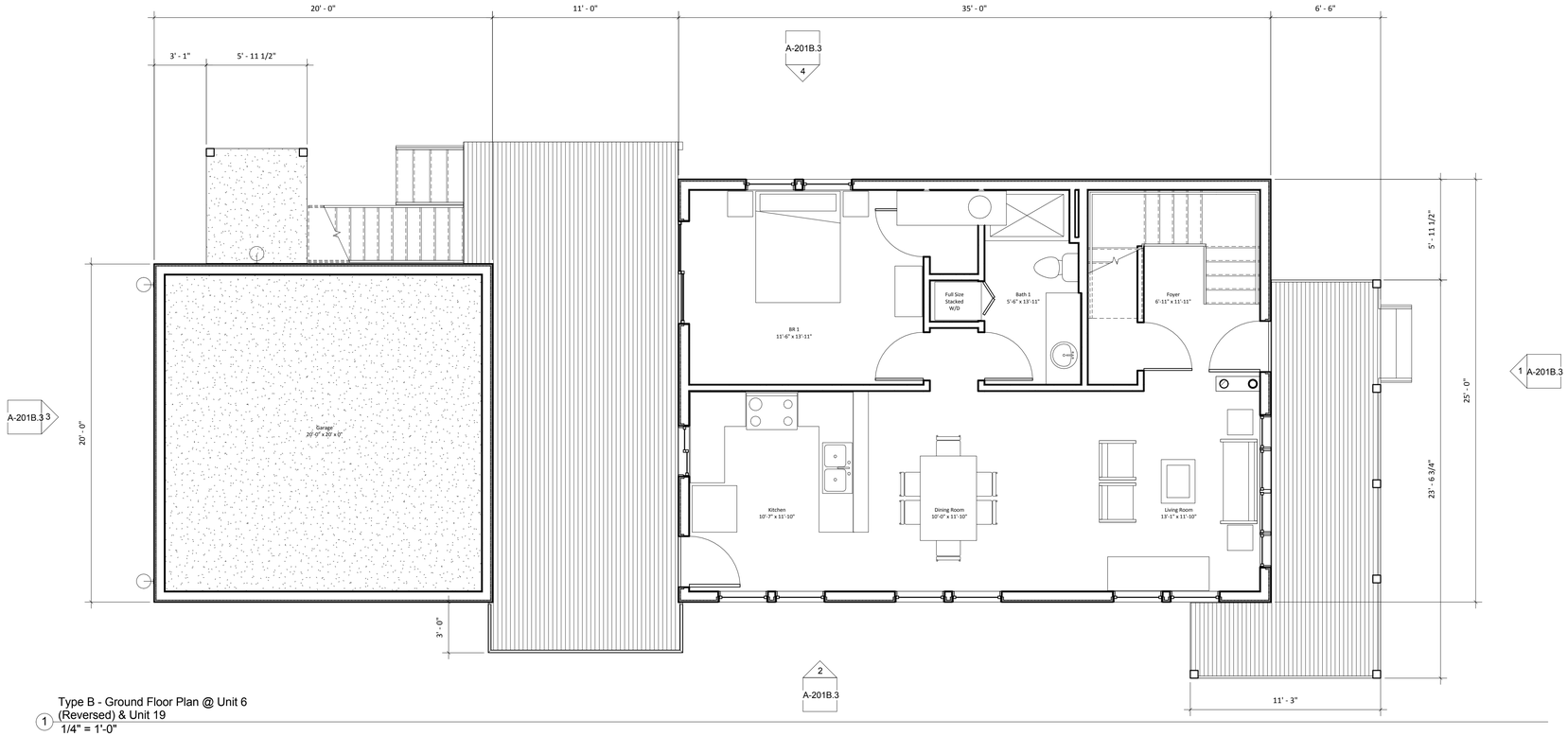
Hayward, CA

Type B - Floor Plans @ Units 9 & 16

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

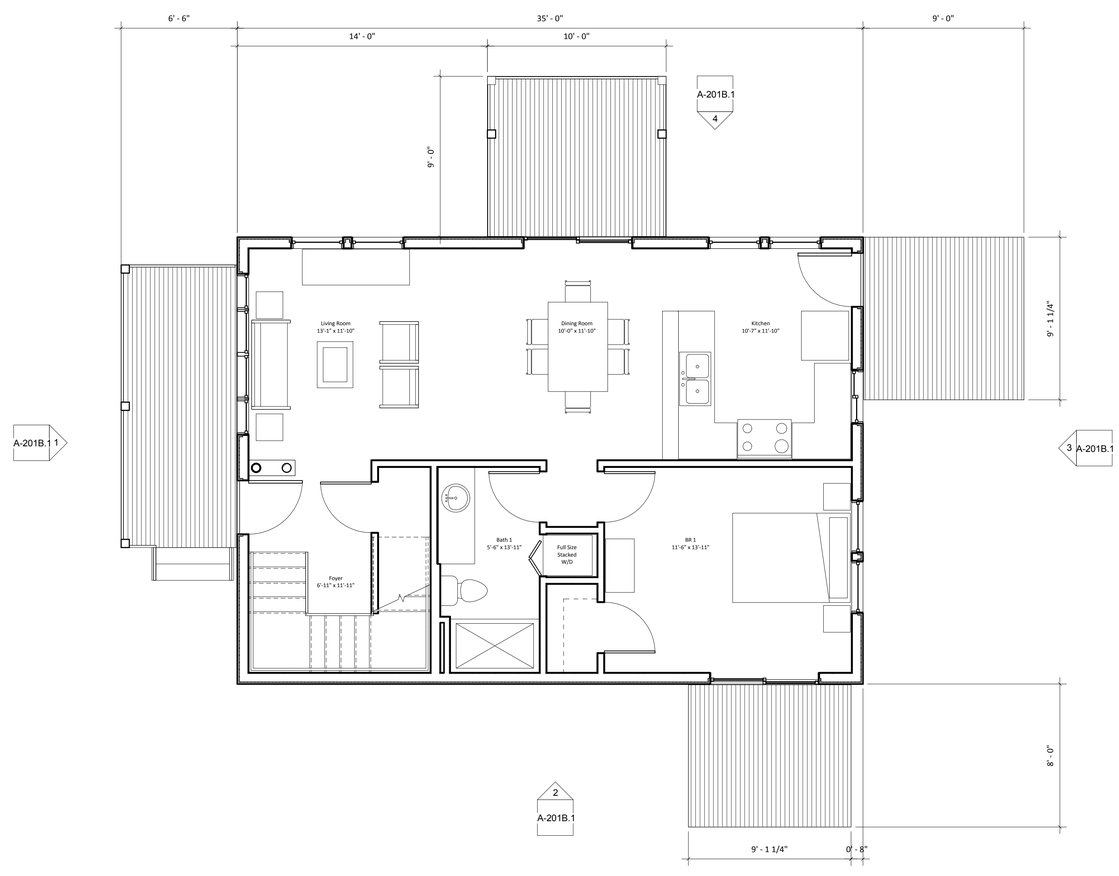
A-101B.2

Note: See 2/A101B.2 for Second Floor Plan (Sim)



1 Type B - Ground Floor Plan @ Unit 6 (Reversed) & Unit 19
1/4" = 1'-0"

Note: See 2/A101B.2 for Second Floor Plan (Sim)



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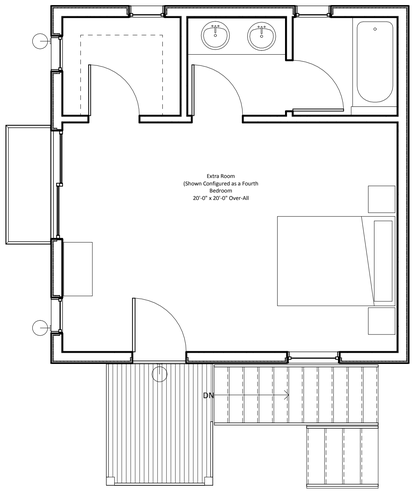
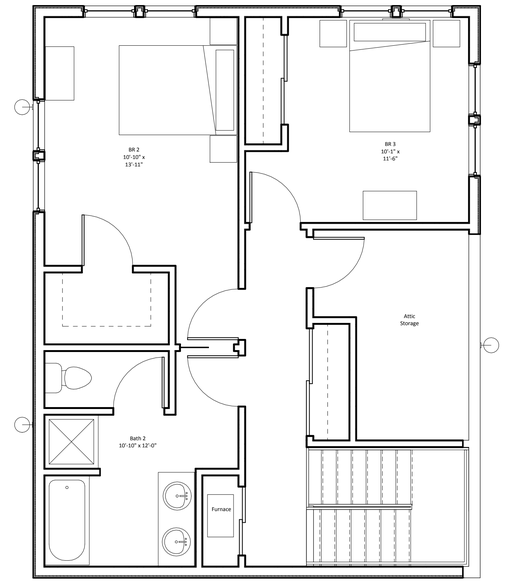
Type B - Floor Plans @ Unit 6 (Reversed) & Unit 19, Unit 24

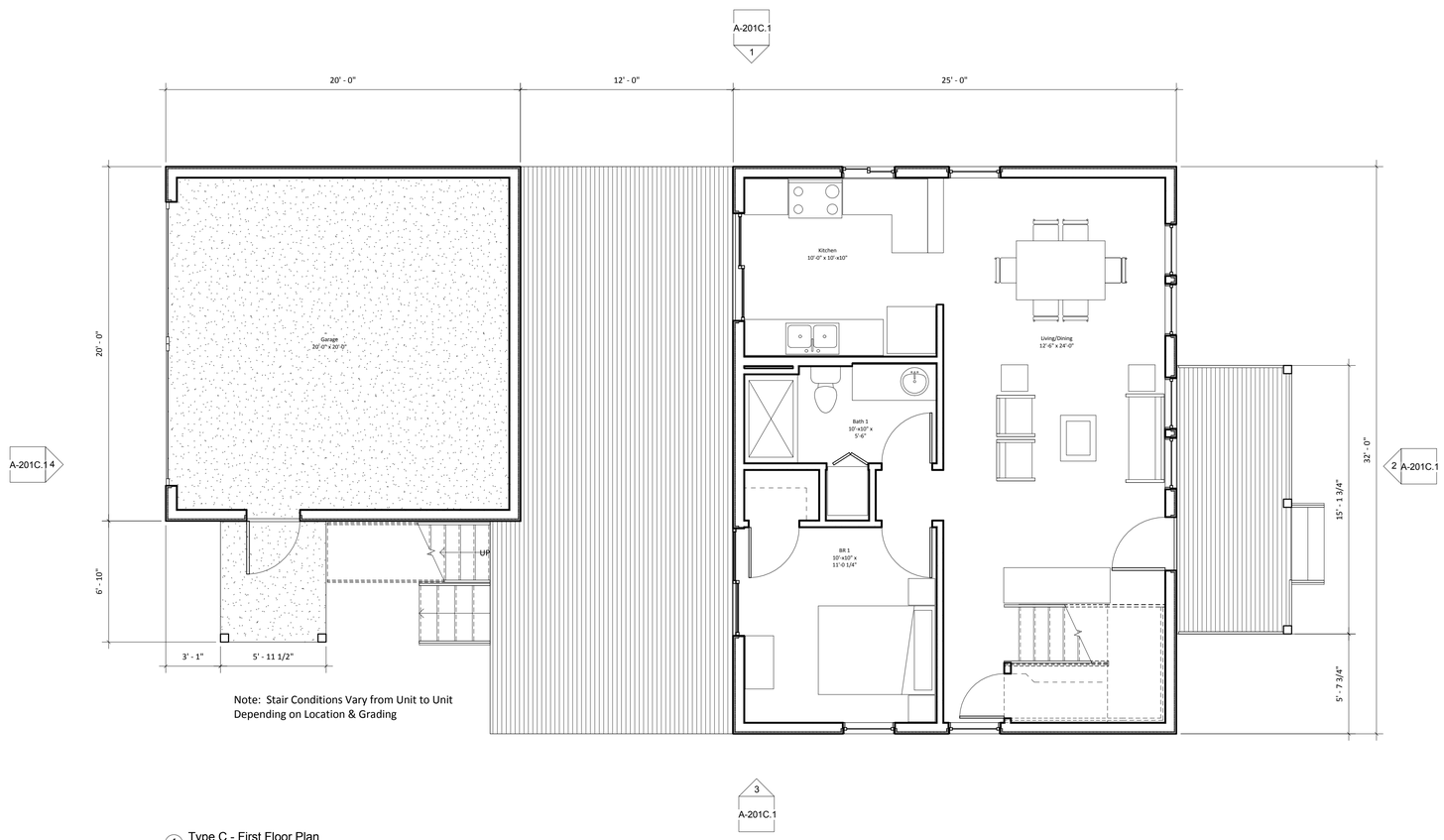
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101B.3





2 Type C - Second Floor Plan
1/4" = 1'-0"



Note: Stair Conditions Vary from Unit to Unit
Depending on Location & Grading

1 Type C - First Floor Plan
1/4" = 1'-0"

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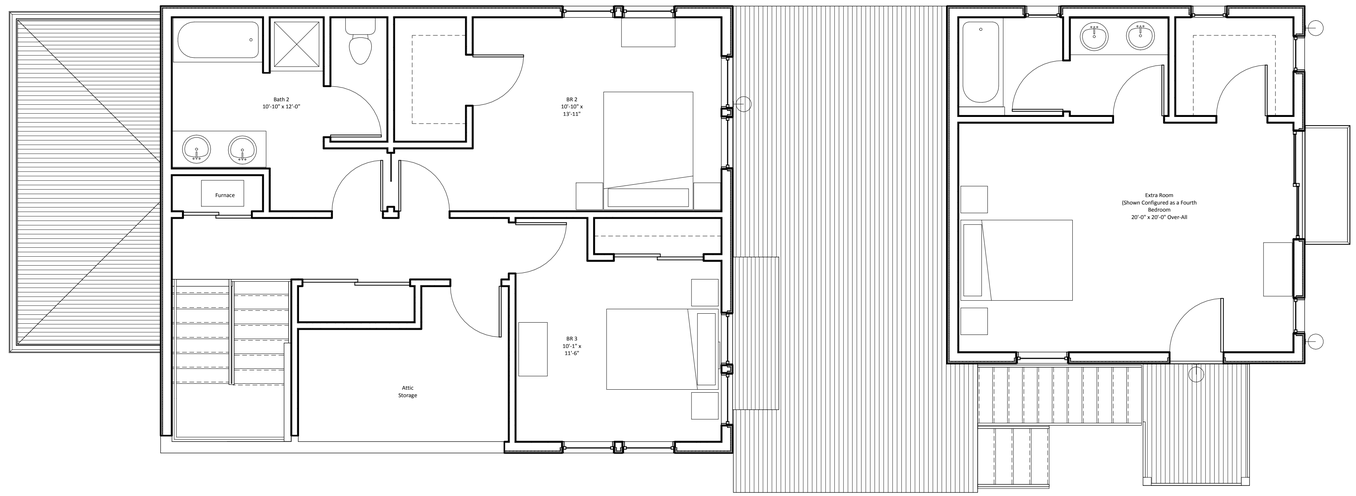
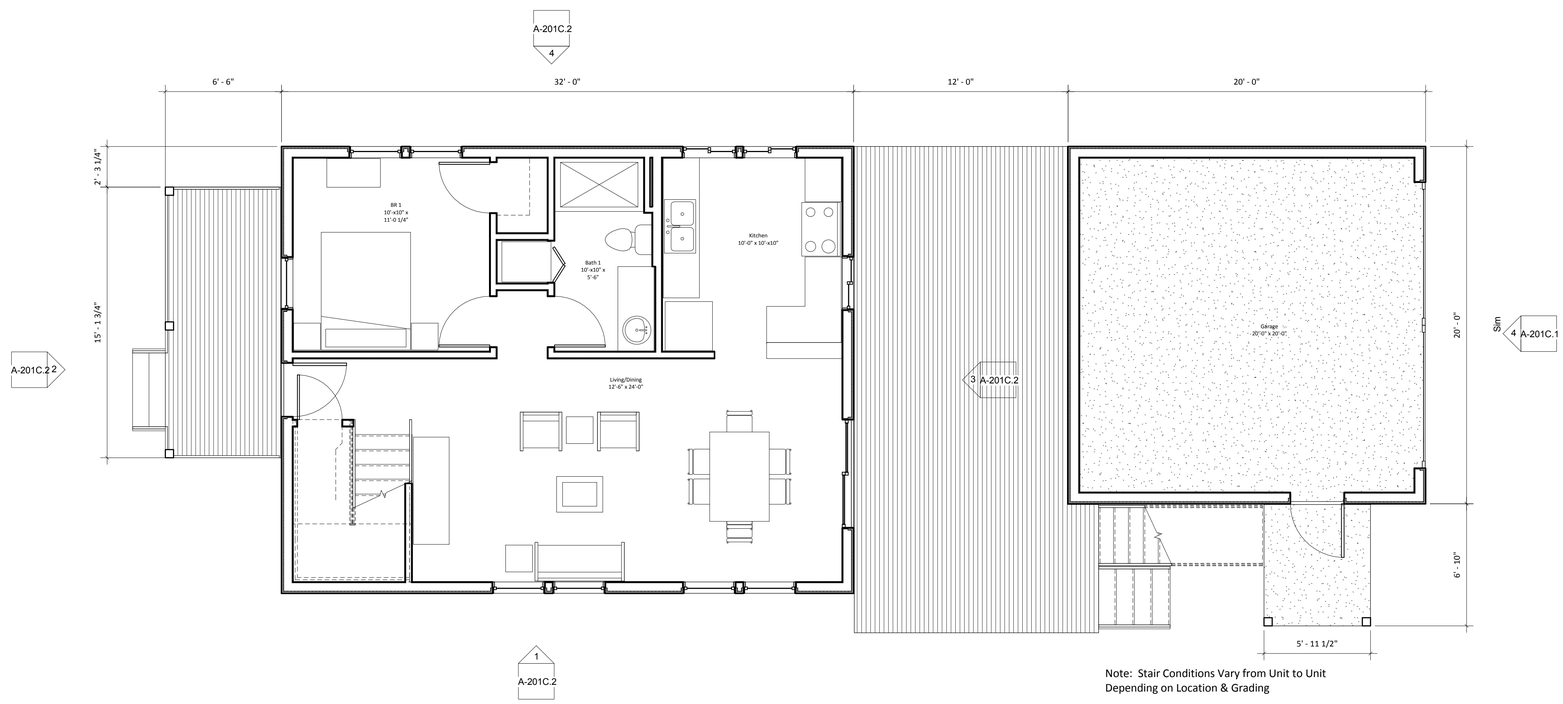
Type C Floor Plans

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101C.1



2 Type C - Rotated Second Floor Plan
1/4" = 1'-0"



Note: Stair Conditions Vary from Unit to Unit
Depending on Location & Grading

1 Type C - Rotated First Floor Plan
1/4" = 1'-0"

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Type C (Rotated) Floor Plans

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-101C.2

1 South (Hill Avenue) Site Elevation
1/16" = 1'-0"

2 West (Templeton Avenue) Site Elevation
1/16" = 1'-0"

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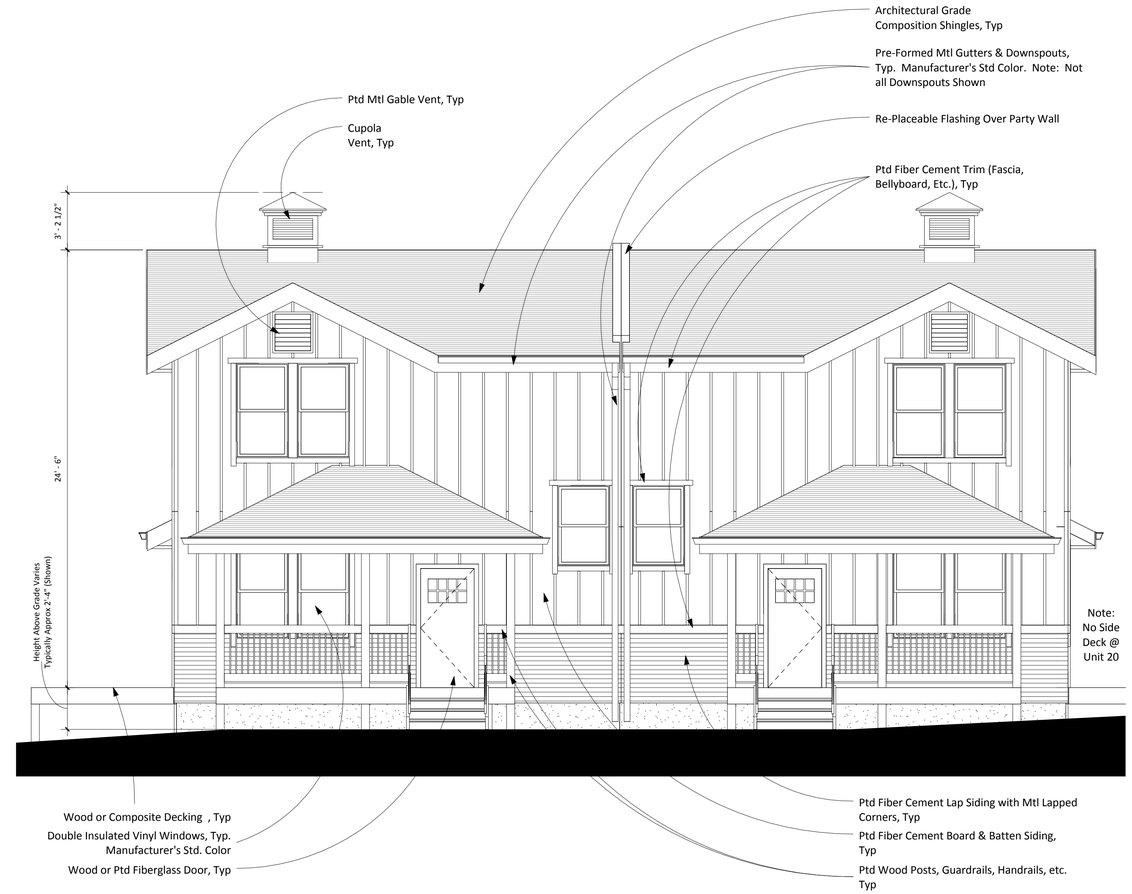
Street Elevations

DATE: 9/30/14
SCALE: 1/16" = 1'-0"

A-201

Note: See 1/A-201A.1 for Additional Information

Type A - North (Side Yard) Elevation @ Units 21 & 23
1/4" = 1'-0"



Type A - East or West (Courtyard) Elevation @ Units 2/3, 20/21, & 22/23
1/4" = 1'-0"

Note: See 1/A-201A.1 for Additional Information

Type A - East (Property Line) Elevation @ Units 20-23
1/4" = 1'-0"

Note: See 1/A-201A.1 for Additional Information

Type A - South (Hill Ave) Elevation @ Unit 20
1/4" = 1'-0"

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Type A Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-201A.1

Note: See A201A.1 for Additional Information

2 Type A - East (Courtyard) Elevation @ Units 4 & 5
1/4" = 1'-0"

1 Type A - South (Side Yard) Elevation @ Units 3 (Reversed) & 22
1/4" = 1'-0"

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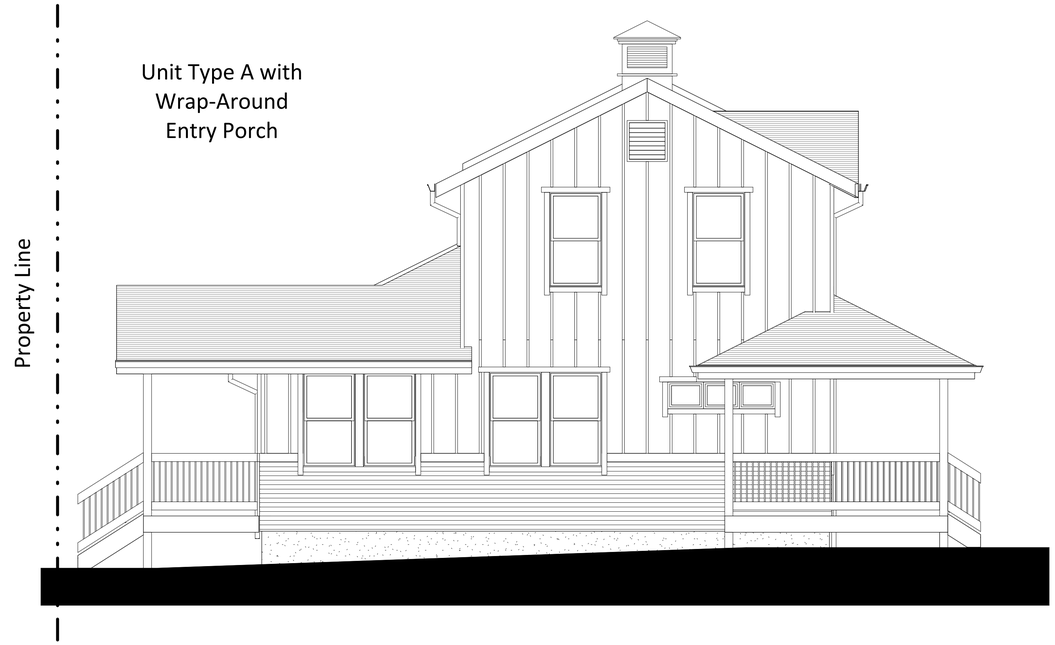
Type A Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

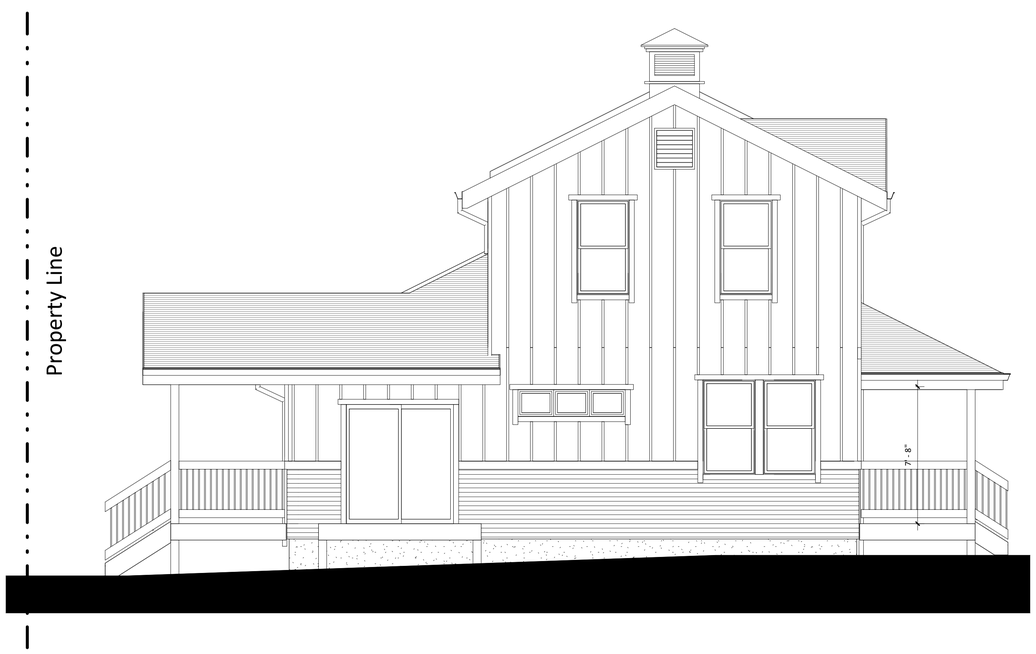
A-201A.2

Note: See A201A.1 for Additional Information

1 Type A - North (Side Yard) Elevation @ Units 2 & 4
1/4" = 1'-0"



2 Type A - South (Hill Ave) Elevation @ Unit 5
1/4" = 1'-0"



3 Type A - South (Side Yard) Elevation @ Unit 3
1/4" = 1'-0"

4 Type A - West (Templeton Ave) Elevation @ Units 2/3 & 4/5
1/4" = 1'-0"

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Type A Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-201A.3

Note: See A201A.1 for Additional Information

1 Type B - Courtyard Elevation @ Units 1 (Reversed), 9, 16 (Reversed), & 24
1/4" = 1'-0"

2 Type B - South (Side Yard) Elevation @ Unit 24
1/4" = 1'-0"

3 Type B - East (Property Line) Elevation @ Unit 24
1/4" = 1'-0"

4 Type B - North Elevation @ Unit 24
1/4" = 1'-0"

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Type B Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-201B.1

Note: See A201A.1 for Additional Information

1 Type B - West (Templeton Ave) Elevation @ Unit 1
1/4" = 1'-0"

3 Type B - North (Sideyard) Elevation @ Unit 1
1/4" = 1'-0"

2 Type B - South (Side Yard) Elevation @ Unit 1
1/4" = 1'-0"

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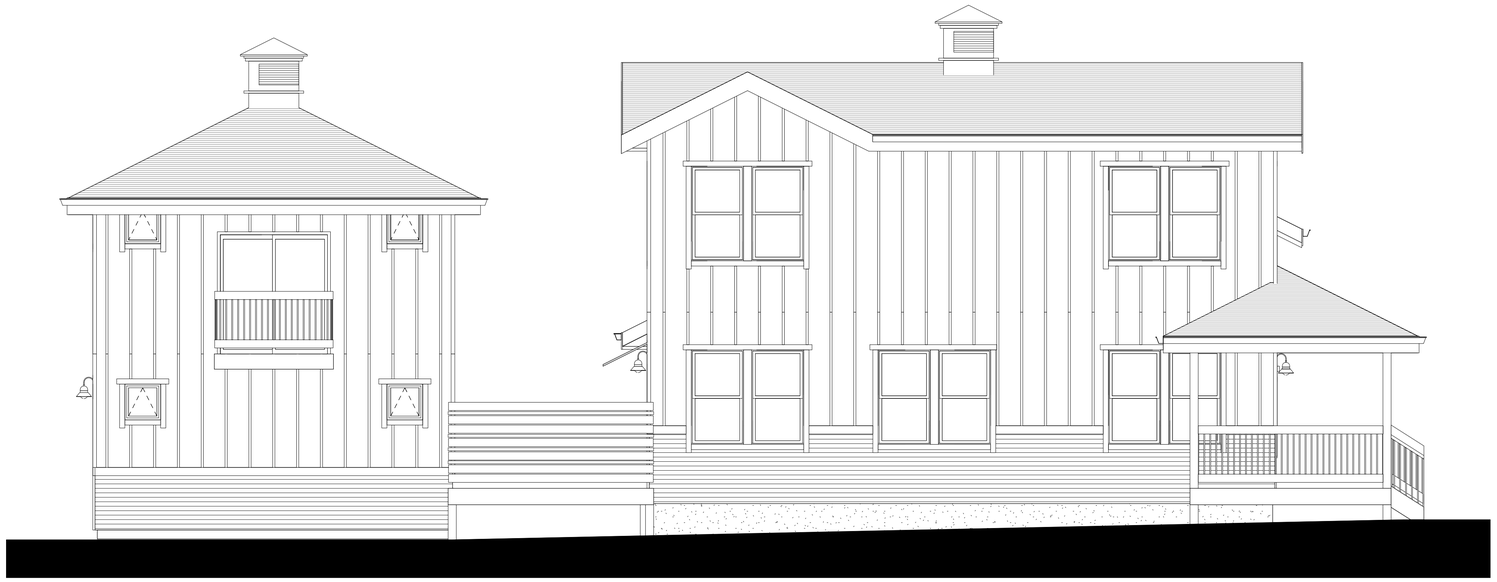
Type B Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

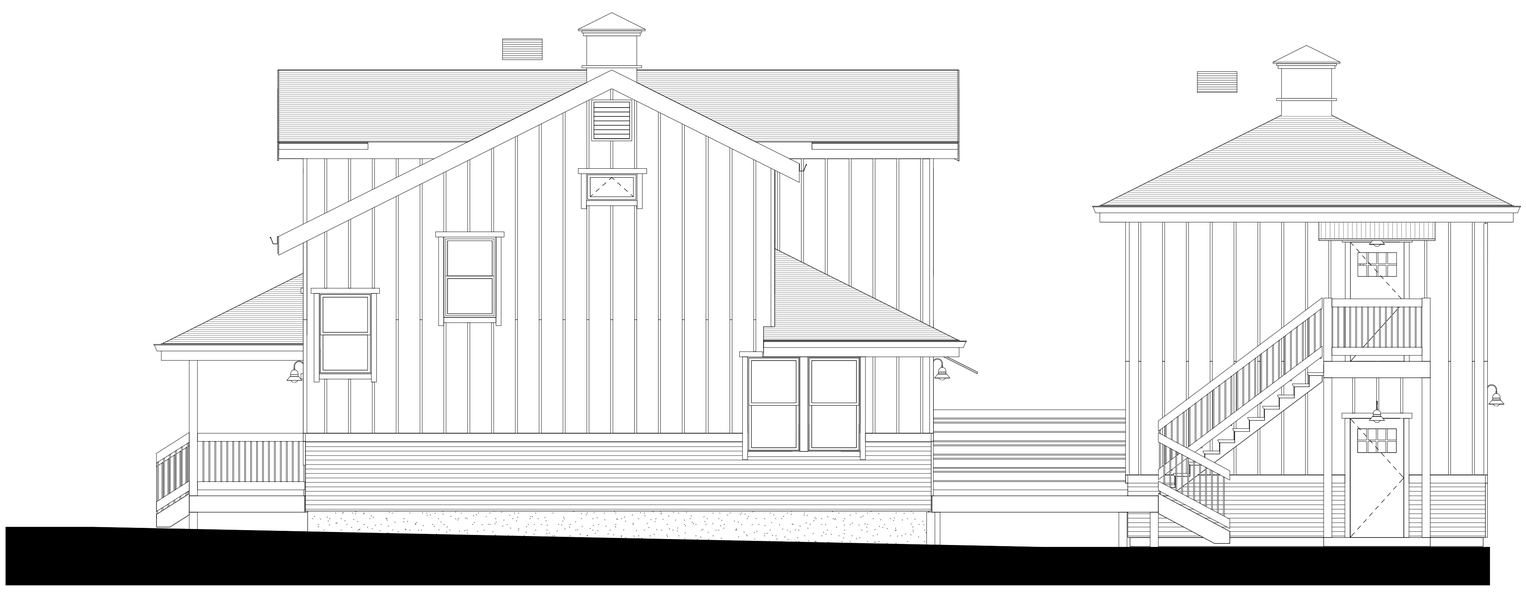
A-201B.2

Note: See A201A.1 for Additional Information

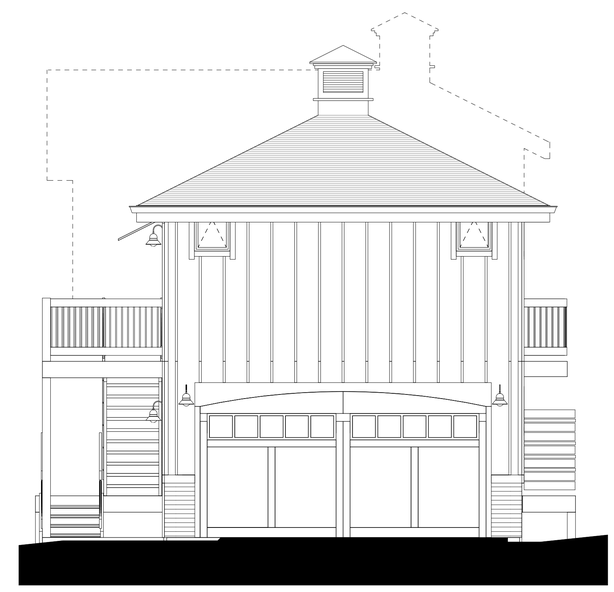


2 Type B - South (Hill Ave) Elevation @ Unit 6 (Reversed) and Unit 19 and
1/4" = 1'-0"

1 Type B - Courtyard (East) Elevation at Unit 19 & Unit 12 (West, Reversed)
1/4" = 1'-0"



4 Type B - North (Sideyard) Elevation @ Unit 16 (Reversed, Similar) and Unit 19
1/4" = 1'-0"



3 Type B - Garage Elevation @ Unit 6 (East, Reversed) & Unit 19 (West)
1/4" = 1'-0"

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Type B Elevations

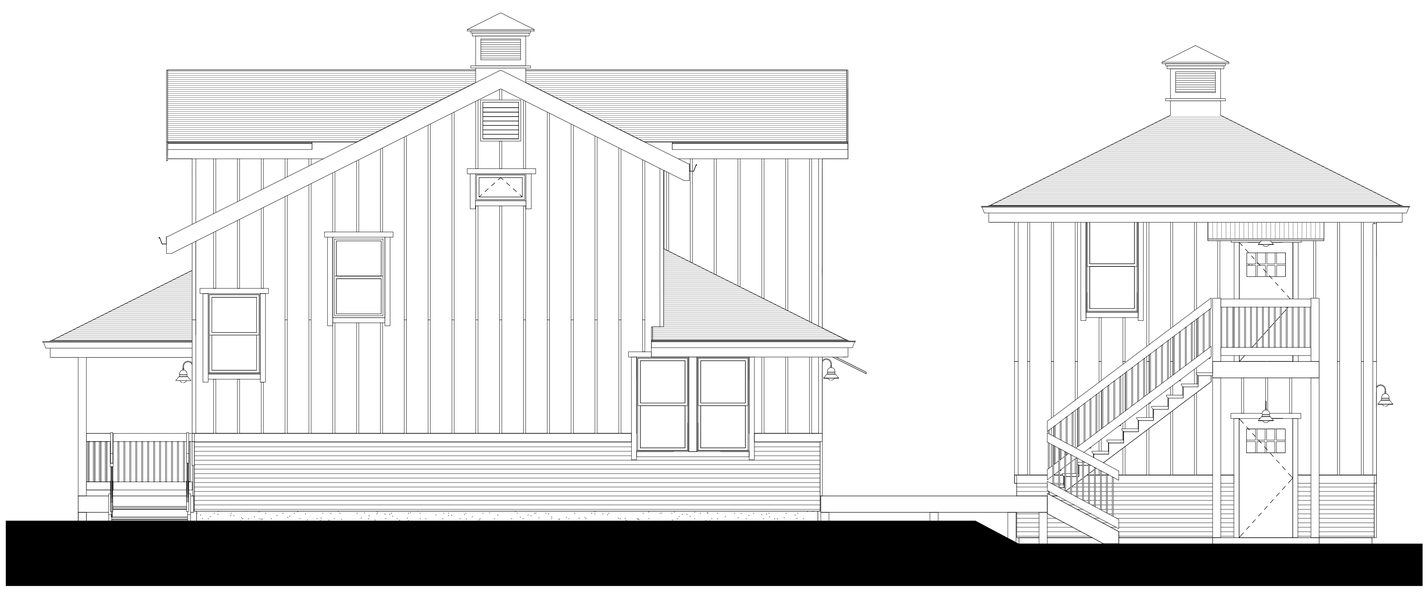
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-201B.3

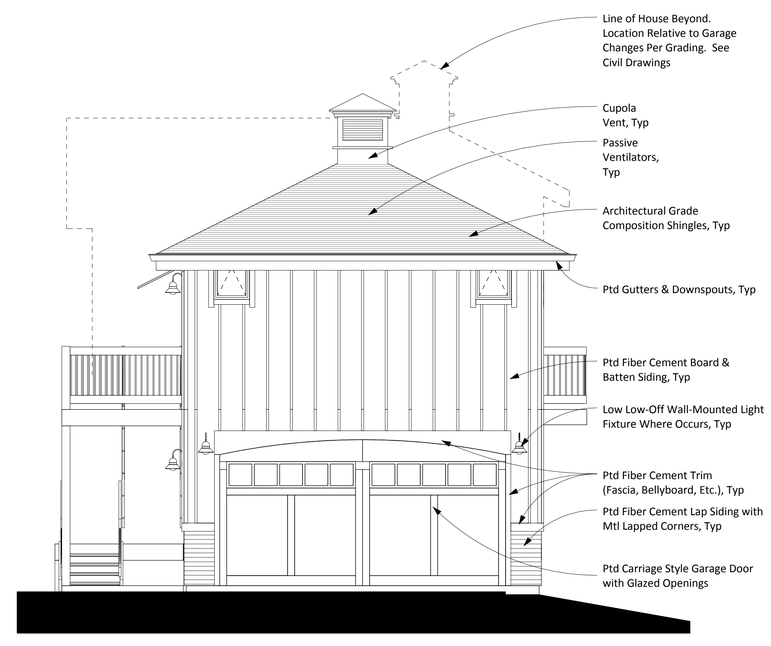
Note: See A201A.1 for Additional Information

2 Type B - North Elevation @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"

1 Type B - Courtyard Elevations @ Unit 9 (West) and Unit 16 (East, Reversed)
1/4" = 1'-0"



4 Type B - South Elevation @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"



3 Type B - Garage Elevation @ Units 9 (East) & 16 (West, Reversed)
1/4" = 1'-0"

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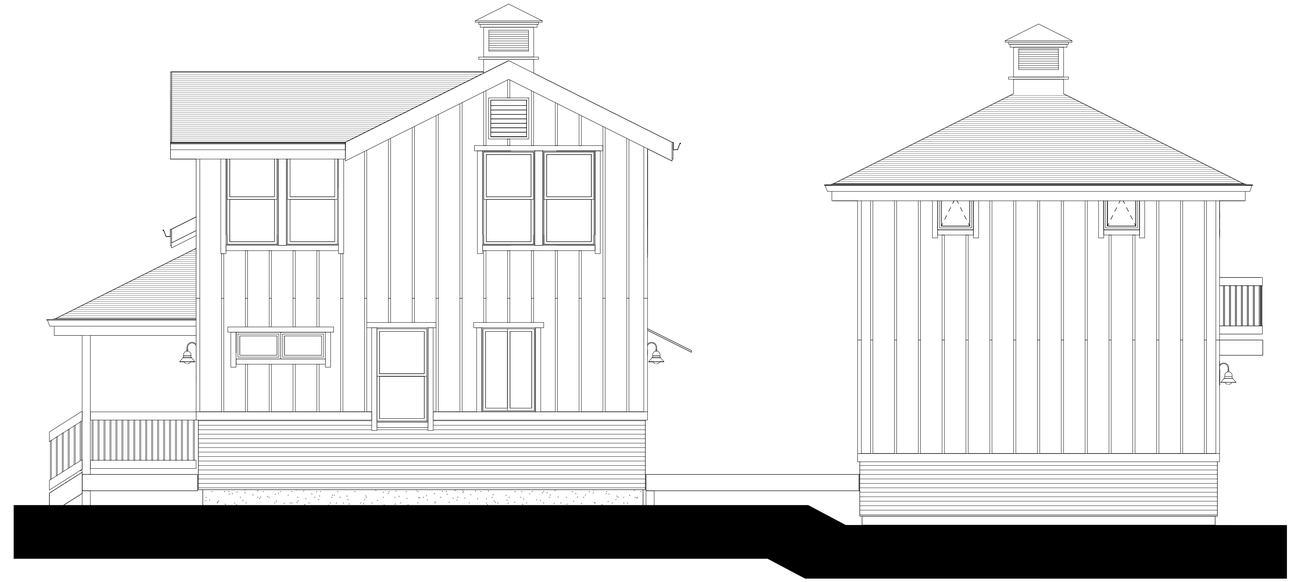
Type B Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

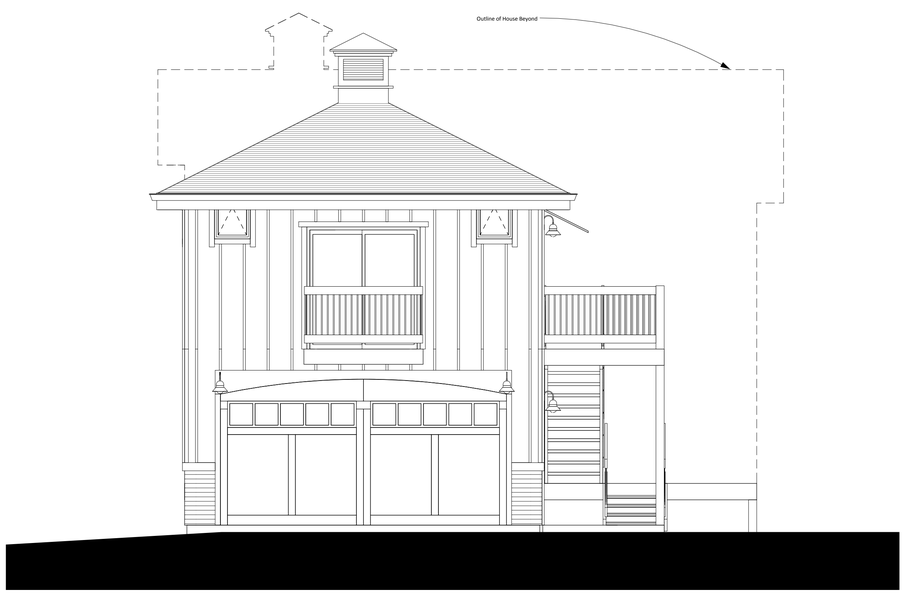
A-201B.4

Note: See A201A.1 for Additional Information

2 Type C Front Elevation
1/4" = 1'-0"



1 Type C Right Side Elevation
1/4" = 1'-0"



4 Type C Garage Elevation
1/4" = 1'-0"

3 Type C Left Side Elevation
1/4" = 1'-0"

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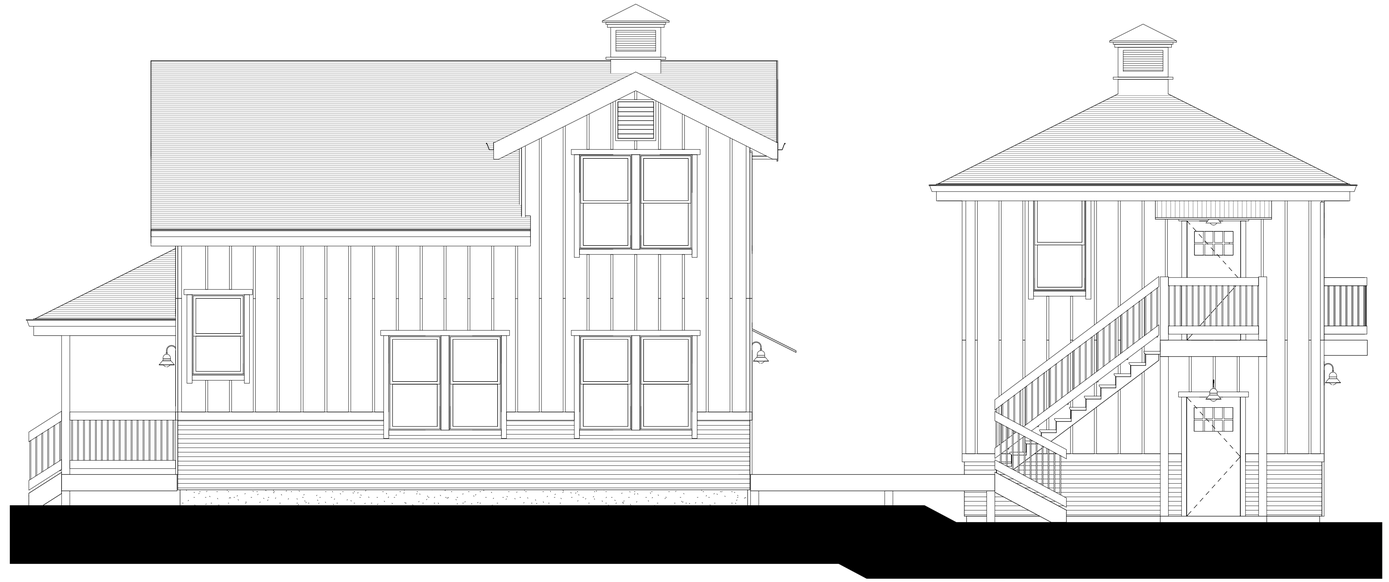
Type C Elevations

DATE: 9/30/14
SCALE: 1/4" = 1'-0"

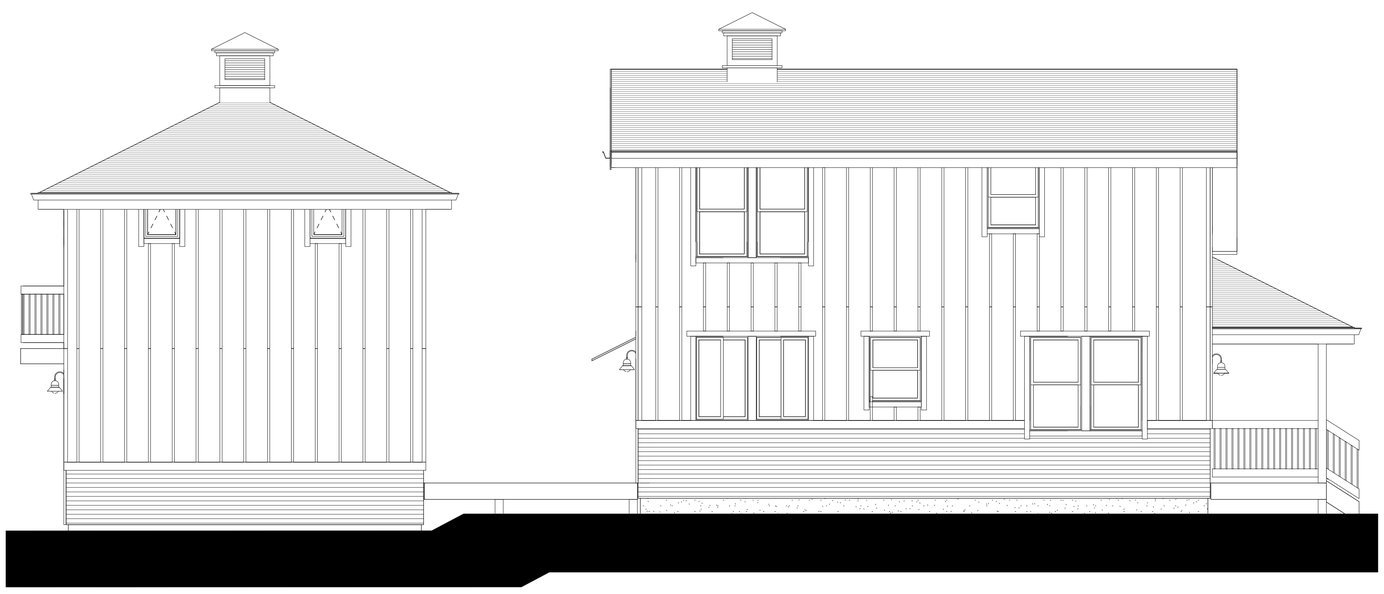
A-201C.1

Note: See A201A.1 for Additional Information

2 Type C (Rotated) - Courtyard Elevation @ Units 10 & 15 (Sim)
1/4" = 1'-0"



1 Type C (Rotated) - Typicall Stair Side Elevation
1/4" = 1'-0"



4 Type C (Rotated) - North (North Drive) Elevation @ Unit 15 & Unit 10 (Reversed)
1/4" = 1'-0"

3 Type C (Rotated) - Rear Elevation
1/4" = 1'-0"

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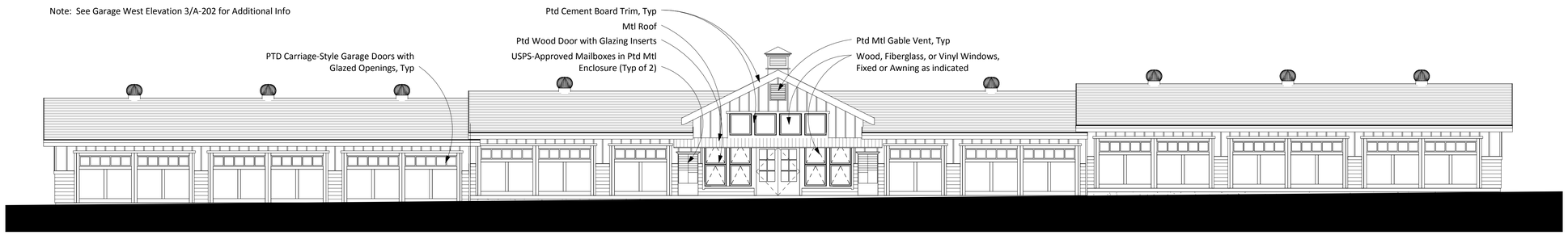
Rotated C Unit Elevations

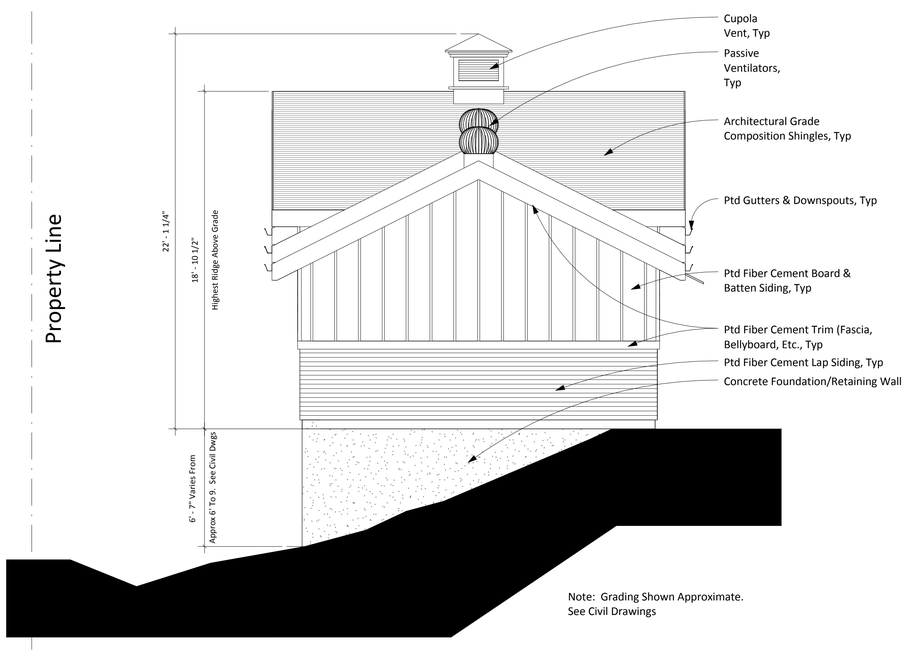
DATE: 9/30/14
SCALE: 1/4" = 1'-0"

A-201C.2

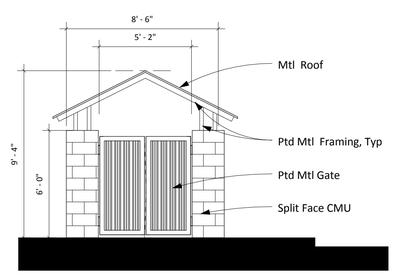


1 Long Garage Front Elevation
1/8" = 1'-0"

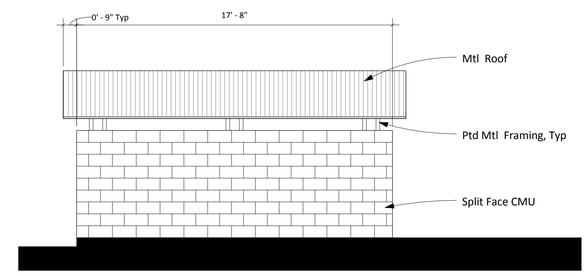
2 Long Garage Rear Elevation
1/8" = 1'-0"



3 Long Garage--West Elevation
1/4" = 1'-0"



5 Typical Trash Enclosure--Front Elevation
1/4" = 1'-0"



4 Typical Trash Enclosure--Side Elevation
1/4" = 1'-0"

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Hayward, CA

Garage & Site Elevations

DATE: 9/30/14
SCALE: As indicated

A-202

1 Type A Front Elevation
1/8" = 1'-0"

2 Type A Hill Avenue Elevation
1/8" = 1'-0"

3 Type A Rear Elevation
1/8" = 1'-0"

4 Type A Side Elevation
1/8" = 1'-0"

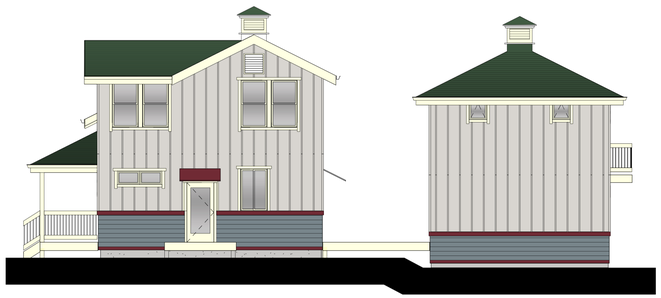
1 Type B Front Elevation
1/8" = 1'-0"

2 Type B Stair Side Elevation
1/8" = 1'-0"

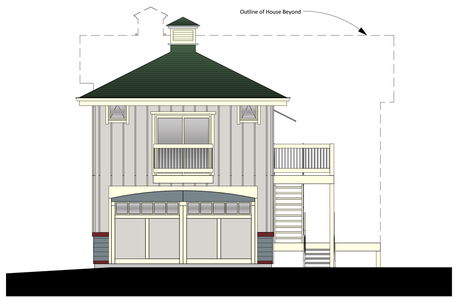
3 Type B Rear Elevation
1/8" = 1'-0"

4 Type B Porch Side Elevation
1/8" = 1'-0"

1 Type C Front Elevation
1/8" = 1'-0"



2 Type C Right Side Elevation
1/8" = 1'-0"



3 Type C Garage Elevation
1/8" = 1'-0"

4 Type C Left Side Elevation
1/8" = 1'-0"

1 Long Garage Rear Elevation
1/6" = 1'-0"

2 Long Garage Rear Elevation
1/6" = 1'-0"

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Color Schemes

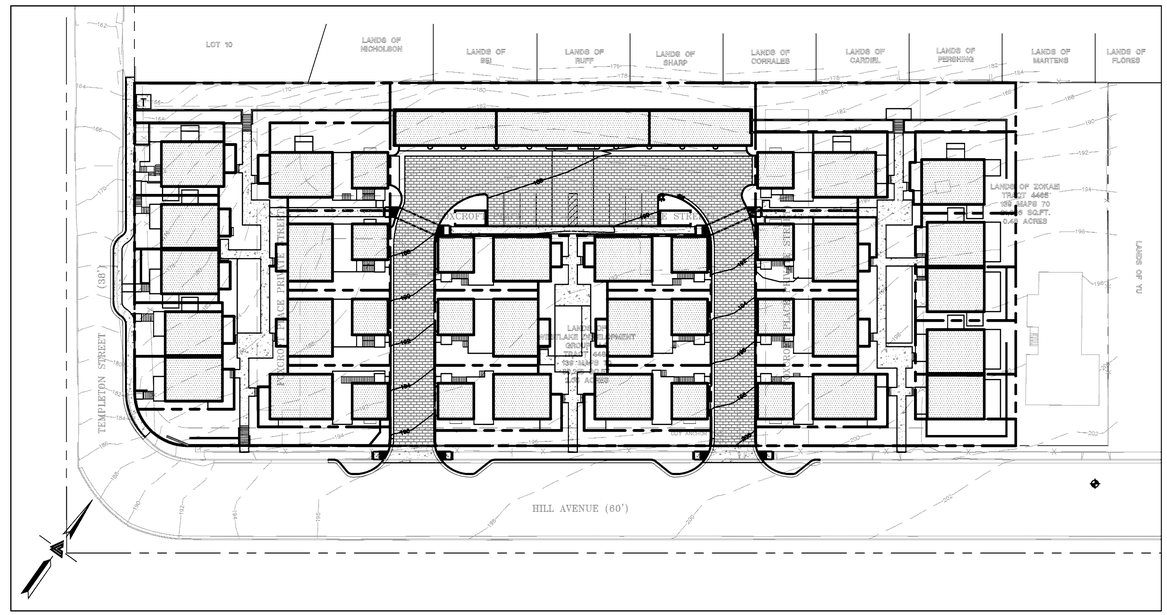
DATE: 9/30/2014
SCALE: As indicated

A-601

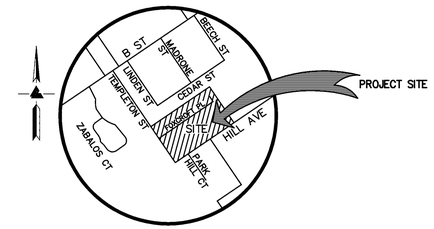
VESTING TENTATIVE TRACT MAP #8120
HILL AVENUE HOMES
HAYWARD, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	SUB	SUBDRAIN LINE
	RW RW	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 40'



VICINITY MAP
NO SCALE

NOTES
TRACT NUMBER: 8120

PROPERTY OWNER/DEVELOPER
ATTN: SUNNY TONG
WESTLAKE DEVELOPMENT GROUP, LLC
520 S. EL CAMINO REAL, 9TH FLOOR
SAN MATEO, CA 94402
(650)579-1010

ENGINEER/SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086

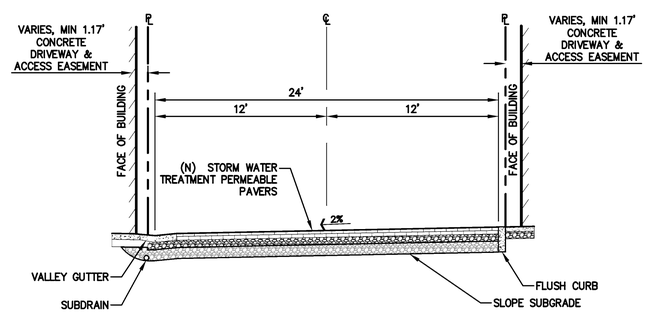
APN: 416-0150-092-00
416-0150-093-00
416-0150-057-02

EXISTING ZONING: RSB4
PROPOSED ZONING: RSB4

EXISTING ADDRESS: 22788 TEMPLETON ST.
1818 HILL AVE.
HAYWARD, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
B & D	BEARING & DISTANCE
BM	BENCHMARK
BW/FG	BOTTOM OF WALL/FINISH GRADE
CB	CATCH BASIN
C & G	CURB AND GUTTER
℄	CENTER LINE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONC	CONCRETE
CONST	CONSTRUCT or –TION
CONC COR	CONCRETE CORNER
CSE	COMMON SPACE EASEMENT
CY	CUBIC YARD
D	DIAMETER
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EA	EACH
EC	END OF CURVE
EG	EXISTING GRADE
EL	ELEVATIONS
EP	EDGE OF PAVEMENT
EQ	EQUIPMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EW	EACH WAY
(E)	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
G	GAS
GA	GAGE OR GAUGE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HI PT	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
JB	JUNCTION BOX
JT	JOINT TRENCH
JP	JOINT UTILITY POLE
L	LENGTH
LNDG	LANDING
LF	LINEAL FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON.	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O/	OVER
(PA)	PLANTING AREA
PED	PEDESTRIAN
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PIV	POST INDICATOR VALVE
PSE	PUBLIC SERVICES EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RW	RAINWATER
R/W	RIGHT OF WAY
S	SLOPE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SAN	SANITARY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
S.L.D.	SEE LANDSCAPE DRAWINGS
SPEC	SPECIFICATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
STRUCT	STRUCTURAL
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TP	TOP OF PAVEMENT
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W/	WITH
W, WL	WATER LINE
WM	WATER METER
WWF	WELDED WIRE FABRIC



PRIVATE STREET SECTION
NTS

ESTIMATED EARTHWORK QUANTITIES

	CUT (CUBIC YARDS)	FILL (CUBIC YARDS)	SUB TOTAL (CUBIC YARDS)
BUILDINGS/GARAGES	2,631	1,559	(1,072)
WEST PARKING	---	170	170
COMMUNITY ROOM	---	216	216
EAST PARKING	---	250	250
STREET	578	---	(578)
SUB TOTAL	3,209	2,195	1,014 EXPORT

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S STATEMENT
I, SUNNY TONG AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

AS OWNER:

BY: _____ _____
SUNNY TONG, WESTLAKE DEVELOPMENT GROUP, LLC — DATE

UTILITIES / SERVICES

WATER	EAST BAY MUNICIPAL UTILITY DISTRICT
SEWER	ORO LOMA SANITARY DISTRICT
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF HAYWARD

TRACT IMPROVEMENTS AND STANDARDS

1. ALL IMPROVEMENTS WITHIN/OR ADJACENT TO PROPOSED PUBLIC STREET TO BE PER CITY OF HAYWARD PUBLIC WORKS STANDARDS, INCLUDING BUT NOT LIMITED TO: CONC. CURB WITH GUTTER PER SD-108, RESIDENTIAL DRIVEWAY PER SD-109, TYPE "A" CURB INLET PER SD-402, SEWER MAIN PER SD-301, SEWER CONNECTION PER SD-312, SEWER RISER PER SD-308, WATER SERVICES PER SD-218.

2. UNLESS OTHERWISE STATED, ALL NECESSARY EASEMENTS AND STREET RIGHT-OF-WAY SHALL BE DEDICATED AND ALL IMPROVEMENTS SHALL BE DESIGNED AND INSTALLED AT NO COST TO THE CITY OF HAYWARD.

3. ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAYWARD MUNICIPAL CODE, CHAPTER 10, ARTICLE 3, AND STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE INDICATED.

4. ALL DESIGN WORK SHALL BE PERFORMED BY THE SUBDIVIDER'S ENGINEER, UNLESS OTHERWISE INDICATED.

5. EXISTING DRIVEWAYS, SIDEWALK, CURB GUTTER TO BE REMOVED AS REQUIRED, AND TO BE REPLACED AS SHOWN TO MATCH WITH EXISTING.

6. PARK FEE SHALL BE PAID BY DEVELOPER/OWNER.

7. GRADING SHALL BE LIMITED TO AREA WITHIN BOUNDARY.

BENCHMARK
CITY OF HAYWARD BENCHMARK
MON ⊙ B STREET M/L ⊙ TEMPLETON
ELEVATION = 157.31'
(CITY OF HAYWARD DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 202.97'
(CITY OF HAYWARD DATUM)

STORMWATER TREATMENT NOTE:
PER ALAMEDA COUNTY CLEAN WATER PROGRAM, THE OWNER SHALL FOLLOW RECOMMENDATIONS PER BROCHURE ON PARKING LOT MAINTENANCE LOCATED AT CLEAN WATER PROGRAM.COM\PARKING_LOTS_FACT_SHT.PDF. ADDITIONALLY (PROJECT OWNER) SHALL INSTALL AND PROVIDE REGULAR MAINTENANCE OF A GREASE & SAND TRAP. ALTERNATELY OWNER MAY PROVIDE PAVING AREAS PERVIOUS WITH PAVERS OR PERVIOUS CONCRETE.

FLOOD ZONE INFORMATION
THE SITE SHOWN ON THIS PLAN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEMA MAP NUMBER 06001C0287G, EFFECTIVE DATE AUGUST 3, 2009.

CALL 1-800-227-2600 BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

CIVIL SHEET INDEX

TNT-1	TITLE SHEET
TNT-2	LOT LAYOUT PLAN
TNT-3	PRELIMINARY GRADING PLAN
TNT-4	PRELIMINARY UTILITY PLAN
TNT-5	SITE SECTIONS
TNT-6	STORM WATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER — JAMES TOBY — No. 63127 — Exp. 06-30-14 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA
APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02
ALAMEDA COUNTY

TITLE SHEET

REVISIONS	BY
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–	–
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JOB NO:	2140628
DATE:	9-30-14
SCALE:	AS NOTED
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	TNT-1

1 OF 6 SHEETS

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.24	S35°09'50"E
L2	49.99	N54°50'57"E
L3	12.15	S35°09'03"E
L4	6.50	N54°50'57"E
L5	15.81	S35°09'03"E
L6	6.50	S54°49'09"W
L7	7.63	S35°09'03"E
L8	3.00	S54°50'57"W
L9	5.00	S35°09'03"E
L10	46.99	S54°50'57"W
L11	40.60	N35°09'50"W
L12	7.64	S35°09'03"E
L13	6.50	N54°50'57"E
L14	15.15	S35°09'03"E
L15	6.50	S54°50'57"W
L16	7.22	S35°09'03"E
L17	46.98	S54°50'33"W
L18	30.01	N35°09'50"W
L19	7.22	S35°09'03"E
L20	6.50	S54°50'57"W
L21	15.15	S35°09'03"E
L22	6.50	S54°50'57"W
L23	7.64	S35°09'03"E
L24	46.97	S54°50'57"W
L25	29.99	N35°09'50"W
L26	2.15	N54°50'57"E
L27	7.64	S35°09'03"E
L28	6.50	N54°50'57"E
L29	15.15	S35°09'03"E
L30	6.50	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L31	7.22	S35°09'03"E
L32	6.50	S54°50'57"W
L33	49.12	S54°50'33"W
L34	7.22	S35°09'03"E
L35	6.50	N54°50'57"E
L36	22.29	S35°09'03"E
L37	54.06	S54°50'57"W
L38	20.00	N35°09'50"W
L39	112.38	N54°50'57"E
L40	6.50	N35°09'03"W
L41	73.67	S54°50'57"W
L42	22.45	N35°09'03"W
L43	6.50	N54°50'57"E
L44	7.05	N35°09'03"W
L45	10.00	N54°50'57"E
L46	5.00	N35°09'03"W
L47	57.17	N54°50'57"E
L48	34.50	S35°09'03"E
L49	10.64	N35°09'03"W
L50	6.50	S54°50'57"W
L51	15.15	N35°09'03"W
L52	6.50	N54°50'57"E
L53	16.22	N35°09'03"W
L54	57.17	N54°50'57"E
L55	42.00	S35°09'03"E
L56	10.64	N35°09'03"W
L57	6.50	S54°50'57"W
L58	15.15	N35°09'03"W
L59	6.50	N54°50'57"E
L60	18.72	N35°09'03"W
L61	57.17	N54°50'57"E
L62	44.50	S35°09'03"E
L63	7.50	N35°09'03"W
L64	10.00	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L65	7.64	N35°09'03"W
L66	6.50	S54°50'57"W
L67	15.81	N35°09'03"W
L68	6.50	N54°50'57"E
L69	18.15	N35°09'03"W
L70	67.17	N54°50'57"E
L71	49.10	S35°09'03"E
L72	22.27	N35°09'03"W
L73	142.83	S54°50'10"W
L74	25.83	N54°50'57"E
L75	4.53	N35°09'04"W
L76	36.50	N35°09'03"W
L77	57.83	N54°50'57"E
L78	5.00	S35°09'03"E
L79	7.00	N54°50'57"E
L80	11.67	S35°21'20"E
L81	6.00	N54°50'57"E
L82	19.83	S35°09'03"E
L83	70.88	S54°50'57"W
L84	42.00	N35°09'03"W
L85	57.83	N54°50'57"E
L86	16.22	S35°09'03"E
L87	6.50	N54°50'57"E
L88	15.15	S35°09'03"E
L89	6.50	S54°50'57"W
L90	10.64	S35°09'03"E
L91	23.94	N35°09'03"W
L92	64.11	N54°50'57"E
L93	8.41	S35°09'03"E
L94	6.04	N54°50'57"E
L95	13.33	S35°09'03"E
L96	6.04	S54°50'57"W
L97	3.70	S35°09'03"E
L98	7.00	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L99	5.00	S35°09'03"E
L100	24.67	N54°50'57"E
L101	23.94	N35°09'03"W
L102	57.83	N54°50'57"E
L103	5.00	S35°09'03"E
L104	7.00	N54°50'57"E
L105	3.70	S35°09'03"E
L106	6.04	N54°50'57"E
L107	13.33	S35°09'03"E
L108	6.04	S54°50'57"W
L109	8.41	S35°09'03"E
L110	64.11	N54°50'57"E
L111	42.00	N35°09'03"W
L112	57.83	N54°50'57"E
L113	10.64	S35°09'03"E
L114	6.50	N54°50'57"E
L115	15.15	S35°09'03"E
L116	6.50	S54°50'57"W
L117	16.22	S35°09'03"E
L118	36.50	N35°09'03"W
L119	70.88	N54°50'57"E
L120	19.83	S35°09'03"E
L121	6.00	S54°50'57"W
L122	11.67	S34°56'46"E
L123	7.00	S54°50'57"W
L124	5.00	S35°09'03"E
L125	4.50	S35°09'03"E
L126	153.50	N54°50'57"E
L127	204.29	N54°50'10"E
L128	25.83	N54°50'57"E
L129	6.50	N35°09'50"W
L130	34.50	N35°10'47"W
L131	57.19	N54°50'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L132	5.00	S35°09'03"E
L133	16.50	N54°50'57"E
L134	29.50	S35°09'03"E
L135	73.67	S54°50'57"W
L136	42.00	N35°09'03"W
L137	57.19	N54°50'57"E
L138	16.22	S35°09'03"E
L139	6.50	N54°50'57"E
L140	15.15	S35°09'03"E
L141	6.50	S54°50'57"W
L142	10.64	S35°09'03"E
L143	44.49	N35°09'50"W
L144	57.20	N54°50'10"E
L145	18.72	S35°09'03"E
L146	6.50	N54°50'57"E
L147	15.15	S35°09'03"E
L148	6.50	S54°50'57"W
L149	10.64	S35°09'03"E
L150	44.11	N35°09'50"W
L151	73.71	N54°50'57"E
L152	36.60	S35°09'03"E
L153	16.50	S54°50'57"W
L154	7.50	S35°09'03"E
L155	27.32	N35°09'50"W
L156	145.44	N54°50'10"E
L157	27.35	S35°09'03"E
L158	45.60	S35°09'03"E
L159	52.57	S54°50'57"W
L160	5.00	N35°09'03"W
L161	4.63	S54°50'57"W
L162	7.64	N35°09'03"W
L163	1.88	S54°50'57"W
L164	15.81	N35°09'03"W
L165	2.97	N54°50'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L166	17.15	N35°09'50"W
L167	30.00	S35°09'03"E
L168	56.07	S54°50'57"W
L169	22.36	N35°08'10"W
L170	3.50	N54°50'57"E
L171	7.64	N35°09'03"W
L172	30.00	S35°09'03"E
L173	56.08	S54°50'57"W
L174	30.00	N35°08'16"W
L175	30.00	S35°09'03"E
L176	56.07	S54°50'57"W
L177	30.00	N35°09'50"W
L178	25.00	S35°09'03"E
L179	56.07	S54°50'57"W
L180	25.00	N35°09'50"W
L181	15.00	S35°09'03"E
L182	144.98	S54°50'57"W
L183	144.98	N54°50'57"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	37.44	30.00
C2	4.03	19.50
C3	9.67	30.00
C4	4.00	19.50
C5	6.56	28.66
C6	6.55	29.50
C7	4.03	19.50
C8	4.02	19.50

LEGEND

P.U.E.: PUBLIC UTILITY EASEMENT
P.A.E.: PUBLIC ACCESS EASEMENT
E.V.A.E.: EMERGENCY VEHICLE ACCESS EASEMENT
I.E.: INGRESS-EGRESS EASEMENT
P.G.& E.: PACIFIC GAS AND ELECTRIC EASEMENT
P.U.E.: PUBLIC UTILITY EASEMENT

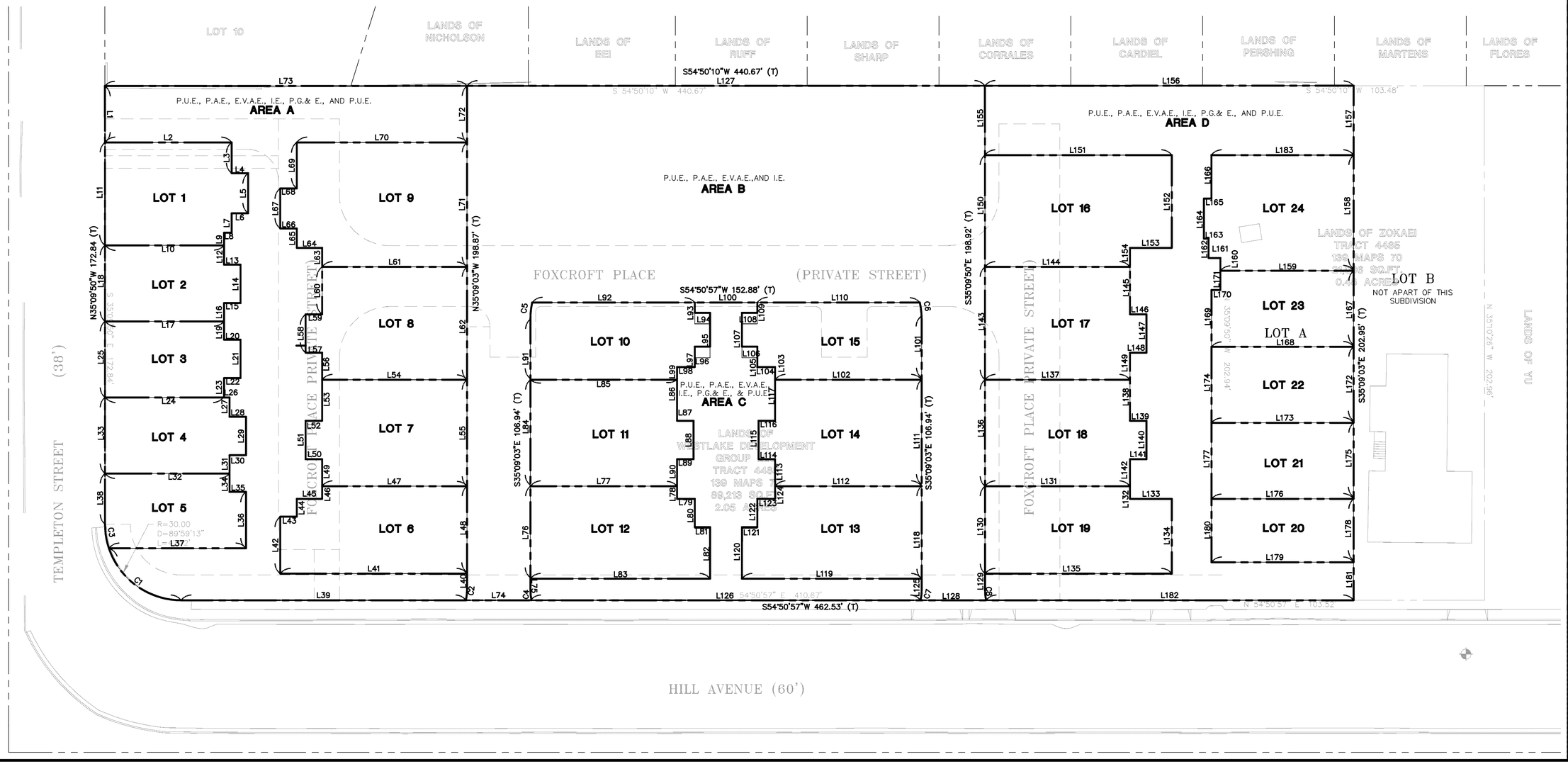
0 10 20 40

SCALE: 1" = 20'

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

EASEMENTS SHOWN PER
TRACT 4485
139 MAPS 70



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

LOT LAYOUT PLAN

REVISIONS	BY
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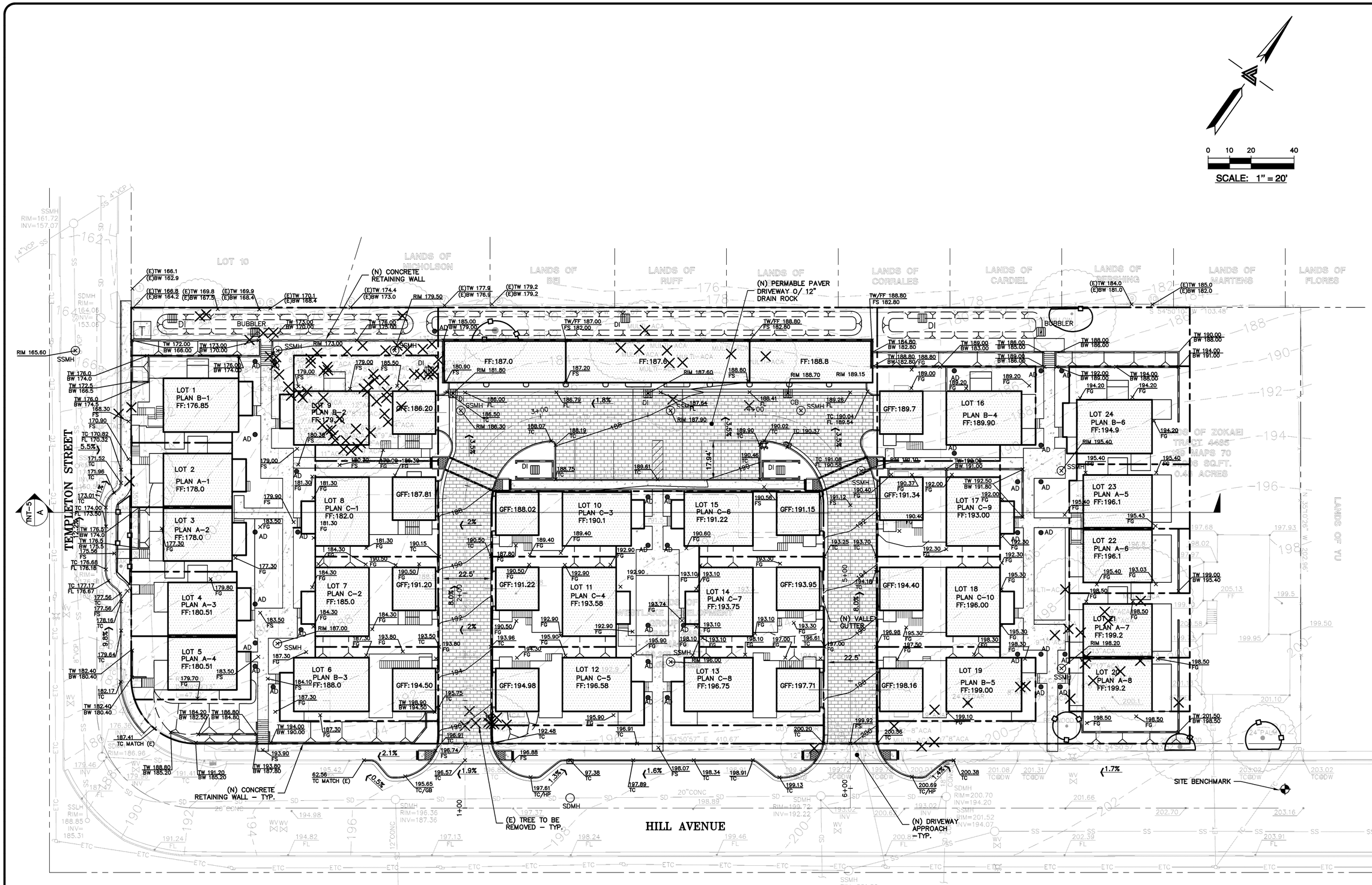
JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	

TNT-2

2 OF 6 SHEETS



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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CIVIL ENGINEERS • LAND SURVEYORS
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

PRELIMINARY GRADING PLAN

REVISIONS	BY
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-	-
-	-
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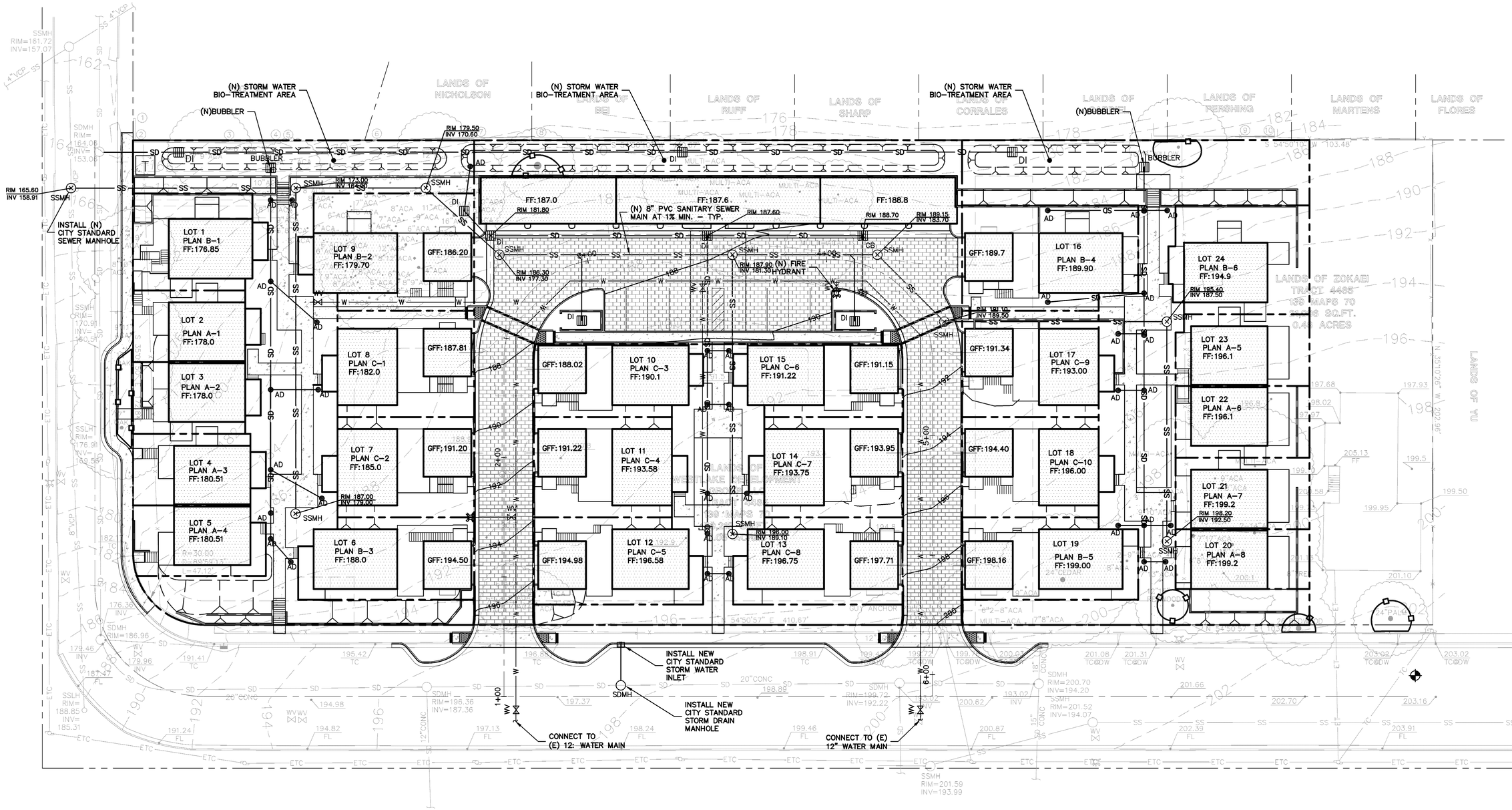
JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	

TNT-3

3 OF 6 SHEETS



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

ALAMEDA COUNTY

PRELIMINARY UTILITY PLAN

REVISIONS	BY
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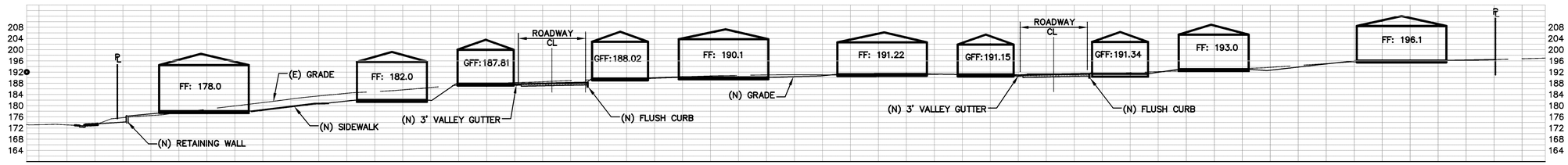
JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	

TNT-4

4 OF 6 SHEETS



A / TNT-5 **SECTION A**

SCALE: 1" = 20' HORIZ & VERT

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
No. 63127
Exp. 06-30-14
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

SITE SECTIONS

REVISIONS	BY
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JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	

TNT-5

5 OF 6 SHEETS

STORMWATER MANAGEMENT PLAN TREATMENT AREA TABLE

DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA U.N.O. (4%)	AVAILABLE TREATMENT AREA
DMA–1	21,719 SF	396 SF	422 SF
DMA–2	5,488 SF	80 SF	80 SF
DMA–3*	39,354 SF	1,081 SF	1,145 SF
DMA–4	10,225 SF	409 SF	472 SF

* DMA–3 TOTAL EFFECTIVE IMPERVIOUS AREA 27,032 SF CONSISTS 39,354 SF OF IMPERVIOUS AREA AND 12,322 SF OF SELF TREATED AREA.

***NOTE:**
TREATMENT FOR DMA #1 IS BY PAVER DRIVEWAY. ALL DOWNSPOUTS ARE TO BE DIRECTED TOWARDS CENTRAL PERMEABLE DRIVEWAY.
THE C.3 RUNOFF VOLUME OF THE WATERSHED TO BE TREATED MUST BE RETAINED WITHIN THE PERMEABLE PAVERS AND DRAIN ROCK. A REQUIRED CAPTURE VOLUME OF 3,870 CUBIC FEET IS REQUIRED FOR THE WATERSHED AREA, AND USING A 30% VOID RATIO, CALCULATES TO 12,900 CUBIC FEET OF DRAIN ROCK REQUIRED TO RETAIN THE RUNOFF. 12 INCHES OF DRAIN ROCK BENEATH THE ENTIRE PERMEABLE PAVER DRIVEWAY IS PROVIDED, MAKING 16,337 CF OF DRAIN ROCK AVAILABLE TO RETAIN THE RUNOFF.

LEGEND:

- RUNOFF DRAINAGE DIRECTION
- AD — AREA DRAIN
- CB — CATCH BASIN
- DRAINAGE MANAGEMENT AREA
- BIORETENTION BMP
- PERVIOUS PAVEMENT BMP

0 10 20 40
SCALE: 1" = 20'

PROJECT DESCRIPTION:

22788 TEMPLETON STREET
1818 & 1842 HILL AVENUE
HAYWARD, CA 94541

APN: 416–0150–092–00
416–0150–093–00
416–0150–057–02

DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCT HOUSING AND EXTEND UTILITIES TO SERVE THE RESIDENTS. FRONTAGE IMPROVEMENTS, ROUGH GRADING, DRIVEWAYS, AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM PUBLIC UTILITIES COMMISSION INCLUDING 2 FLOW THROUGH PLANTERS AND PERMEABLE PAVEMENT.

THE SITE IS APPROXIMATELY 99,907 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 26,469 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 74% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND PERVIOUS PAVING MATERIALS.

THE SITE IS DIVIDED INTO 3 DRAINAGE MANAGEMENT AREAS (DMA). AREAS 2 AND 3 UTILIZE FLOW THROUGH PLANTERS AND AREA 1 USES PERVIOUS PAVEMENT IN THE DRIVEWAY.

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL SE ABSORBMENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, BUBBLERS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING;

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

C. FLOW THROUGH PLANTER

MAINTENANCE AGREEMENT
UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE FLOW THROUGH PLANTER USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW–RELEASE FERTILIZER WITH TRACE ELEMENTS. .

*REMOVE OBSTRUCTIONS AND TRASH FROM FLOW THROUGH PLANTER.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN FLOW THROUGH PLANTERS SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

FLOW THROUGH PLANTERS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

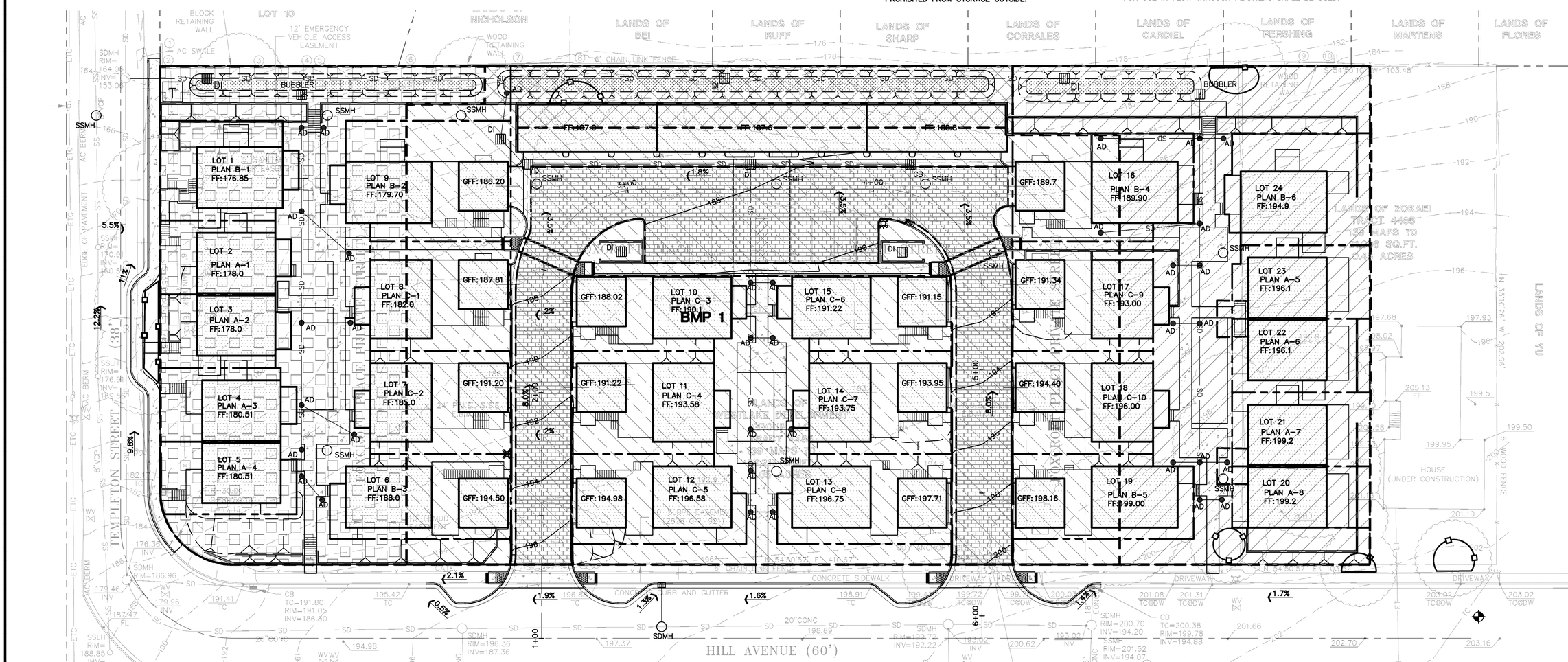
*CONDITION OF GRASSES.

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06–30–14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966–1338
(F) (916)797–7363
WWW.LEABRAZE.COM

VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

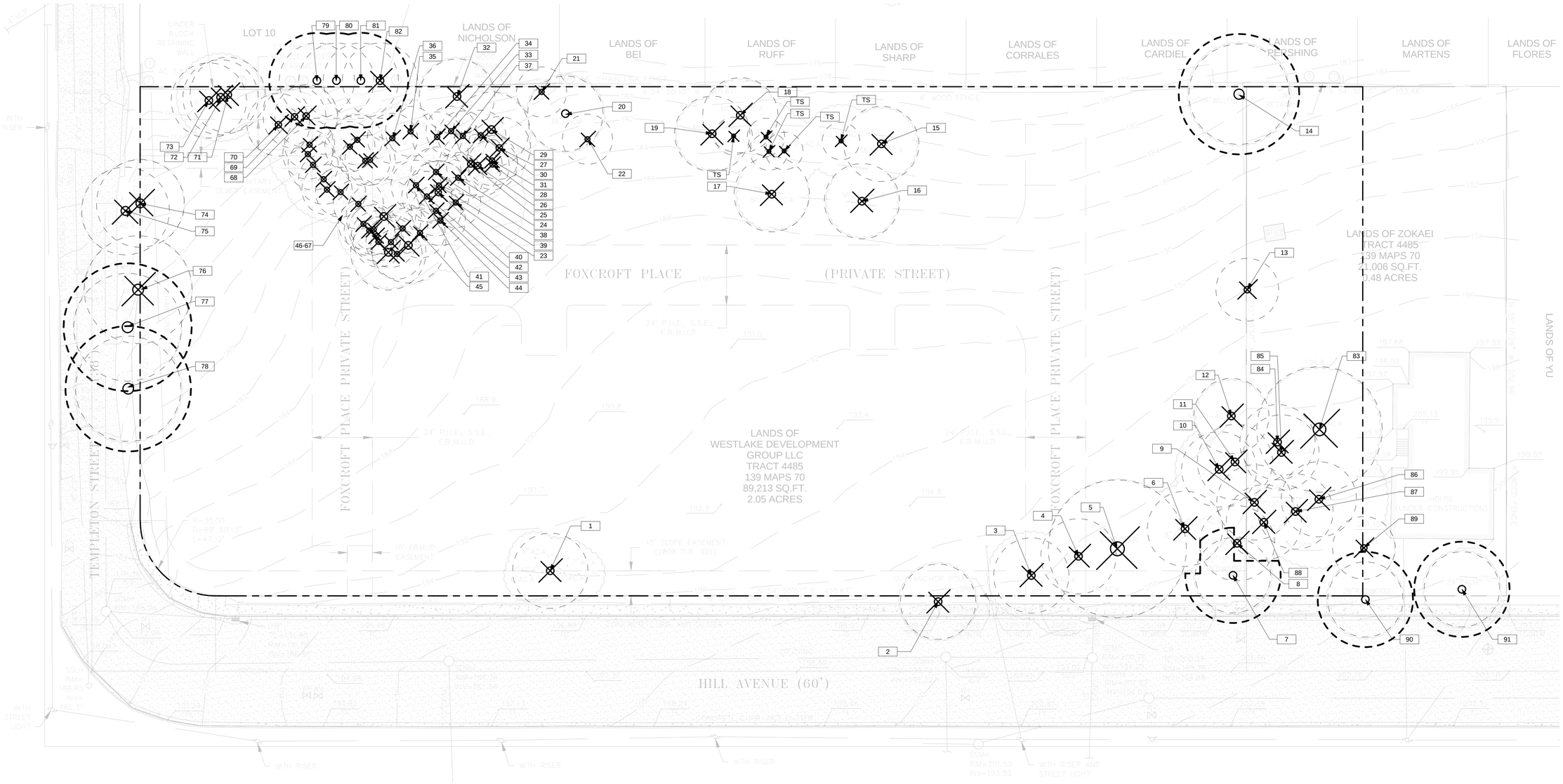
APN: 416–0150–092–00
APN: 416–0150–093–00
APN: 416–0150–057–02

STORM WATER CONTROL PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2140628
DATE:	9–30–14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB
SHEET NO:	TNT-6

6 OF 6 SHEETS



SEE SHEET L-2 FOR TREE PROTECTION NOTES

TREE PROTECTION AND REMOVAL LEGEND

EXISTING TREE AND CANOPY TO REMAIN

TREE TO BE REMOVED; REMOVE TRUNK TO 2' BELOW FINISH GRADE

TS STUMP TO BE REMOVED TO 2' BELOW FINISH GRADE

TREE PROTECTION FENCING
TPZ= TREE PROTECTION ZONE, IS DEFINED AS THE DRIP LINE PLUS 4' , PLACE TREE PROTECTION FENCING AT THIS LOCATION

0 10 20 30 50ft

NORTH

PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

Owner

PGA design INC
LANDSCAPE ARCHITECTS

444 17th Street
Oakland CA 94612
tel 510.465.1284
fax 510.465.1256
pgadesign.com

HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

TREE PROTECTION PLAN

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-1

EXISTING TREE INVENTORY			
Type	BOTANIC NAME	COMMON NAME	DBH
1	ROBINIA X AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	8",8",7",7",7"
2	ACACIA BAILEYANA	BAILEYS ACACIA	17"
3	ACACIA MELANOXYLON	BLACK ACACIA	8",7",7",4",4"
4	ACACIA MELANOXYLON	BLACK ACACIA	9"
5	CEDRUS DEODARA	DEODAR CEDAR	27"
6	ACACIA MELANOXYLON	BLACK ACACIA	12",10",10",8"
7	SEQUOIA SEMPERVIRENS	COAST REDWOOD	16",13"
8	ACACIA MELANOXYLON	BLACK ACACIA	13",8"
9	ACACIA MELANOXYLON	BLACK ACACIA	16",12",9",6", 5"
10	ACACIA MELANOXYLON	BLACK ACACIA	10",8"
11	ACACIA MELANOXYLON	BLACK ACACIA	14"
12	ACACIA MELANOXYLON	BLACK ACACIA	8"
13	QUERCUS AGRIFOLIA	COAST LIVE OAK	7"
14	FRAXINUS VELUTINA	MODESTO ASH	15",12"
15	ACACIA MELANOXYLON	BLACK ACACIA	9",8",6",5",4", 4"
16	ACACIA MELANOXYLON	BLACK ACACIA	4",4",3",2",2", 2"
17	ACACIA MELANOXYLON	BLACK ACACIA	4",4",3"
18	PRUNUS DULCIS	ALMOND	6",5"
19	ACACIA MELANOXYLON	BLACK ACACIA	4",4",3"
20	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	36"
21	PRUNUS DOMESTICA	EDIBLE PLUM	5",3",3",3"3"
22	ACACIA MELANOXYLON	BLACK ACACIA	4",3",3",3",3"
23	ACACIA MELANOXYLON	BLACK ACACIA	14",14"
24	ACACIA MELANOXYLON	BLACK ACACIA	8"
25	ACACIA MELANOXYLON	BLACK ACACIA	11"
26	ACACIA MELANOXYLON	BLACK ACACIA	17"
27	ACACIA MELANOXYLON	BLACK ACACIA	11",8",6"
28	ACACIA MELANOXYLON	BLACK ACACIA	9"
29	ACACIA MELANOXYLON	BLACK ACACIA	13"
30	ACACIA MELANOXYLON	BLACK ACACIA	7"
31	ACACIA MELANOXYLON	BLACK ACACIA	7"
32	ACACIA MELANOXYLON	BLACK ACACIA	12"
33	ACACIA MELANOXYLON	BLACK ACACIA	12"
34	ACACIA MELANOXYLON	BLACK ACACIA	9"
35	ACACIA MELANOXYLON	BLACK ACACIA	9",7"
36	ACACIA MELANOXYLON	BLACK ACACIA	8"
37	ACACIA MELANOXYLON	BLACK ACACIA	8"
38	ACACIA MELANOXYLON	BLACK ACACIA	7"
39	ACACIA MELANOXYLON	BLACK ACACIA	10"
40	ACACIA MELANOXYLON	BLACK ACACIA	6"
41	ACACIA MELANOXYLON	BLACK ACACIA	6"
42	ACACIA BAILEYANA	BAILEYS ACACIA	13"
43	ACACIA MELANOXYLON	BLACK ACACIA	12",8",7"
44	ACACIA MELANOXYLON	BLACK ACACIA	14"
45	ACACIA MELANOXYLON	BLACK ACACIA	9",8",6"
46	ACACIA MELANOXYLON	BLACK ACACIA	7"
61	ACACIA MELANOXYLON	BLACK ACACIA	6",6",6",5"

EXISTING TREE INVENTORY			
Type	BOTANIC NAME	COMMON NAME	DBH
47	ACACIA MELANOXYLON	BLACK ACACIA	6"
48	ACACIA MELANOXYLON	BLACK ACACIA	7",6",5"
49	ACACIA MELANOXYLON	BLACK ACACIA	6"
50	ACACIA MELANOXYLON	BLACK ACACIA	8",7",5"
51	ACACIA MELANOXYLON	BLACK ACACIA	10"
52	ACACIA MELANOXYLON	BLACK ACACIA	6"
53	ACACIA MELANOXYLON	BLACK ACACIA	10",8"
54	ACACIA MELANOXYLON	BLACK ACACIA	13",10",8"
55	ACACIA MELANOXYLON	BLACK ACACIA	11"
56	ACACIA MELANOXYLON	BLACK ACACIA	6"
57	ACACIA MELANOXYLON	BLACK ACACIA	7"
58	ACACIA MELANOXYLON	BLACK ACACIA	9",9",8",7"
59	ACACIA MELANOXYLON	BLACK ACACIA	7"
60	ACACIA MELANOXYLON	BLACK ACACIA	5"
62	ACACIA MELANOXYLON	BLACK ACACIA	8"
63	ACACIA MELANOXYLON	BLACK ACACIA	7",5",5"
64	ACACIA MELANOXYLON	BLACK ACACIA	9"
65	ACACIA MELANOXYLON	BLACK ACACIA	11",8"
66	ACACIA MELANOXYLON	BLACK ACACIA	9",5"
67	ACACIA MELANOXYLON	BLACK ACACIA	7"
68	ACACIA MELANOXYLON	BLACK ACACIA	7"
69	ACACIA MELANOXYLON	BLACK ACACIA	6"
70	ACACIA MELANOXYLON	BLACK ACACIA	10"
71	ACACIA MELANOXYLON	BLACK ACACIA	4",3",2"
72	ACACIA MELANOXYLON	BLACK ACACIA	6",5"
73	ACACIA MELANOXYLON	BLACK ACACIA	9",9",6"
74	ACACIA MELANOXYLON	BLACK ACACIA	9",8",7",7"
75	ACACIA MELANOXYLON	BLACK ACACIA	10",8"
76	ACACIA MELANOXYLON	BLACK ACACIA	12",10"
77	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"
78	QUERCUS AGRIFOLIA	COAST LIVE OAK	19"
79	ACACIA MELANOXYLON	BLACK ACACIA	27"
80	ACACIA MELANOXYLON	BLACK ACACIA	19"
81	ACACIA MELANOXYLON	BLACK ACACIA	30"
82	ACACIA MELANOXYLON	BLACK ACACIA	16",10",6"
83	ACACIA MELANOXYLON	BLACK ACACIA	9",8",7",7"
84	ACACIA MELANOXYLON	BLACK ACACIA	9"
85	ACACIA MELANOXYLON	BLACK ACACIA	8"
86	ACACIA MELANOXYLON	BLACK ACACIA	14"
87	ACACIA MELANOXYLON	BLACK ACACIA	15"
88	ACACIA MELANOXYLON	BLACK ACACIA	8",6"
89	ERIOBOTRYA JAPONICA	LOQUAT	8"
90	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26"
91	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	24"
TS			
TS			
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TREE PROTECTION NOTES

1. PRIOR TO THE START OF DEMOLITION, CLEARING OR GRUBBING MEET WITH THE PROJECT ARBORIST TO IDENTIFY TREES SLATED FOR PRESERVATION AND REMOVAL, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, WORK PROCEDURES AND THE NEED FOR CLEARANCE AROUND TREES.
2. FENCE TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) PRIOR TO DEMOLITION, GRUBBING OR GRADING. THE TPZ IS DEFINED AS 4' OUT FROM THE CANOPY OF THE TREE. FENCING TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
3. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. MODIFICATIONS MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
4. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY, THE PROJECT ARBORIST.
5. GRADING AND CONSTRUCTION WITHIN THE TPZ SHALL BE APPROVED AND MONITORED BY THE PROJECT ARBORIST.
6. DO NOT PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
7. IF INJURY SHOULD OCCUR TO A TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
8. INSURE ADEQUATE SOIL MOISTURE IN THE AREA OF ACTIVE ROOTS. PROPER IRRIGATION OR APPLICATIONS OF WATER MAY BE NEEDED FOR TREES THAT ARE AT RISK AS DETERMINED BY PROJECT ARBORIST.
9. DO NOT DUMP OR STORE EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS WITHIN THE TPZ.

1. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL. PRUNING TO BE APPROVED BY CITY ARBORIST.
2. ARBORIST REPORT HAS BEEN PREPARED BY HORT SCIENCE, INC. DATED JUNE 2012 AND MEMORANDUM FROM JIM CLARK DATED AUGUST 16, 2013.
3. ALL TREES ARE TO BE PRESERVED IN ACCORDANCE WITH THE TREE PRESERVATION ORDINANCE. PRIOR TO THE COMMENCEMENT OF CLEARING AND GRADING OPERATIONS.
4. TREE PROTECTION MEASURES ARE TO BE IN COMPLIANCE WITH CITY CODES AND THE ARBORIST REPORT.
5. VALUE OF REPLACEMENT TREE IS BASED ON WHOLESALE PRICE OF TREE PROVIDED BY DEVIL MOUNTAIN NURSERY. AND DOES NOT INCLUDE DELIVERY, INSTALLATION, AND IRRIGATION.
6. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE.
7. TREE REMOVAL PERMIT WILL NOT BE ISSUED PRIOR TO APPROVAL OF LANDSCAPE IMPROVEMENT PLANS.

TREE APPRAISAL VALUE OF EXISTING TREES TO BE REMOVED - INFORMATION PROVIDED BY HORT SCIENCE, INC.

Appraisal worksheet (9th edition of Guide & 2004 edition of Species Classification & Group Assignment)
Westlake Development Partners, LLC
1818 Hill Avenue
Hayward CA

HortScience, Inc.
June 2012

Tree No.	Species	Condition 0 to 1.0	Trunk Diameter	Location 0 to 1.0	Species 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Trunk area increase	Basic tree cost	Appraised value	Rounded value ($50)
1	Idaho locust	0.5	8,8,7,7,7	0.52	0.5	2.24	172.73	172.73	345.5	77.04	132	129.76	10,342	1,344	$1,350.00
2	Baileys acacia	0.4	17	0.52	0.1	3.80	172.73	172.73	345.5	45.46	227	223.2	10,492	218	$200.00
3	Black acacia	0.4	8,7,7,4,4	0.52	0.3	3.80	172.73	172.73	345.5	45.46	101	97.2	4,764	297	$300.00
4	Black acacia	0.4	9	0.52	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	192	$200.00
5	Deodar cedar	0.5	27	0.52	0.9	3.80	172.73	172.73	345.5	45.46	572	568.2	26,176	6,125	$6,150.00
6	Black acacia	0.45	12,10,10,8	0.55	0.3	3.80	172.73	172.73	345.5	45.46	218	214.2	10,083	749	$750.00
8	Black acacia	0.45	13,8	0.55	0.3	3.80	172.73	172.73	345.5	45.46	158	154.2	7,355	546	$550.00
9	Black acacia	0.45	16,12,9,6,5	0.55	0.3	3.80	172.73	172.73	345.5	45.46	323	319.2	14,856	1,103	$1,100.00
10	Black acacia	0.45	10,8	0.55	0.3	3.80	172.73	172.73	345.5	45.46	104	100.2	4,901	364	$350.00
11	Black acacia	0.05	14	0.55	0.3	3.80	172.73	172.73	345.5	45.46	154	150.2	7,174	59	$50.00
12	Black acacia	0.45	8	0.55	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	182	$200.00
13	Coast redwood	0.4	7	0.55	0.9	4.75	172.73	172.73	345.5	45.46	38	33.25	1,857	368	$350.00
15	Black acacia	0.4	9,8,6,5,4,4	0.52	0.3	3.80	172.73	172.73	345.5	45.46	126	122.2	5,901	368	$350.00
16	Black acacia	0.4	4,4,3,2,2,2	0.52	0.3	3.80	172.73	172.73	345.5	45.46	28	24.2	1,446	90	$100.00
17	Black acacia	0.4	4,4,4,3	0.52	0.3	3.80	172.73	172.73	345.5	45.46	30	26.2	1,537	96	$100.00
18	Almond	0.5	6,5	0.52	0.5	3.80	172.73	172.73	345.5	45.46	38	34.2	1,900	247	$250.00
19	Black acacia	0.4	4,4,3	0.52	0.3	3.80	172.73	172.73	345.5	45.46	23	19.2	1,218	76	$100.00
21	Edible plum	0.5	5,3,3,3,3	0.52	0.5	2.24	172.73	172.73	345.5	77.04	34	31.76	2,792	363	$350.00
22	Black acacia	0.4	4,3,3,3,3	0.52	0.3	3.80	172.73	172.73	345.5	45.46	27	23.2	1,400	87	$100.00
23	Black acacia	0.25	14,14	0.52	0.3	3.80	172.73	172.73	345.5	45.46	231	227.2	10,674	416	$400.00
24	Black acacia	0.4	8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	153	$150.00
25	Black acacia	0.4	11	0.52	0.3	3.80	172.73	172.73	345.5	45.46	95	91.2	4,491	280	$300.00
26	Black acacia	0.4	17	0.52	0.3	3.80	172.73	172.73	345.5	45.46	227	223.2	10,492	655	$650.00
27	Black acacia	0.4	11,8,6	0.52	0.3	3.80	172.73	172.73	345.5	45.46	134	130.2	6,264	391	$400.00
28	Black acacia	0.4	9	0.52	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	192	$200.00
29	Black acacia	0.4	13	0.52	0.3	3.80	172.73	172.73	345.5	45.46	133	129.2	6,219	388	$400.00
32	Black acacia	0.4	12	0.52	0.3	3.80	172.73	172.73	345.5	45.46	113	109.2	5,310	331	$350.00
33	Black acacia	0.4	12	0.52	0.3	3.80	172.73	172.73	345.5	45.46	113	109.2	5,310	331	$350.00
34	Black acacia	0.4	9	0.52	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	192	$200.00
35	Black acacia	0.4	9,7	0.52	0.3	3.80	172.73	172.73	345.5	45.46	83	79.2	3,946	246	$250.00
36	Black acacia	0.4	8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	153	$150.00
37	Black acacia	0.4	8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	153	$150.00
39	Black acacia	0.4	10	0.52	0.3	3.80	172.73	172.73	345.5	45.46	79	75.2	3,764	235	$250.00
42	Baileys acacia	0.4	13	0.52	0.1	3.80	172.73	172.73	345.5	45.46	133	129.2	6,219	129	$150.00
43	Black acacia	0.4	12,8,7	0.52	0.3	3.80	172.73	172.73	345.5	45.46	157	153.2	7,310	456	$450.00
44	Black acacia	0.4	14	0.52	0.3	3.80	172.73	172.73	345.5	45.46	154	150.2	7,174	448	$450.00
45	Black acacia	0.4	9,8,6	0.52	0.3	3.80	172.73	172.73	345.5	45.46	103	99.2	4,855	303	$300.00
48	Black acacia	0.4	7,6,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	62	58.2	2,991	187	$200.00
50	Black acacia	0.4	8,7,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	74	70.2	3,537	221	$200.00
51	Black acacia	0.4	10	0.52	0.3	3.80	172.73	172.73	345.5	45.46	79	75.2	3,764	235	$250.00
53	Black acacia	0.4	10,8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	107	103.2	5,037	314	$300.00
54	Black acacia	0.4	13,10,8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	198	194.2	9,174	572	$550.00
55	Black acacia	0.4	11	0.52	0.3	3.80	172.73	172.73	345.5	45.46	95	91.2	4,491	280	$300.00
58	Black acacia	0.4	9,9,8,7	0.52	0.3	3.80	172.73	172.73	345.5	45.46	140	136.2	6,537	408	$400.00
61	Black acacia	0.4	6,6,6,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	66	62.2	3,173	198	$200.00
62	Black acacia	0.4	8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	153	$150.00
63	Black acacia	0.4	7,5,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	58	54.2	2,809	175	$200.00
64	Black acacia	0.4	9	0.52	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	192	$200.00
65	Black acacia	0.4	11,8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	120	116.2	5,628	351	$350.00
66	Black acacia	0.4	9,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	74	70.2	3,537	221	$200.00
70	Black acacia	0.4	10	0.52	0.3	3.80	172.73	172.73	345.5	45.46	79	75.2	3,764	235	$250.00
71	Black acacia	0.4	4,3,2	0.52	0.3	3.80	172.73	172.73	345.5	45.46	18	14.2	991	62	$50.00
72	Black acacia	0.4	6,5	0.52	0.3	3.80	172.73	172.73	345.5	45.46	38	34.2	1,900	119	$100.00
73	Black acacia	0.4	9,9,6	0.52	0.3	3.80	172.73	172.73	345.5	45.46	110	106.2	5,173	323	$300.00
74	Black acacia	0.3	9,8,7,7	0.52	0.3	3.80	172.73	172.73	345.5	45.46	127	123.2	5,946	278	$300.00
75	Black acacia	0.3	10,8	0.52	0.3	3.80	172.73	172.73	345.5	45.46	104	100.2	4,901	229	$250.00
76	Black acacia	0.4	12,10	0.52	0.3	3.80	172.73	172.73	345.5	45.46	153	149.2	7,128	445	$450.00
82	Black acacia	0.45	16,10,6	0.55	0.3	3.80	172.73	172.73	345.5	45.46	255	251.2	11,765	874	$850.00
83	Black acacia	0.4	9,9,8,7	0.55	0.3	3.80	172.73	172.73	345.5	45.46	140	136.2	6,537	431	$450.00
84	Black acacia	0.4	9	0.55	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	203	$200.00
85	Black acacia	0.4	8	0.55	0.3	3.80	172.73	172.73	345.5	45.46	50	46.2	2,446	161	$150.00
86	Black acacia	0.4	14	0.55	0.3	3.80	172.73	172.73	345.5	45.46	154	150.2	7,174	473	$450.00
87	Black acacia	0.4	15	0.55	0.3	3.80	172.73	172.73	345.5	45.46	177	173.2	8,219	542	$550.00
88	Black acacia	0.4	8,6	0.55	0.3	3.80	172.73	172.73	345.5	45.46	64	60.2	3,082	203	$200.00
89	Loquat	0.7	8	0.55	0.5	2.24	172.73	172.73	345.5	77.04	50	47.76	4,025	775	$750.00
													Total:		$27,250

TREE APPRAISAL NOTES

1. ABOVE IS A SUMMARY OF THE TREE APPRAISAL VALUE OF EXISTING PROTECTED TREES TO BE REMOVED AT 1818 HILL AVENUE, HAYWARD, CA, AS PREPARED BY HORT SCIENCE, INC, SEPTEMBER 2014
2. FOR PROPOSED PLANTED TREES AND THEIR VALUE SEE L-4 PLANTING PLAN NOTES
3. REMOVAL VALUE IS: $27,250.
4. REPLACEMENT VALUE IS: $32,635; SEE SHEET L-4 TREE LIST FOR INDIVIDUAL TREE VALUES.

PYATOK
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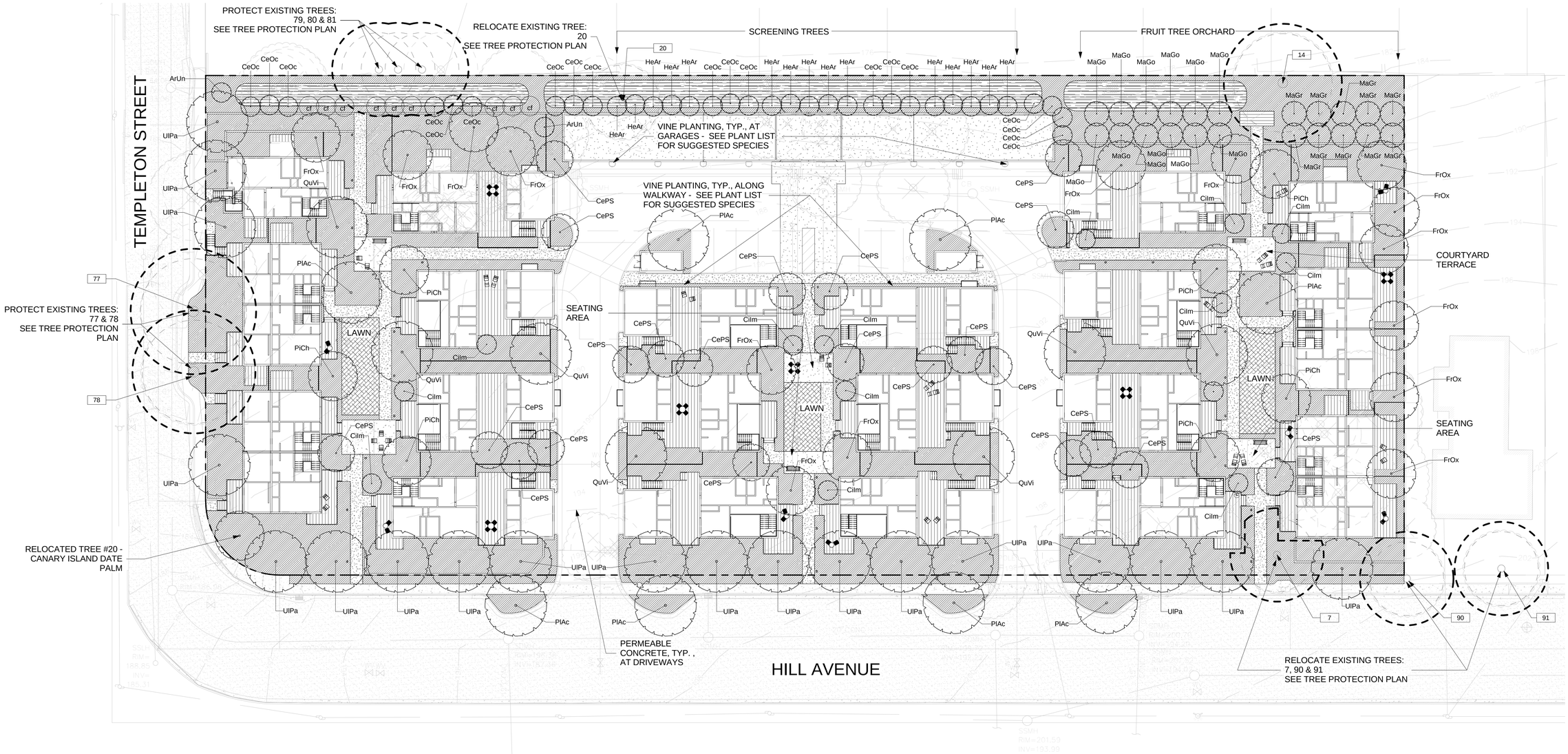
HILL AVENUE HOMES
1818 HILL AVENUE, HAYWARD, CA

TREE PROTECTION NOTES

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-2



LANDSCAPE LEGEND

PLANTING

- CANOPY TREE - SEE PLANT LIST FOR SPECIES
- SCREENING TREE - SEE PLANT LIST FOR SPECIES
- EXISTING TREE TO REMAIN AND TO BE PROTECTED - SEE TREE PROTECTION PLAN
- LARGE SHRUBS - SEE PLANT LIST FOR SUGGESTED SPECIES
- SHRUBS, GRASSES AND PERENNIALS - SEE PLANT LIST FOR SUGGESTED SPECIES
- TURF
- BIOFILTRATION PLANTING

PAVING AND SITE FURNISHINGS

- COLORED CONCRETE PAVING - TYPE 1
- COLORED CONCRETE PAVING - TYPE 2
- WOOD DECK
- PRIVATE PATIO - SEE ARCHITECT'S PLANS
- CONCRETE SIDEWALK OR PERMEABLE CONCRETE DRIVEWAY, SEE CIVIL PLANS
- BENCH - MAGLIN, MODEL #SCB1600
- TABLE AND CHAIRS - EQUIPARC, MODEL #EP2970 AND #EP1970
- LOUNGE CHAIR AND OTTOMAN - LOLL, MODEL 'LOTUS'
- BOLLARD LIGHT FIXTURE - SEE ARCHITECTURAL DRAWINGS

0 10 20 30 50ft

NORTH

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HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

CONCEPTUAL PLANTING PLAN

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-3

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	BENEFICIAL
VINE							
tv	CAMPSIS RADICANS	TRUMPET VINE	5 GAL	15'-0"	MODERATE	No	No
bi	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	15'-0"	LOW	Yes	No
pv	SOLANUM JASMINOIDES	POTATO VINE	5 GAL	15'-0"	MODERATE	No	No
cg	VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	1 GAL	15'-0"	LOW	Yes	Yes
jw	WISTERIA FLORIBUNDA	JAPANESE WISTERIA	1 GAL	15'-0"	MODERATE	No	No
SHRUB							
a	ABELIA X GRANDIFLORA 'CONFETTI'	ABELIA	1 GAL	5' O.C.	MODERATE	No	Yes
ad	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	1 GAL	5'-0"	VERY LOW	Yes	No
ap	ARTEMESIA 'POWIS CASTLE'	WORMWOOD	1 GAL	18" O.C.	LOW	Yes	No
c	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	4'-0"	LOW	Yes	No
cc	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	1 GAL	8' O.C.	LOW	Yes	No
cf	CEANOTHUS 'FROSTY BLUE'	CALIFORNIA LILAC	15 GAL	10'-0"	LOW	Yes	No
csu	CISTUS 'SUNSET'	ROCKROSE	1 GAL	6'-0"	LOW	Yes	No
csa	CISTUS SALVIFOLIUS	ROCKROSE	1 GAL	3' O.C.	LOW	Yes	No
cr	COPROSMA REPENS 'MARBLE QUEEN'	DWARF VARIEGATED MIRROR PLANT	1 GAL	3' O.C.	MODERATE	No	No
ck	COPROSMA X KIRKII 'VARIEGATA'	COPROSMA	1 GAL	4'-0"	LOW	Yes	No
dv	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	8'-0"	LOW	Yes	No
lm	LAVATERA MARITIMA	BUSH MALLOW	5 GAL	8'-0"	LOW	Yes	No
lc	LOROPETALUM CHINENSIS	CHINESE FRINGE FLOWER	1 GAL	3'-0"	LOW	Yes	No
ma	MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	3'-0"	LOW	Yes	No
mc	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	10'-0"	LOW	Yes	No
oh	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	HOLLYLEAF OSMANTHUS	5 GAL	5' O.C.	MODERATE	Yes	No
pc	PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW	Yes	No
pj	PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	18"	LOW	Yes	Yes
pt	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	PITTOSPORUM	5 GAL	6'-0"	MODERATE	No	No
rc	RHAMNUS CALIFORNICUS 'EVE CASE'	COFFEEBERRY	5 GAL	6-8' O.C.	LOW	Yes	No
rs	RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW	No	No
w	ROSA FLOWER CARPET 'WHITE'	GROUND COVER ROSE	1 GAL	4' O.C.	MODERATE	No	No
r	ROSMARINUS OFFICINALIS 'BENENDEN BLUE'	BENENDEN BLUE ROSEMARY	1 GAL	3'-0"	LOW	Yes	No
b	SALVIA MICROPHYLLA GRAHAMII 'BERZERKELEY'	BERZERKELEY SALVIA	1 GAL	2'-0"	LOW	Yes	Yes
s	SARCOCOCCA	SWEETBOX	1 GAL	5' O.C.	LOW	Yes	No
so	STYRAX OFFICINALIS VAR. REDIVIVUS	SNOWDROP BUSH	5 GAL	3' O.C.	LOW	Yes	No
wf	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	1 GAL	5'-0"	LOW	Yes	Yes
GROUNDCOVER							
y	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	18"	LOW	Yes	No
ag	AGAPANTHUS 'STORM CLOUD'	AGAPANTHUS	1 GAL	18" O.C.	MODERATE	No	No
ah	ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	5 GAL	2'-6"	LOW	Yes	No
au	ARCTOSTAPHYLOS UVA-URSI 'GREEN SUPREME'	MANZANITA	1 GAL	3' O.C.	LOW	Yes	Yes
ca	CALAMAGROSTIS X ACUTIFLORA 'FOLISUS'	MENDOCINO REED GRASS	1 GAL	2'-0" O.C.	LOW	Yes	No
cd	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18"	LOW	Yes	No
e	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	30"	LOW	Yes	No
f	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	30"	LOW	Yes	No
h	HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	1 GAL	2'-0"	MODERATE	No	No
i	IRIS DOUGLASIANA 'CANYON SNOW'	PACIFIC COAST HYBRID IRIS	1 GAL	18" O.C.	LOW	Yes	No
lt	LIRIOPE MUSCARI	LILYTURF	1 GAL	2' O.C.	MODERATE	No	No
mr	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW	Yes	No
o	OMPHALODES CAPPADOCICA	NAVELWORT	1 GAL	1'-0"	MODERATE	No	No
pm	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE	No	No

TREE LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	COST	TOTAL COST
TREE									
ArUn	2	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	8'-0"	LOW	Yes	195.00	390.00
CePS	22	CELTIS OCCIDENTALIS 'PRARIE SENTINEL'	PRARIE SENTINEL HACKBERRY	24" BOX	18'-0"	LOW	Yes	250.00	5500.00
CeOc	19	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	Yes	225.00	4275.00
CiIm	14	CITRUS 'IMPROVED MEYER'	IMPROVED MEYER LEMON	24" BOX	AS SHOWN	MODERATE	No	225.00	3150.00
FrOx	15	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	25'-0"	MODERATE	No	175.00	2625.00
HeAr	15	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	8'-0"	VERY LOW	Yes	195.00	2925.00
MaGo	12	MALUS 'GOLDEN DELICIOUS'	GOLDEN DELICIOUS APPLE	24" BOX	10'-0"	MODERATE	No	195.00	2340.00
MaGr	10	MALUS 'GRAVENSTEIN'	GRAVENSTEIN APPLE	24" BOX	10'-0"	MODERATE	No	195.00	1950.00
PiCh	7	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	40'-0"	LOW	Yes	175.00	1225.00
PlAc	8	PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD SYCAMORE	24" BOX	30'-0"	MODERATE	No	175.00	1400.00
QuVi	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	40'-0"	MODERATE	Yes	450.00	3150.00
	1	TREE #20 (RELOCATED)	CANARY ISLAND DATE PALM (RELOCATED)			LOW	Yes		0.00
UlPa	19	ULMUS PAVIFOLIA 'DRAKE'	DRAKE ELM	24" BOX	30'-0"	MODERATE	No	195.00	3705.00
									32635.00

PLANTING DESIGN INTENT & NOTES

1. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION. PRIVATE PATIOS WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS.

2. PLANT LISTS ARE SUGGESTED PALETTE, PLANTS MAY BE SUBSTITUTED AT OWNER'S DISCRETION SO LONG AS THEY ARE NATIVE AND/OR CLIMATE ADAPTED, AND MEET WATER REQUIREMENTS.

3. VALUE OF REPLACEMENT TREE IS BASED ON WHOLESALE PRICE OF TREE PROVIDED BY DEVIL MOUNTAIN NURSERY. AND DOES NOT INCLUDE DELIVERY, INSTALLATION, AND IRRIGATION.

4. FRONT YARD IS TO BE FULLY LANDSCAPED WITH WATER-CONSERVING PLANTS AND IRRIGATED EXCEPT FOR ALLOWED WALKWAYS AND DRIVEWAY.

5. PLANT ALL TREES A MINIMUM OF 5 FEET AWAY FROM ANY UNDERGROUND UTILITIES, A MINIMUM OF 15 FEET FROM A LIGHT POLE, AND A MINIMUM OF 30 FEET FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY.

6. PLANT TREES ACCORDING TO THE CITY STANDARD DETAIL SD-122.

7. PROVIDE ROOT BARRIER FOR ALL TREES LOCATED WITHIN 7 FEET OF PAVED EDGES OR STRUCTURE. ROOT BARRIER IS 24 INCH DEEP BY APPROXIMATELY 6 FT LONG PANEL BARRIER, DEEP ROOT SM 24, AVAILABLE FROM VILLA LANDSCAPE PRODUCTS, INC. (714) 630-3181; ROOT SOLUTIONS (800)554-0914 OR APPROVED EQUIVALENT. INSTALL AT EACH TREE ON SIDEWALK SIDE, CONTINUOUS, CENTER 12' LENGTH PER TREE. NO ROOT BARRIER REQUIRED WHERE THERE IS A DEEPENED CURB INSTALLED ADJACENT TO TREE PLANTING.

8. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE LOW WATER USE. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH-EFFIENCY SPRAY.

10. NON-TURF AREAS: AT LEAST 80% OF THE PLANT SELECTION IS NATIVE OR CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 20% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY.

11. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES":
H = HIGH
M = MODERATE
L = LOW
VL = VERY LOW

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HILL AVENUE HOMES
1818 HILL AVENUE, HAYWARD, CA

PLANT LIST & NOTES

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-4

PAVING MATERIALS

PERMEABLE CONCRETE

COLORED CONCRETE

WITH LIGHT SANDBLAST FINISH

SITE FURNISHINGS

BENCH

MAGLIN - MODEL SCB1600

TABLE AND CHAIRS

EQUIPARC - MODEL EP 2970 (TABLE) AND EP 1970 (CHAIRS)

LOUNGE CHAIR AND OTTOMAN

LOLL - MODEL 'LOTUS' CHAIR AND OTTOMAN

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HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

LANDSCAPE MATERIALS

DATE: 9/29/2014
SCALE:

L-5

REQUIRED LANDSCAPE STATEMENT SUBMITTAL

1. CONSIDER REGIONAL AND MICRO-CLIMATIC, TOPOGRAPHY, SOLAR ORIENTATION AND SOIL CONDITIONS. THE SITE IS LOCATED IN SUNSET ZONE 17, ON A GENTLE NORTHWEST-FACING SLOPE AT THE TOE OF A RIDGE. IT IS SITED MIDWAY BETWEEN SULFUR CREEK AND SAN LORENZO CREEK, WITHIN THE UPLANDS OF THE SAN LORENZO CREEK WATERSHED. THE SITE ITSELF SLOPES AT AN AVERAGE GRADIENT OF 6.5% AND IS RELATIVELY CLEAR OF LARGE SHRUBS AND TREES. SOILS ARE PREDOMINANTLY XERORTHENTS-LOS OSOS COMPLEX, WHICH ARE RESIDUUM WEATHERED FROM SEDIMENTARY ROCK, TYPICALLY APPROX 30" OF CLAY LOAM/SILTY CLAY LOAM OVER WEATHERED BEDROCK, WELL-DRAINED, HIGH ABOVE WATER TABLE, AND NON-SALINE. THESE SOILS ARE WELL-SUITED TO AMENDING AND PLANTING.

2. EXPLAIN HOW WATER CONSERVATION AND LONG TERM GREEN WASTE REDUCTION GOAL WILL BE ACHIEVED.
LOW-WATER USE/CLIMATE ADAPTED PLANTS WILL BE USED FOR LANDSCAPING, AND A "SMART/ET" CONTROLLER SPECIFIED TO DELIVER THE MINIMUM AMOUNT OF IRRIGATION REQUIRED TO SUSTAIN HEALTHY PLANT GROWTH. 3" OF ORGANIC MULCH WILL BE SPECIFIED THROUGHOUT PLANTING AREAS. GREENWASTE REDUCTION WILL BE ACHIEVED BY USING PLANTS THAT DO NOT REQUIRE CLIPPING, AND SPACING PLANTS AT THEIR MATURE WIDTHS FROM WALKS AND STRUCTURES.

3. EXPLAIN HOW INTEGRATED AND/OR ORGANIC PEST CONTROL PRACTICE WOULD BE PROPOSED DURING SOIL PREPARATION.
SOILS WILL NOT BE TREATED WITH CHEMICAL PRE-EMERGENTS, AND ORGANIC, NON-CHEMICAL FERTILIZERS WILL BE SPECIFIED FOR PLANTING OPERATIONS. CARDBOARD SHEET MULCHING WILL BE USED FOR INITIAL WEED CONTROL. USCC-CERTIFIED COMPOST WILL BE INCORPORATED INTO SOILS AT A RATE OF 5% BY VOLUME DURING SOIL PREPARATION.

4. EXPLAIN HOW PROPOSED LANDSCAPE DESIGN COMPLEMENTS ARCHITECTURAL STYLE, FORM, BUILDING COLORS AND MATERIALS, AND PROJECT AND BUILDING ENTRANCES.
THE BUILDINGS HAVE BEEN DESIGNED TO HAVE COMPLEX ROOFLINES AND FAÇADE ARTICULATION, AND INCORPORATE TRADITIONAL FORMS LIKE GABLES, SLOPED SHED ROOFS, AND COVERED ENTRY PORCHES. BUILDING MATERIALS INCLUDE COMPOSITE SHINGLE ROOFS, CEMENT BOARD SIDING IN TRADITIONAL-LOOKING CLAPBOARD AND BOARD-AND BATTEN PATTERNS, CEMENT PLASTER, AND WOOD POSTS AND TRIMS AT ENTRIES, FURTHER ARTICULATING THE HOUSE MASSINGS AND SIGNALING A TRADITIONAL FEEL. PLANT MATERIALS HAVE BEEN SELECTED TO COMPLEMENT THIS APPROACH. THE PLANTING PLAN INCLUDES A DIVERSE SELECTION OF EVERGREEN AND DECIDUOUS CANOPY TREES OF VARIED HEIGHT AND FORM, AS WELL AS A VARIETY OF FRUIT TREES. ALSO INCLUDED ARE CLIMATE-ADAPTED MEDITERRANEAN GARDEN PLANTS LIKE ROSEMARY AND ROCKROSE, AS WELL AS NATIVE SPECIES INCLUDING WILD LILAC, MANZANITA AND WESTERN REDBUD. THESE WILL SUPPORT THE LOOK OF A LUSH TRADITIONAL GARDEN WITHOUT USING EXCESSIVE IRRIGATION. LARGE CANOPY TREES HAVE BEEN PLACED TO SIGNAL KEY PROJECT AND BUILDING ENTRANCES, AND PROVIDE AN ORDERLY PROGRESSION OF STREET TREES ALONG HILL AVENUE AND THE PRIVATE STREET.

5. EXPLAIN HOW THE PROPOSED LANDSCAPE IMPROVEMENTS MAKE POSITIVE CONTRIBUTION PHYSICALLY AND AESTHETICALLY TO SURROUNDING NEIGHBORHOODS. HILL AVENUE AND TEMPLETON STREET WILL BENEFIT FROM NEWLY PLANTED STREET TREES AND LANDSCAPED FRONT YARDS RELATED TO THE NEW RESIDENCES. THESE FEATURES ARE IN KEEPING WITH THE EXISTING NEIGHBORHOOD FABRIC OF HILL AVENUE, WHICH IS CURRENTLY A MIX OF MULTIUNIT AND SINGLE-FAMILY HOUSING ALONG THE SOUTH SIDE FACING THE PROJECT. A NEW SIDEWALK WILL PROVIDE IMPROVED PEDESTRIAN ACCESS ALONG TEMPLETON STREET, WHERE THERE ARE NO SIDEWALKS AT PRESENT. NEW LANDSCAPE 'BULB-OUTS' WILL BE PROVIDED AND PLANTED WITH CANOPY TREES.

6. EXPLAIN HOW SAFETY, FUNCTION AND AESTHETICAL ENHANCEMENTS FOR PEDESTRIAN NETWORK AND EXPERIENCE ARE ADDRESSED.
A NEW SIDEWALK WILL BE CONSTRUCTED ALONG TEMPLETON STREET, WHERE CURRENTLY THERE ARE NO SIDEWALKS ON EITHER SIDE OF THE STREET. THE EXISTING SIDEWALK ALONG HILL AVENUE WILL BE ENHANCED WITH STREET TREES AND BROUGHT UP TO CURRENT ACCESSIBILITY STANDARDS. PROPOSED HOMES ALONG THIS SIDE OF THE BLOCK WILL HAVE THEIR PEDESTRIAN ENTRIES FACING TOWARD HILL AVENUE, WITH COVERED PORCHES AND LANDSCAPED FRONT YARDS AND WALKWAYS. WITHIN THE SITE, FILTERED VIEWS THROUGH THE SITE WILL BE PRESERVED WITHIN NORTH-SOUTH PEDESTRIAN ROUTES WHICH OPEN TO THE NORTH.

7. EXPLAIN THE TYPE OF LANDSCAPE BUFFERS TO ADJACENT LAND USE WITH COMBINATION OF TREES, SHRUBS, VINES AND GROUNDCOVERS ARE PROVIDED.
THE NORTH SIDE OF THE SITE IS ADJACENT TO THE BACKYARDS OF EXISTING PRIVATE RESIDENCES THAT FRONT ONTO CEDAR STREET. THIS EDGE WILL BE BUFFERED WITH A MIX OF SMALL ORNAMENTAL TREES AND AN INFORMAL HEDGE OF LARGE SHRUBS, TO PROVIDE AN OPAQUE, ATTRACTIVE CANOPY. THE EASTERN EDGE WILL BE DEDICATED TO THE NEW BACKYARDS OF RESIDENCES AND WILL BE PLANTED WITH CANOPY TREES AND CLIMATE-ADAPTED SHRUBS AND GROUNDCOVERS. THE OTHER SIDES OF THE PROJECT ARE OCCUPIED BY STREET FRONTAGE TO THE WEST AND SOUTH, AND AN EXISTING RESIDENCE TO THE EAST.

8. MAXIMIZE THE USE OF PERMEABLE PAVING TYPES AS RECOMMENDED BY BAY-FRIENDLY LANDSCAPE GUIDELINES AND ALAMEDA COUNTY CLEAN WATER PROGRAM. REFERENCE WEBSITES: WWW.STOPWASTE.ORG, AND HTTP://WWW.CLEANWATERPROGRAM.ORG/BUSINESSES_DEVELOPERS.HTM.
PERMEABLE PAVERS WILL BE USED FOR THE PRIVATE STREET THAT PROVIDES ACCESS TO GARAGES, AND FOR SHARED OVERFLOW PARKING AREAS. PROPOSED PAVER IS THE 'HYDRO-FLO' INTERLOCKING PERMEABLE PAVING STONE BY PACIFIC INTERLOCK PAVINGSTONE, 'UNIVERSAL' MODEL.

9. MAXIMIZE USAGE OF RECYCLED MATERIAL IN ALL ASPECTS OF CONSTRUCTION MATERIAL.
RECYCLED MATERIALS WILL BE USED FOR THE FOLLOWING SITE FEATURES: DECKING, SITE FURNISHINGS (BENCHES, TRASH RECEPTACLES), WOOD CHIPS FROM TREES TO BE REMOVED.

10. SCREEN PARKING, LOADING, SERVICE AREAS, UTILITIES, SOLID BUILDING SURFACES, RETAINING WALLS, MASONRY WALLS, AND FENCES WITH TREES, SHRUBS AND VINES.
THESE AREAS WILL BE SCREENED WITH A COMBINATION OF LOW SHRUBS (TO 3' HT) AND LARGE CANOPY TREES. BULBOUTS AND TREE WELLS HAVE BEEN PLACED TO ALLOW ROOM FOR SCREEN PLANTING. THE LOW RETAINING WALLS WILL ALSO BE SCREENED WITH LOW SHRUBS, GRASSES, AND PERENNIALS.

11. ALLOW SPACE FOR PLANTS TO MATURE, AND NOT TO CAUSE DAMAGE TO PAVEMENT OR UNDERGROUND UTILITIES.
TREE PLACEMENT HAS BEEN COORDINATED WITH KNOWN UNDERGROUND UTILITIES TO ENSURE CLEARANCE. TREE WELLS WILL BE GENEROUSLY SIZED, AND TREE SPECIES SELECTED THAT COEXIST WELL WITH PAVEMENT.

12. SELECT APPROPRIATE TYPE OF PLANTS TO PRESERVE SIGHT DISTANCE AT SITE ENTRIES/EXITS AND INTERNAL CIRCULATION ROUTES WITHOUT SHEARING.
PLANTS AT ENTRIES WILL BE SELECTED TO REACH A MATURE SIZE OF 3' MAX AND WILL NOT REQUIRE SHEARING. WHERE TREES ARE SHOWN, THEY WILL BE LARGE CANOPY SPECIES, AND WILL BE PLANTED FROM NURSERY SPECIMENS WITH A MINIMUM LOW BRANCH HEIGHT OF 10'.

13. EROSION CONTROL: PLANT DEEP-ROOTED PLANTS ON SLOPES; AND SPECIFY JUTE MESH NETTING OR EQUAL ON SLOPES 3:1 OR STEEPER, OR ON SLOPES SHOWING SIGNS OF EROSION.
THERE ARE NO SLOPES STEEPER THAN 3:1 PROPOSED ON THE SITE, WHICH WILL BE TERRACED WITH A NUMBER OF LOW RETAINING WALLS. ALL EXPOSED SOILS WILL BE COVERED WITH PLANTING AND MULCH COVER TO MITIGATE EROSION AND ENCOURAGE HEALTHY ROOT GROWTH TO STABILIZE THE SITE.

14. SELECT DIVERSE PLANT SPECIES TO DISPLAY VARIOUS TEXTURE, FORM, FOLIAGE COLOR, FLOWERS, SEASONAL COLOR, AND ATTRACT WILD LIFE.
THE PLANT PALETTE IS DIVERSE, WITH A TOTAL OF 48 DIFFERENT SPECIES. FINE AND COARSE TEXTURED PLANTS HAVE BEEN INCLUDED, WITH A GOOD VARIETY OF FORM RANGING FROM GROUND-HUGGING ERIGERON AND MANZANITA CULTIVARS; GRASSES, FOLIAGE AND FLOWERING SHRUBS WITHIN THE 3' HEIGHT RANGES (FESTUCA CALIFORNICA, CISTUS 'SUNSET', PHORMIUM CULTIVARS, ARTEMISIA, AND POLYSTICHUM FERNS); LARGER SHRUBS FOR SCREENING (DODONAEA, CEANOTHUS AND PITTOSPORUMS), AND A VARIETY OF SMALL ORNAMENTAL TREES AND LARGER SHADE TREES. FOLIAGE COLORS INCLUDE BRONZE, SILVER, DARK AND BRIGHT GREENS, AND WHITE OR GOLD VARIEGATIONS. FLOWER COLORS ARE SELECTED IN A RANGE OF WHITES, PINKS, BLUES, AND YELLOWS. MANY OF THESE PLANTS WILL ATTRACT BIRDS, BUTTERFLIES, AND OTHER WILDLIFE DUE TO THEIR ABILITY TO PROVIDE COVER, FOOD (BERRIES AND/OR NECTAR), AND NESTING OPPORTUNITIES. 20 OF THE PROPOSED SPECIES ARE CALIFORNIA NATIVES, INCLUDING GRASSES, FERNS, SMALL AND LARGE FLOWERING AND FRUIT-BEARING SHRUBS, AND SMALL ORNAMENTAL TREES.

15. FOR PROJECTS LOCATED ALONG THE ARTERIAL STREETS, STREET FRONTAGE LANDSCAPING IS CONSISTENT WITH GUIDELINES IN LANDSCAPE BEAUTIFICATION PLAN (LBP).

COMMENT: ARTERIALS COVERED BY THE LBP CONSIST OF JACKSON STREET, "A" STREET, FOOTHILL BOULEVARD, HESPERIAN BOULEVARD, MISSION BOULEVARD, WINTON AVENUE, HARDER ROAD, TENNYSON ROAD, INDUSTRIAL BOULEVARD/PARKWAY, "B" STREET, SECOND STREET, FAIRVIEW AVENUE, AND HAYWARD BOULEVARD. COPIES OF THE LBP ARE AVAILABLE AT THE PLANNING DIVISION AND ON THE CITY'S WEBSITE AT WWW.HAYWARD-CA.GOV.
SITE IS NOT LOCATED ON AN ARTERIAL STREET, AND DOES NOT HAVE TO MEET THE LANDSCAPE BEAUTIFICATION PLAN GUIDELINES.

16. PROJECTS LOCATED IN THE HAYWARD HILLS AND IN THE URBAN/WILDLAND INTERFACE AREAS MUST CONFORM WITH HAYWARD'S HILLSIDE DESIGN AND URBAN/WILDLAND INTERFACE GUIDELINES

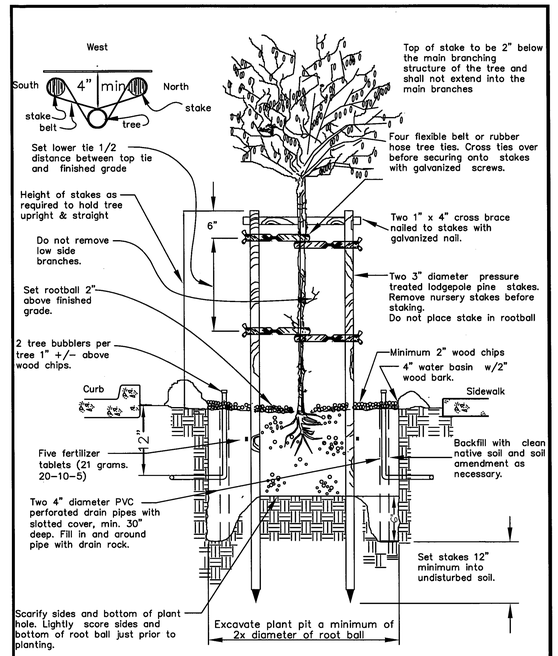
COMMENT: THE HAYWARD HILLS ARE GENERALLY DEFINED AS THE AREAS EAST OF MISSION BOULEVARD AND SOUTH OF "D" STREET. PROPERTIES SUBJECT TO THE INTERFACE PROVISIONS ARE DESIGNATED BY THE HAYWARD FIRE DEPARTMENT AND TYPICALLY INCLUDE SITES THAT ABUT OPEN SPACE OR RIPARIAN CORRIDORS. COPIES OF THE GUIDELINES ARE AVAILABLE AT THE PLANNING DIVISION AND ON THE CITY'S WEBSITE AT WWW.HAYWARD-CA.GOV.
SITE IS NORTH OF D STREET AND DOES NOT HAVE TO CONFORM WITH HAYWARD'S HILLSIDE DESIGN AND URBAN/WILDLAND INTERFACE GUIDELINES.

17. STATE WATER CONSERVATION, RUN-OFF CONTROL AND EROSION CONTROL MEASURES THROUGH IRRIGATION DESIGN.
IRRIGATION DESIGN WILL INCLUDE A 'SMART/ET' CONTROLLER WITH THE CAPACITY TO ADJUST IRRIGATION SCHEDULES TO SITE-SPECIFIC RAINFALL AND EVAPOTRANSPIRATION. THE SYSTEM WILL ALSO BE DESIGNED TO APPLY IRRIGATION WATER IN SEVERAL SHORT CYCLES WITH INTERVENING REST PERIODS, TO ALLOW WATER TO SOAK INTO THE SOIL. 3" DEPTH OF ORGANIC MULCH WILL BE APPLIED IN ALL PLANTING AREAS, INCREASING THE SOIL'S CAPACITY TO RETAIN WATER, AND SLOWING ANY RUNOFF THAT MAY RESULT DUE TO RAINSTORMS OR PIPE BREAKAGE.

18. STATE TYPE OF IRRIGATION SYSTEM TO BE USED.
ALL PLANTS WILL BE WATERED WITH DRIP/BUBBLER IRRIGATION, EXCEPT IN LIMITED TURF AREAS, WHICH WILL BE WATERED WITH HIGH-EFFIENCY SPRAY.

19. STATE IF STOCKPILING TOPSOIL WOULD BE PRACTICED.
TOPSOIL WILL BE STOCKPILED, PENDING SOIL TEST RESULTS. A SUITABLE STOCKPILE LOCATION WILL BE IDENTIFIED, WHERE IT CAN BE SET ASIDE WITHOUT IMPACTING CONSTRUCTION OPERATIONS.

20. STATE THE INTENT TO RECYCLE MINIMUM 50% OF LANDSCAPE CONSTRUCTION AND GREEN WASTE.
THE PROJECT SPECIFICATIONS WILL BE WRITTEN TO REQUIRE RECYCLING OF A MINIMUM OF 50% OF LANDSCAPE CONSTRUCTION AND GREENWASTE GENERATED BY CONSTRUCTION.



REV	DATE	BY	CITY OF HAYWARD ENGINEERING DIVISION	STREET TREE PLANTING	DWG. NO. SD-122
			DRAWN BY: HGM DATE: 06/03/08		FILED
			CHECKED BY: MHW-JT SCALE: NTS		SHT. 1 OF 2
			APPD. CITY ENGINEER / APPROVED DIR. PUBLIC WORKS		

STREET TREE PLANTING SPECIFICATIONS

1. Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shalll not exhibit kinked or circling roots.

2. Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.

3. Prior to planting tree, determine the location of existing or future underground utilities. Locate tree a minimum of 5 feet from lateral service lines and driveways. Locate tree a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.

4. Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24-hour period, auger three 4"-diameter by 3-foot deep holes at the bottom of the tree pit. Backfill with drain rock.

5. Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.

6. If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.

7. Depending on the planter strip width, or the tree well size and the tree species being planted, a 24" deep root-barrier may be required by the City to be placed between the root-ball and the curb and/or sidewalk. Length of strip barrier or size of the box barrier will be specified by the City.

8. Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stake.

REV	DATE	BY	CITY OF HAYWARD ENGINEERING DIVISION	STREET TREE PLANTING	DWG. NO. SD-122
			DRAWN BY: JT DATE: 6-13-08		FILED
			CHECKED BY: MHW SCALE: NTS		SHT. 2 OF 2
			APPD. CITY ENGINEER / APPROVED DIR. PUBLIC WORKS		

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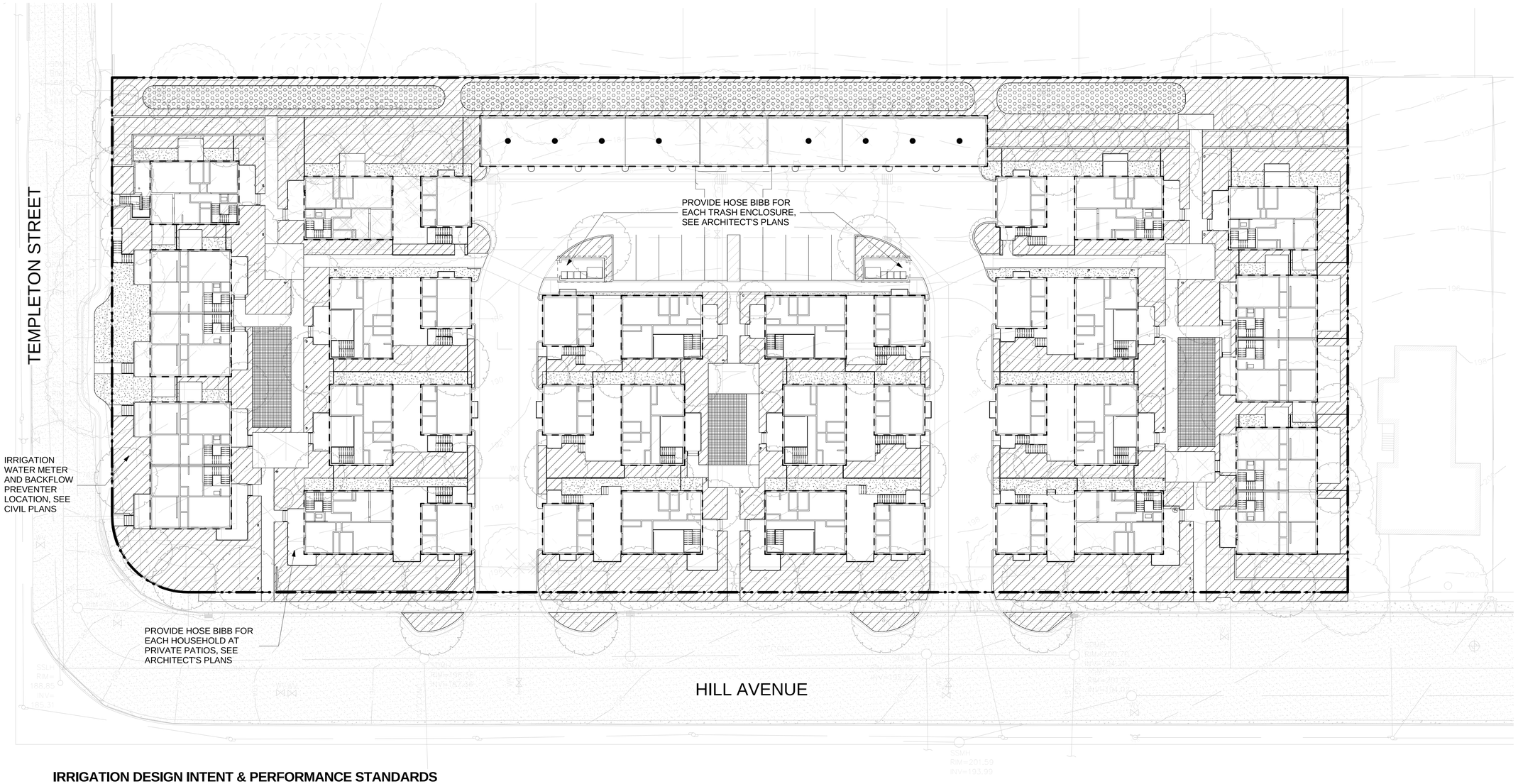
HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

LANDSCAPE STATEMENT

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-6



IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

1. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE LOW WATER USE. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.

2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 70% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.

3. NO TRADITIONAL TURF HAS BEEN SPECIFIED AND WILL NOT COVER MORE THAN 25% OF TOTAL IRRIGATED AREA.

4. TURF IS NOT ALLOWED IN AREAS LESS THAN 8' WIDE.

5. AUTOMATIC, SELF-ADJUSTING IRRIGATION CONTROLLERS ARE TO BE SPECIFIED ON ALL IRRIGATION SYSTEMS AND WILL AUTOMATICALLY ACTIVATE AND DEACTIVATE THE IRRIGATION SYSTEM BASED ON CHANGES IN THE WEATHER. ALL AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A RAIN SENSORS.

6. OVERHEAD SPRINKLER IRRIGATION FOR TURF AREAS ONLY, NO SPRINKLERS OR SPRAY HEADS IN AREAS LESS THAN 8' WIDE. LANDSCAPE DESIGN BEST PRACTICES WILL INCLUDE DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.

7. HOMEOWNER AND DEVELOPER TO CONFORM TO EBMUD SECTION 31 WATER EFFICIENCY REQUIREMENTS FOR LANDSCAPE. PLANS PROVIDED INCLUDE SUGGESTED PLANT PALETTE, AND IRRIGATION DESIGN/BUILD SPECIFICATION TO CONFORM TO SECTION 31. HOMEOWNER TO REFER TO EBMUD BOOK "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" FOR FURTHER INFORMATION AND PLANT SELECTION. IN ADDITION WWW.STOPWASTE.ORG WEB SITE PROVIDES ADDITIONAL INFORMATION REGARDING BAY FRIENDLY PLANTS AND PRACTICES FOR LANDSCAPING.

8. VALVES AND CIRCUITS TO BE SEPARATED (INDIVIDUAL HYDROZONES) BASED ON PLANT MATERIAL AND WATER USE.

9. STATIC PRESSURE AT POINT OF CONNECTION TO BE 60 PSI OR HIGHER. IRRIGATION DEMAND NOT TO EXCEED 20 GPM AT 60 PSI STATIC PRESSURE.

10. PROVIDE AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% UNIFORM COVERAGE AND MEETS CURRENT STANDARDS WATER EFFICIENCY STANDARDS FOR LANDSCAPE AREAS.

11. IRRIGATION BACKFLOW PREVENTION DEVICE TO BE LOCATED CLOSER TO STRUCTURE AWAY FROM EDGE OF ROAD OR PAVEMENT ON A CONCRETE PAD. A POLAR BLANKET AND STEEL CAGING TO BE PROVIDED FOR EACH BACKFLOW PREVENTER.

12. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES":
H = HIGH
M = MODERATE
L = LOW
VL = VERY LOW

HYDROZONE TYPES

HYDROZONE 1: MIXED PLANTINGS IN SUN EXPOSURE, SELECT SPECIES FROM PLANT LIST APPROPRIATE FOR SUN EXPOSURE, DRIP IRRIGATED.

HYDROZONE 2: MIXED PLANTINGS IN PART SUN TO SHADE, SELECT SPECIES IN PLANT LIST APPROPRIATE FOR PART SUN TO SHADE EXPOSURE, DRIP IRRIGATED.

HYDROZONE 3: BIOTREATMENT AREAS, DRIP IRRIGATED

HYDROZONE 4: TURF, HIGH-EFFIECENCY SPRAY IRRIGATED

HYDROZONE 5: TREES, LOCATION INDICATED ON PLAN

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HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

CONCEPTUAL IRRIGATION PLAN

DATE: 9/29/2014
SCALE: 1" = 20'-0"

L-7

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	Fremont	Name of City
ET_o of City from Appendix A	47.00	ET_o (inches/year)
Enter total landscape including SLA	38,848.00	LA (ft^2)
Enter Special Landscape Area	0.00	SLA (ft^2)
Results:		
MAWA = (ET_o) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	792,421.50	Gallons
	105,931.70	Cubic Feet
	1,059.32	HCF
	2.43	Acre-feet
	0.79	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)		
ET_o of City from Appendix A	47.00	ET_o (inches/year)
Landscape Area	38,848.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
Enter Effective Precipitation	0.00	Eppt (in/yr)
Results:		
MAWA=(ET_o - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	792,421.50	Millions of Gallons

Estimated Total Water Use

Equation:

ETWU = (ET_o) x (0.62) x [(PF x HA/IE) + SLA]

Enter values in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Enter Irrigation Efficiency (equal to or greater than 0.71)	0.71	
Irrigation Efficiency Default Value	0.71	

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2)	PF x HA (ft^2)
1	low	0.30	26,974	8,092
2	low	0.27	5,387	1,454
3	low	0.30	4,216	1,265
4	high	0.80	1,647	1,318
5	moderate	0.50	624	312
				0
				0
				0
				0
				0
				0
				0
				0
				0
				12,441
	SLA	1	0	0
		Sum	38,848	

Results

MAWA =	792,422	ETWU=	510,610	Gallons	ETWU complies with MAWA
			68,259	Cubic Feet	
			683	HCF	
			1.57	Acre-feet	
			0.51	Millions of Gallons	

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HILL AVENUE HOMES

1818 HILL AVENUE, HAYWARD, CA

PRELIMINARY
MWELO
CALCULATIONS

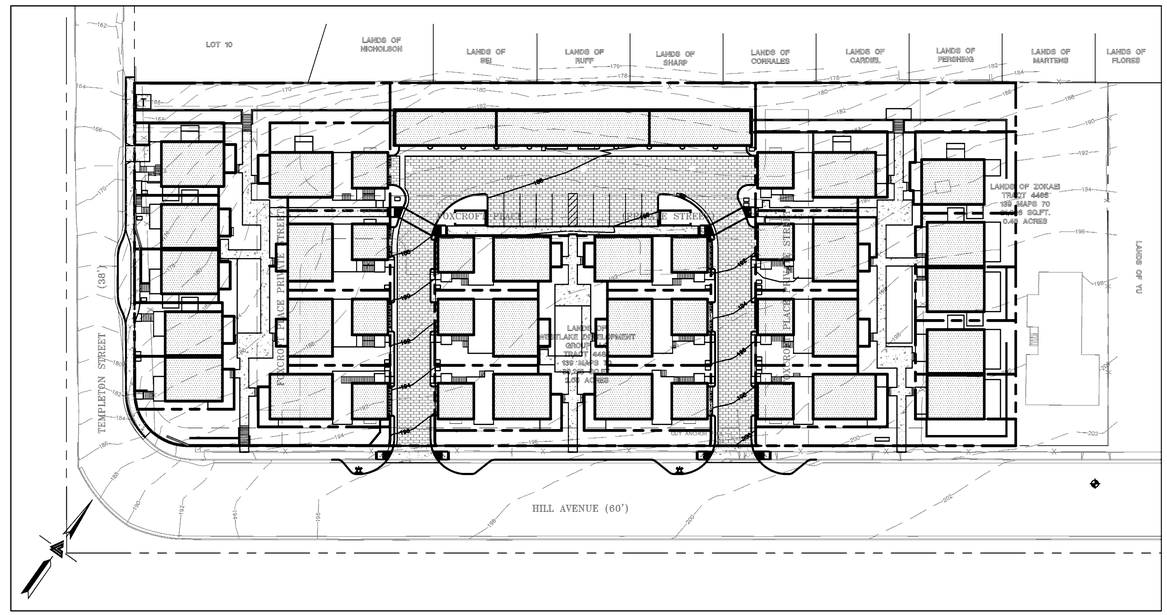
DATE: 9/29/2014
SCALE:

L-8

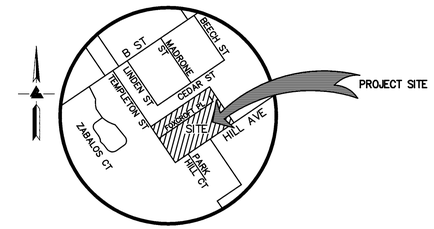
VESTING TENTATIVE TRACT MAP #8120
HILL AVENUE HOMES
HAYWARD, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	SUB	SUBDRAIN LINE
	RW RW	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 40'



VICINITY MAP
NO SCALE

NOTES
TRACT NUMBER: 8120

PROPERTY OWNER/DEVELOPER
ATTN: SUNNY TONG
WESTLAKE DEVELOPMENT GROUP, LLC
520 S. EL CAMINO REAL, 9TH FLOOR
SAN MATEO, CA 94402
(650)579-1010

ENGINEER/SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086

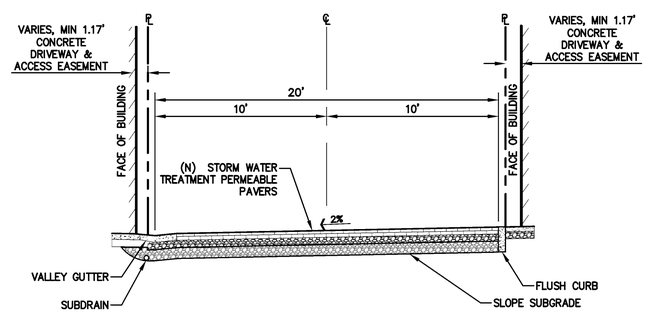
APN: 416-0150-092-00
416-0150-093-00
416-0150-057-02

EXISTING ZONING: RSB4
PROPOSED ZONING: RSB4

EXISTING ADDRESS: 22788 TEMPLETON ST.
1818 HILL AVE.
HAYWARD, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
B & D	BEARING & DISTANCE
BM	BENCHMARK
BW/FG	BOTTOM OF WALL/FINISH GRADE
CB	CATCH BASIN
C & G	CURB AND GUTTER
℄	CENTER LINE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONC	CONCRETE
CONST	CONSTRUCT or –TION
CONC COR	CONCRETE CORNER
CSE	COMMON SPACE EASEMENT
CY	CUBIC YARD
D	DIAMETER
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EA	EACH
EC	END OF CURVE
EG	EXISTING GRADE
EL	ELEVATIONS
EP	EDGE OF PAVEMENT
EQ	EQUIPMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EW	EACH WAY
(E)	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
G	GAS
GA	GAGE OR GAUGE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HI PT	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
JB	JUNCTION BOX
JT	JOINT TRENCH
JP	JOINT UTILITY POLE
L	LENGTH
LNDG	LANDING
LF	LINEAL FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON.	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O/	OVER
(PA)	PLANTING AREA
PED	PEDESTRIAN
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PIV	POST INDICATOR VALVE
PSE	PUBLIC SERVICES EASEMENT
ℙ	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RW	RAINWATER
R/W	RIGHT OF WAY
S	SLOPE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SAN	SANITARY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
S.L.D.	SEE LANDSCAPE DRAWINGS
SPEC	SPECIFICATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
STRUCT	STRUCTURAL
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TP	TOP OF PAVEMENT
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W/	WITH
W, WL	WATER LINE
WM	WATER METER
WWF	WELDED WIRE FABRIC



PRIVATE STREET SECTION
NTS

ESTIMATED EARTHWORK QUANTITIES

	CUT (CUBIC YARDS)	FILL (CUBIC YARDS)	SUB TOTAL (CUBIC YARDS)
BUILDINGS/GARAGES	2,631	1,559	(1,072)
WEST PARKING	---	170	170
COMMUNITY ROOM	---	216	216
EAST PARKING	---	250	250
STREET	578	---	(578)
SUB TOTAL	3,209	2,195	1,014 EXPORT

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S STATEMENT
I, SUNNY TONG AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

AS OWNER:

BY: _____ _____
SUNNY TONG, WESTLAKE DEVELOPMENT GROUP, LLC — DATE

UTILITIES / SERVICES

WATER	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF HAYWARD

TRACT IMPROVEMENTS AND STANDARDS

1. ALL IMPROVEMENTS WITHIN/OR ADJACENT TO PROPOSED PUBLIC STREET TO BE PER CITY OF HAYWARD PUBLIC WORKS STANDARDS, INCLUDING BUT NOT LIMITED TO: CONC. CURB WITH GUTTER PER SD-108, RESIDENTIAL DRIVEWAY PER SD-109, TYPE "A" CURB INLET PER SD-402, SEWER MAIN PER SD-301, SEWER CONNECTION PER SD-312, SEWER RISER PER SD-308, WATER SERVICES PER SD-218.

2. UNLESS OTHERWISE STATED, ALL NECESSARY EASEMENTS AND STREET RIGHT-OF-WAY SHALL BE DEDICATED AND ALL IMPROVEMENTS SHALL BE DESIGNED AND INSTALLED AT NO COST TO THE CITY OF HAYWARD.

3. ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAYWARD MUNICIPAL CODE, CHAPTER 10, ARTICLE 3, AND STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE INDICATED.

4. ALL DESIGN WORK SHALL BE PERFORMED BY THE SUBDIVIDER'S ENGINEER, UNLESS OTHERWISE INDICATED.

5. EXISTING DRIVEWAYS, SIDEWALK, CURB GUTTER TO BE REMOVED AS REQUIRED, AND TO BE REPLACED AS SHOWN TO MATCH WITH EXISTING.

6. PARK FEE SHALL BE PAID BY DEVELOPER/OWNER.

7. GRADING SHALL BE LIMITED TO AREA WITHIN BOUNDARY.

BENCHMARK
CITY OF HAYWARD BENCHMARK
MON ⊙ B STREET M/L ⊙ TEMPLETON
ELEVATION = 157.31'
(CITY OF HAYWARD DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 202.97'
(CITY OF HAYWARD DATUM)

STORMWATER TREATMENT NOTE:
PER ALAMEDA COUNTY CLEAN WATER PROGRAM, THE OWNER SHALL FOLLOW RECOMMENDATIONS PER BROCHURE ON PARKING LOT MAINTENANCE LOCATED AT CLEAN WATER PROGRAM.COM\PARKING_LOTS_FACT_SHT.PDF. ADDITIONALLY (PROJECT OWNER) SHALL INSTALL AND PROVIDE REGULAR MAINTENANCE OF A GREASE & SAND TRAP. ALTERNATELY OWNER MAY PROVIDE PAVING AREAS PERVIOUS WITH PAVERS OR PERVIOUS CONCRETE.

FLOOD ZONE INFORMATION
THE SITE SHOWN ON THIS PLAN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEMA MAP NUMBER 06001C0287G, EFFECTIVE DATE AUGUST 3, 2009.

CALL 1-800-227-2600 BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

CIVIL SHEET INDEX

TNT-1	TITLE SHEET
TNT-2	LOT LAYOUT PLAN
TNT-3	PRELIMINARY GRADING PLAN
TNT-4	PRELIMINARY UTILITY PLAN
TNT-5	SITE SECTIONS
TNT-6	STORM WATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER — JAMES TOBY — No. 63127 — Exp. 06-30-14 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
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WWW.LEABRAZE.COM

VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA
APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02
ALAMEDA COUNTY

TITLE SHEET

–	–
–	–
–	–
–	–
11-04-14	WM
REVISIONS	BY
JOB NO:	2140628
DATE:	9-30-14
SCALE:	AS NOTED
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	TNT-1

1 OF 6 SHEETS

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.24	S35°09'50"E
L2	49.99	N54°50'57"E
L3	12.15	S35°09'03"E
L4	6.50	N54°50'57"E
L5	15.81	S35°09'03"E
L6	6.50	S54°49'09"W
L7	7.63	S35°09'03"E
L8	3.00	S54°50'57"W
L9	5.00	S35°09'03"E
L10	46.99	S54°50'57"W
L11	40.60	N35°09'50"W
L12	7.64	S35°09'03"E
L13	6.50	N54°50'57"E
L14	15.15	S35°09'03"E
L15	6.50	S54°50'57"W
L16	7.22	S35°09'03"E
L17	46.98	S54°50'33"W
L18	30.01	N35°09'50"W
L19	7.22	S35°09'03"E
L20	6.50	S54°50'57"W
L21	15.15	S35°09'03"E
L22	6.50	S54°50'57"W
L23	7.64	S35°09'03"E
L24	46.97	S54°50'57"W
L25	29.99	N35°09'50"W
L26	2.15	N54°50'57"E
L27	7.64	S35°09'03"E
L28	6.50	N54°50'57"E
L29	15.15	S35°09'03"E
L30	6.50	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L31	7.22	S35°09'03"E
L32	6.50	S54°50'57"W
L33	49.12	S54°50'33"W
L34	7.22	S35°09'03"E
L35	6.50	N54°50'57"E
L36	22.29	S35°09'03"E
L37	54.06	S54°50'57"W
L38	20.00	N35°09'50"W
L39	112.38	N54°50'57"E
L40	6.50	N35°09'03"W
L41	73.67	S54°50'57"W
L42	22.45	N35°09'03"W
L43	6.50	N54°50'57"E
L44	7.05	N35°09'03"W
L45	10.00	N54°50'57"E
L46	5.00	N35°09'03"W
L47	57.17	N54°50'57"E
L48	34.50	S35°09'03"E
L49	10.64	N35°09'03"W
L50	6.50	S54°50'57"W
L51	15.15	N35°09'03"W
L52	6.50	N54°50'57"E
L53	16.22	N35°09'03"W
L54	57.17	N54°50'57"E
L55	42.00	S35°09'03"E
L56	10.64	N35°09'03"W
L57	6.50	S54°50'57"W
L58	15.15	N35°09'03"W
L59	6.50	N54°50'57"E
L60	18.72	N35°09'03"W
L61	57.17	N54°50'57"E
L62	44.50	S35°09'03"E
L63	7.50	N35°09'03"W
L64	10.00	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L65	7.64	N35°09'03"W
L66	6.50	S54°50'57"W
L67	15.81	N35°09'03"W
L68	6.50	N54°50'57"E
L69	18.15	N35°09'03"W
L70	67.17	N54°50'57"E
L71	49.10	S35°09'03"E
L72	22.27	N35°09'03"W
L73	142.83	S54°50'10"W
L74	25.83	N54°50'57"E
L75	4.53	N35°09'04"W
L76	36.50	N35°09'03"W
L77	57.83	N54°50'57"E
L78	5.00	S35°09'03"E
L79	7.00	N54°50'57"E
L80	11.67	S35°21'20"E
L81	6.00	N54°50'57"E
L82	19.83	S35°09'03"E
L83	70.88	S54°50'57"W
L84	42.00	N35°09'03"W
L85	57.83	N54°50'57"E
L86	16.22	S35°09'03"E
L87	6.50	N54°50'57"E
L88	15.15	S35°09'03"E
L89	6.50	S54°50'57"W
L90	10.64	S35°09'03"E
L91	23.94	N35°09'03"W
L92	64.11	N54°50'57"E
L93	8.41	S35°09'03"E
L94	6.04	N54°50'57"E
L95	13.33	S35°09'03"E
L96	6.04	S54°50'57"W
L97	3.70	S35°09'03"E
L98	7.00	S54°50'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L99	5.00	S35°09'03"E
L100	24.67	N54°50'57"E
L100	64.11	S54°50'57"W
L101	23.94	N35°09'03"W
L102	57.83	N54°50'57"E
L103	5.00	S35°09'03"E
L104	7.00	N54°50'57"E
L105	3.70	S35°09'03"E
L106	6.04	N54°50'57"E
L107	13.33	S35°09'03"E
L108	6.04	S54°50'57"W
L109	8.41	S35°09'03"E
L110	64.11	N54°50'57"E
L111	42.00	N35°09'03"W
L112	57.83	N54°50'57"E
L113	10.64	S35°09'03"E
L114	6.50	N54°50'57"E
L115	15.15	S35°09'03"E
L116	6.50	S54°50'57"W
L117	16.22	S35°09'03"E
L118	36.50	N35°09'03"W
L119	70.88	N54°50'57"E
L120	19.83	S35°09'03"E
L121	6.00	S54°50'57"W
L122	11.67	S34°56'46"E
L123	7.00	S54°50'57"W
L124	5.00	S35°09'03"E
L125	4.50	S35°09'03"E
L126	153.50	N54°50'57"E
L127	204.29	N54°50'10"E
L128	25.83	N54°50'57"E
L129	6.50	N35°09'50"W
L130	34.50	N35°10'47"W
L131	57.19	N54°50'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L132	5.00	S35°09'03"E
L133	16.50	N54°50'57"E
L134	29.50	S35°09'03"E
L135	73.67	S54°50'57"W
L136	42.00	N35°09'03"W
L137	57.19	N54°50'57"E
L138	16.22	S35°09'03"E
L139	6.50	N54°50'57"E
L140	15.15	S35°09'03"E
L141	6.50	S54°50'57"W
L142	10.64	S35°09'03"E
L143	44.49	N35°09'50"W
L144	57.20	N54°50'10"E
L145	18.72	S35°09'03"E
L146	6.50	N54°50'57"E
L147	15.15	S35°09'03"E
L148	6.50	S54°50'57"W
L149	10.64	S35°09'03"E
L150	44.11	N35°09'50"W
L151	73.71	N54°50'57"E
L152	36.60	S35°09'03"E
L153	16.50	S54°50'57"W
L154	7.50	S35°09'03"E
L155	27.32	N35°09'50"W
L156	145.45	N54°50'10"E
L157	27.35	S35°09'03"E
L158	45.60	S35°09'03"E
L159	52.57	S54°50'57"W
L160	5.00	N35°09'03"W
L161	4.63	S54°50'57"W
L162	7.64	N35°09'03"W
L163	1.88	S54°50'57"W
L164	15.81	N35°09'03"W
L165	2.97	N54°50'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L166	17.15	N35°09'50"W
L167	30.00	S35°09'03"E
L168	56.07	S54°50'57"W
L169	22.36	N35°08'10"W
L170	3.50	N54°50'57"E
L171	7.64	N35°09'03"W
L172	30.00	S35°09'03"E
L173	56.08	S54°50'57"W
L174	30.00	N35°08'16"W
L175	30.00	S35°09'03"E
L176	56.07	S54°50'57"W
L177	30.00	N35°09'50"W
L178	25.00	S35°09'03"E
L179	56.07	S54°50'57"W
L180	25.00	N35°09'50"W
L181	15.00	S35°09'03"E
L182	144.99	S54°50'57"W
L183	56.10	N54°50'57"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	37.44	30.00
C2	4.03	19.50
C3	9.67	30.00
C4	4.00	19.50
C5	6.56	28.66
C6	6.55	29.50
C7	4.03	19.50
C8	4.02	19.50

LEGEND

P.U.E.: PUBLIC UTILITY EASEMENT
P.A.E.: PUBLIC ACCESS EASEMENT
E.V.A.E.: EMERGENCY VEHICLE ACCESS EASEMENT
I.E.: INGRESS-EGRESS EASEMENT
P.G.& E.: PACIFIC GAS AND ELECTRIC EASEMENT
P.U.E.: PUBLIC UTILITY EASEMENT

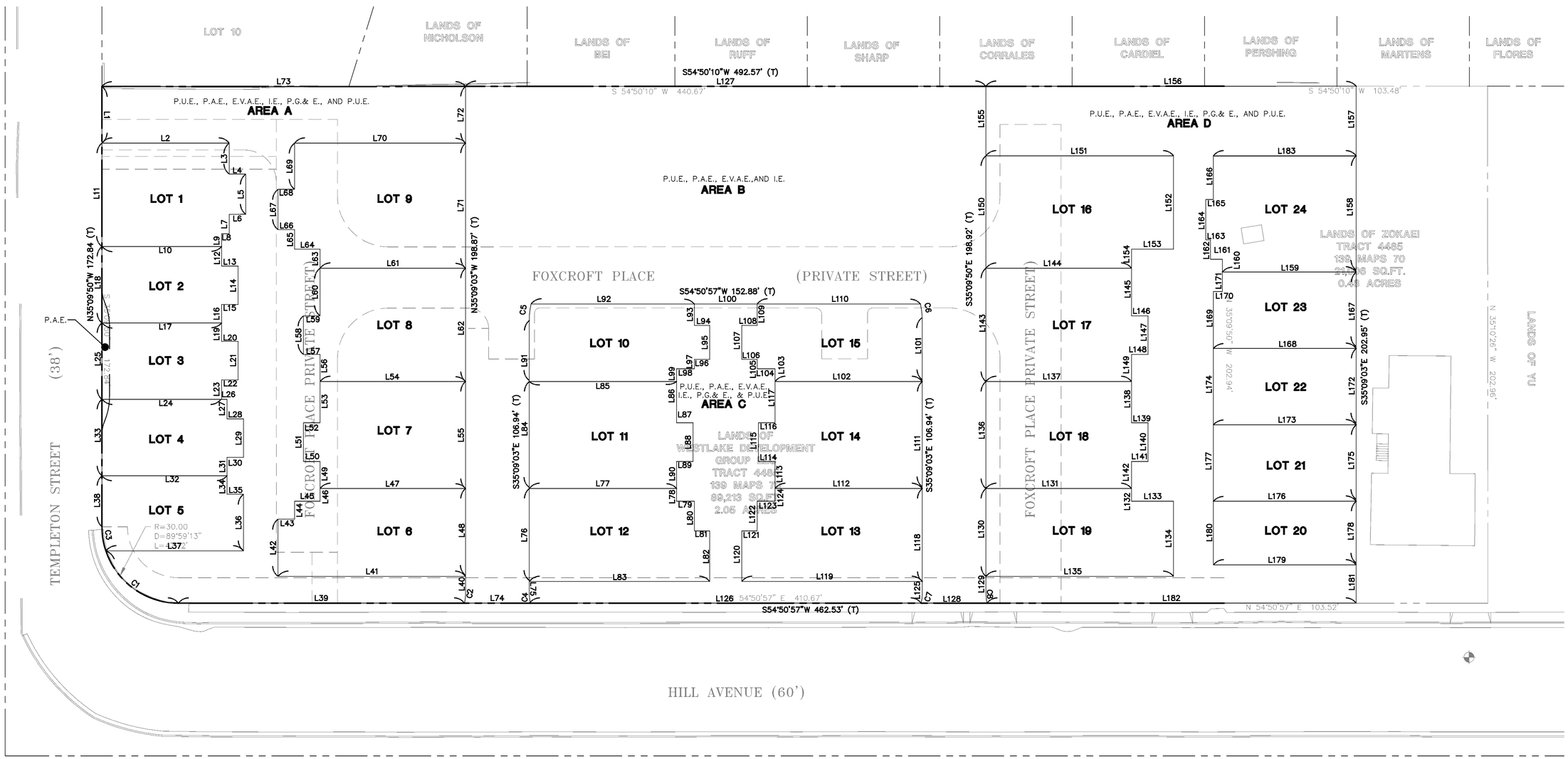
0 10 20 40

SCALE: 1" = 20'

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

EASEMENTS SHOWN PER
TRACT 4485
139 MAPS 70



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SACRAMENTO REGION
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REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA
ALAMEDA COUNTY

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

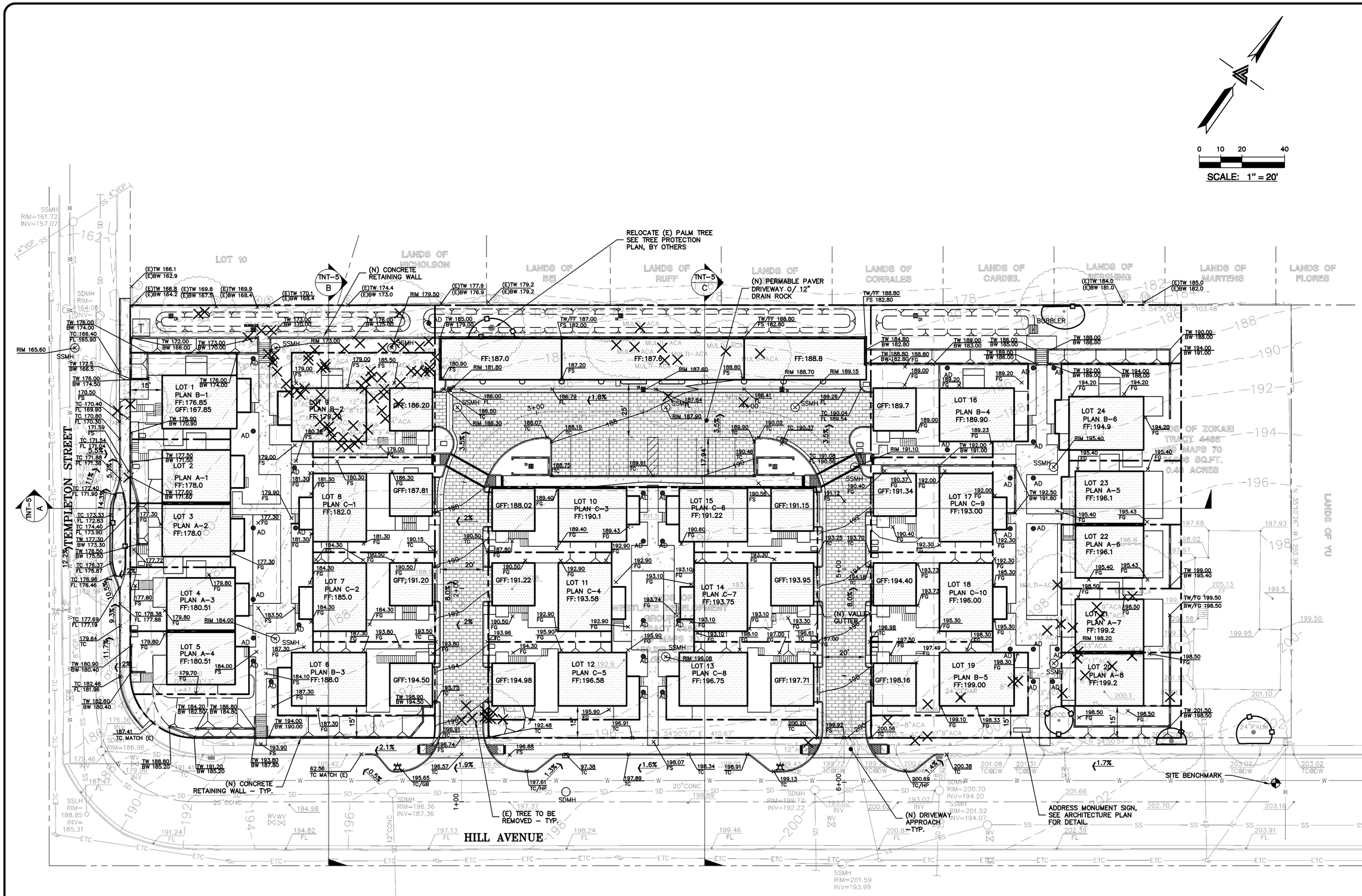
LOT LAYOUT PLAN

–	–
–	–
–	–
–	–
11-04-14	WM
REVISIONS	BY

JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	

TNT-2

2 OF 6 SHEETS



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

ALAMEDA COUNTY

PRELIMINARY GRADING PLAN

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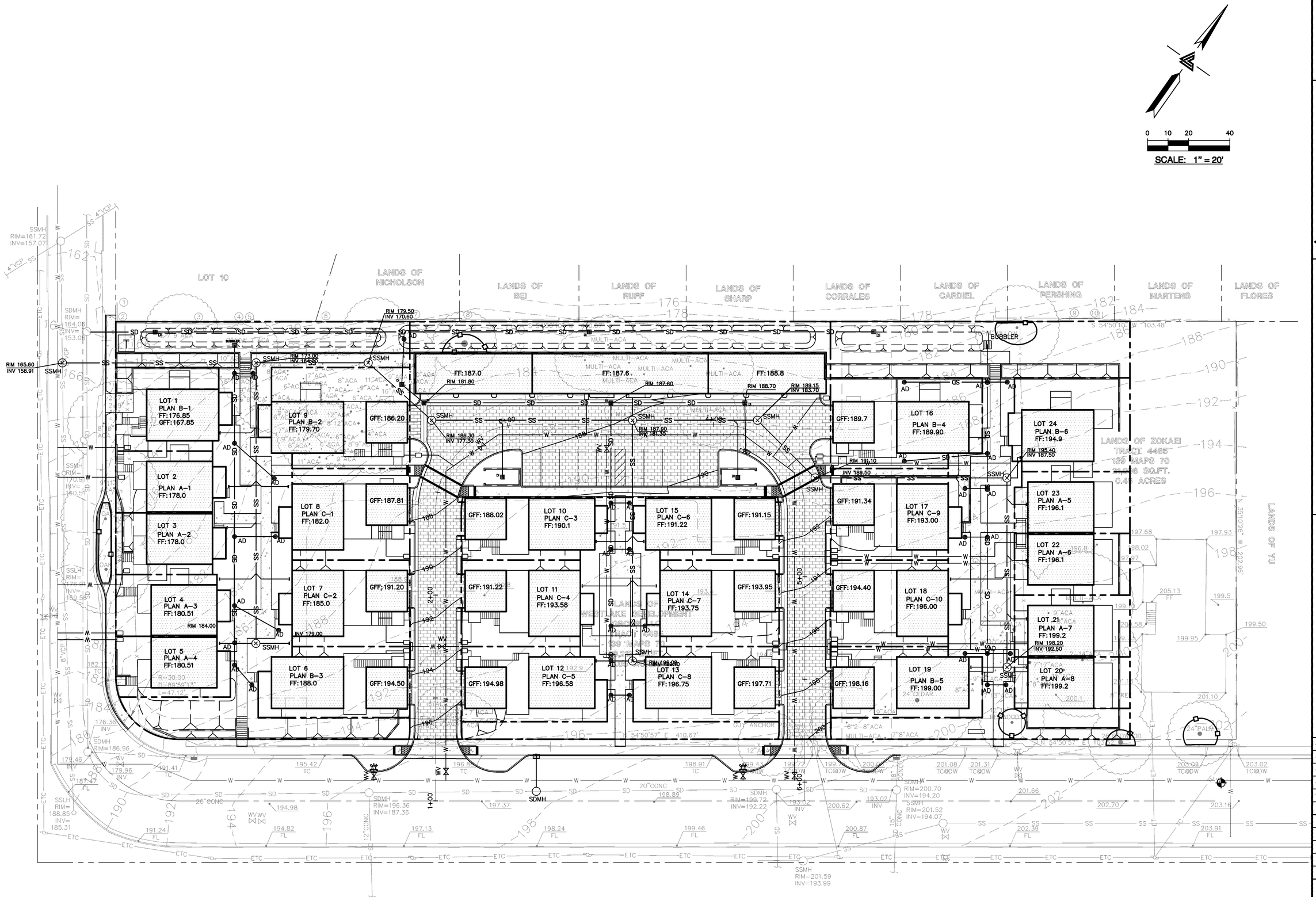
–	–
–	–
–	–
11-04-14	WM
REVISIONS	BY

JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	

TNT-3

3 OF 6 SHEETS



REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

ALAMEDA COUNTY

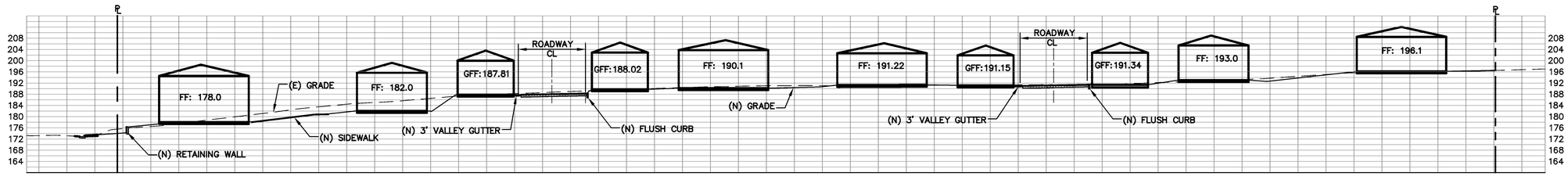
PRELIMINARY UTILITY PLAN

-	-
-	-
-	-
-	-
11-04-14	WM
REVISIONS	BY

JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	

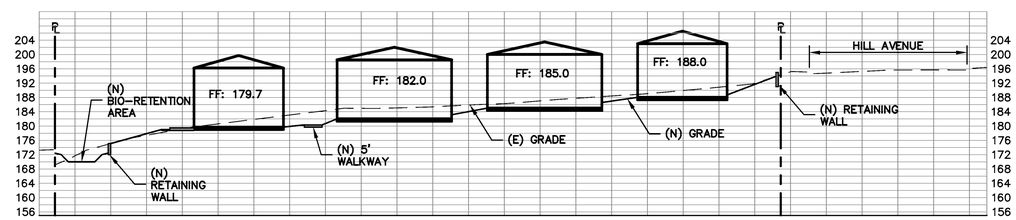
TNT-4

4 OF 6 SHEETS



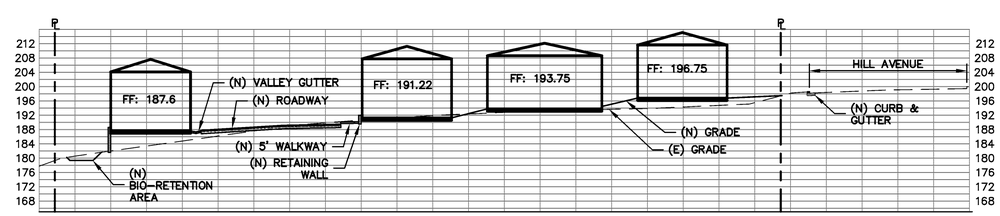
A / TNT-5 **SECTION A**

SCALE: 1" = 20' HORIZ & VERT



B / TNT-5 **SECTION B**

SCALE: 1" = 20' HORIZ & VERT



C / TNT-5 **SECTION C**

SCALE: 1" = 20' HORIZ & VERT

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
No. 63127
Exp. 06-30-14
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

APN: 416-0150-092-00
APN: 416-0150-093-00
APN: 416-0150-057-02

SITE SECTIONS

–	–
–	–
–	–
–	–
11-04-14	WM
REVISIONS	BY

JOB NO:	2140628
DATE:	9-30-14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	

TNT-5

5 OF 6 SHEETS

STORMWATER MANAGEMENT PLAN TREATMENT AREA TABLE

DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA U.N.O. (4%)	AVAILABLE TREATMENT AREA
DMA–1	21,719 SF	396 SF	422 SF
DMA–2	5,488 SF	80 SF	80 SF
DMA–3*	39,354 SF	1,081 SF	1,145 SF
DMA–4	10,225 SF	409 SF	472 SF

* DMA–3 TOTAL EFFECTIVE IMPERVIOUS AREA 27,032 SF CONSISTS 39,354 SF OF IMPERVIOUS AREA AND 12,322 SF OF SELF TREATED AREA.

***NOTE:**
TREATMENT FOR DMA #1 IS BY PAVER DRIVEWAY. ALL DOWNSPOUTS ARE TO BE DIRECTED TOWARDS CENTRAL PERMEABLE DRIVEWAY.
THE C.3 RUNOFF VOLUME OF THE WATERSHED TO BE TREATED MUST BE RETAINED WITHIN THE PERMEABLE PAVERS AND DRAIN ROCK. A REQUIRED CAPTURE VOLUME OF 3,870 CUBIC FEET IS REQUIRED FOR THE WATERSHED AREA, AND USING A 30% VOID RATIO, CALCULATES TO 12,900 CUBIC FEET OF DRAIN ROCK REQUIRED TO RETAIN THE RUNOFF. 12 INCHES OF DRAIN ROCK BENEATH THE ENTIRE PERMEABLE PAVER DRIVEWAY IS PROVIDED, MAKING 16,337 CF OF DRAIN ROCK AVAILABLE TO RETAIN THE RUNOFF.

LEGEND:

- RUNOFF DRAINAGE DIRECTION
- AD — AREA DRAIN
- CB — CATCH BASIN
- DRAINAGE MANAGEMENT AREA
- BIORETENTION BMP
- PERVIOUS PAVEMENT BMP

0 10 20 40
SCALE: 1" = 20'

PROJECT DESCRIPTION:

22788 TEMPLETON STREET
1818 & 1842 HILL AVENUE
HAYWARD, CA 94541

APN: 416–0150–092–00
416–0150–093–00
416–0150–057–02

DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCT HOUSING AND EXTEND UTILITIES TO SERVE THE RESIDENTS. FRONTAGE IMPROVEMENTS, ROUGH GRADING, DRIVEWAYS, AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM PUBLIC UTILITIES COMMISSION INCLUDING 2 FLOW THROUGH PLANTERS AND PERMEABLE PAVEMENT.

THE SITE IS APPROXIMATELY 99,907 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 26,469 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 74% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND PERVIOUS PAVING MATERIALS.

THE SITE IS DIVIDED INTO 3 DRAINAGE MANAGEMENT AREAS (DMA). AREAS 2 AND 3 UTILIZE FLOW THROUGH PLANTERS AND AREA 1 USES PERVIOUS PAVEMENT IN THE DRIVEWAY.

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL SE ABSORBMENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, BUBBLERS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING;

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

C. FLOW THROUGH PLANTER

MAINTENANCE AGREEMENT
UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE FLOW THROUGH PLANTER USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW–RELEASE FERTILIZER WITH TRACE ELEMENTS. .

*REMOVE OBSTRUCTIONS AND TRASH FROM FLOW THROUGH PLANTER.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN FLOW THROUGH PLANTERS SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

FLOW THROUGH PLANTERS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

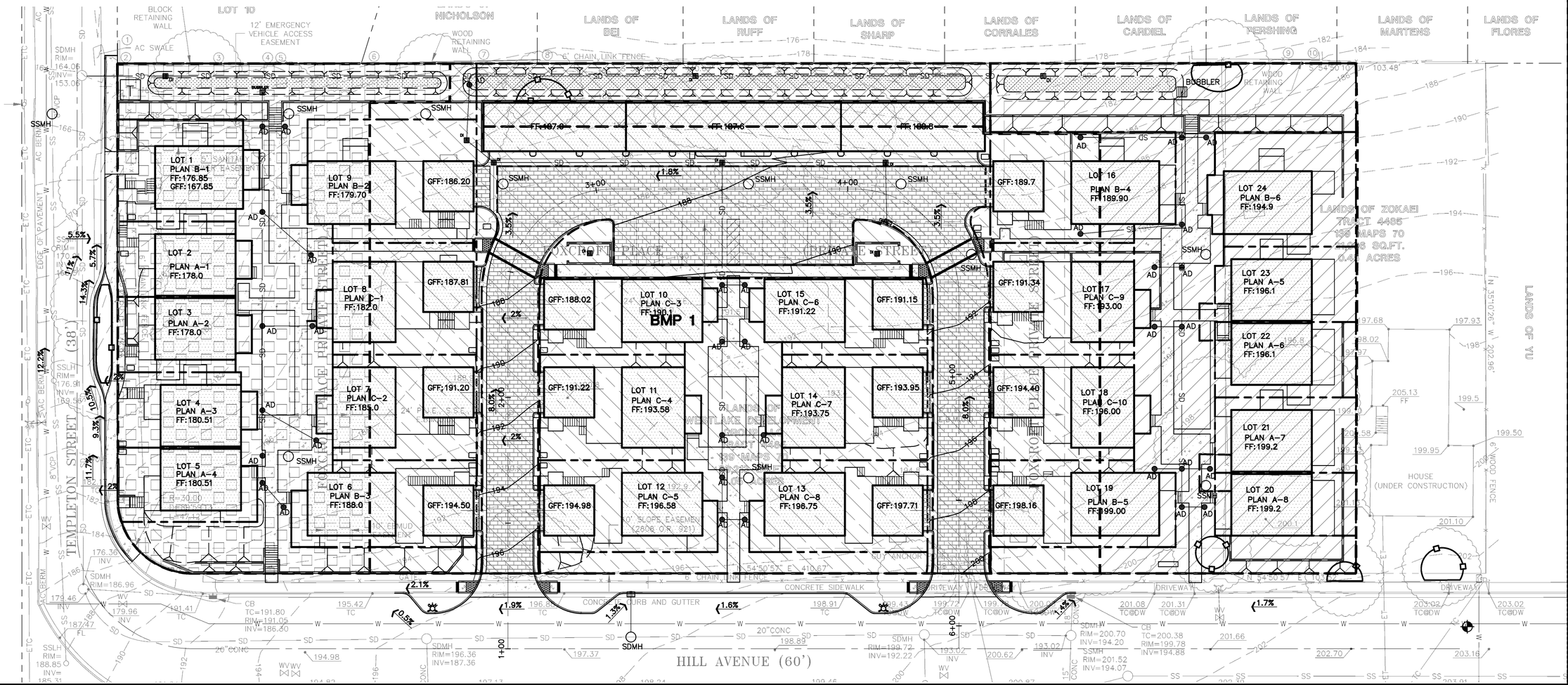
*CONDITION OF GRASSES.

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.



REGISTERED PROFESSIONAL ENGINEER JAMES TOSH No. 63127 Exp. 06-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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VESTING TENTATIVE MAP 8120
HILLS AVENUE HOMES
HAYWARD, CALIFORNIA

ALAMEDA COUNTY

APN: 416–0150–092–00
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STORM WATER CONTROL PLAN

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11–04–14	WM
REVISIONS	BY
JOB NO:	2140628
DATE:	9–30–14
SCALE:	1" = 20'
DESIGN BY:	JC
DRAWN BY:	TB/WM
SHEET NO:	TNT-6

6 OF 6 SHEETS

MINUTES OF THE REGULAR MEETING OF THE CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 6, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair McDermott.

ROLL CALL

Present: COMMISSIONERS: Loché, Enders, Faria, Lavelle, Parso
CHAIRPERSON: McDermott
Absent: COMMISSIONER: Trivedi

Planning Manager Buizer announced that Commissioner Trivedi would not be attending the remainder of Planning Commission meetings during this year due to unforeseen family medical circumstances.

Commissioner Enders led in the Pledge of Allegiance.

Staff Members Present: Buizer, Lawson, Madhukansh-Singh, Rizk

General Public Present: 1

PUBLIC COMMENTS

None

PUBLIC HEARING

1. Hayward General Plan 2015-2023 Housing Element

Planning Manager Buizer provided a synopsis of the staff report. She shared that staff received an email from the Building Industry Association Bay Area acknowledging the quality of response to their Housing Element Comment Letter that was provided to them by staff.

Planning Manager Buizer confirmed for Commissioner Loché that the changes to the Inclusionary Housing Ordinance would not impact the City's ability to meet the Regional Housing Needs Allocation (RHNA) requirements. She pointed out that the various requirements could be met based on density assumptions and noted that different developers were proposing to provide affordable housing units in future projects, therefore it would not be necessary to extract the affordable housing units through the ordinance.

Chair McDermott requested staff to clarify the language in the Employee Housing Act. Planning Manager Buizer indicated that the intent of the Employee Housing Act was to ensure that if a

business is providing housing for six or fewer employees living in a particular residence then this residence be treated just like a single-family unit.

Chair McDermott expressed that developing the Hayward General Plan 2015-2023 Housing Element had been a long and arduous process which involved input from various segments of the community; she emphasized that the Housing Element document was a summary of the feedback received from the public, General Plan Update Task Force and staff.

Chair McDermott opened and closed the public hearing at 7:14 p.m.

Commissioner Loché made a motion to approve the Hayward General Plan 2015-2023 Housing Element, seconded by Commissioner Faria.

Commissioner Lavelle supported the motion and mentioned that the Regional Housing Needs Allocation of 3,920 housing units was a fair calculation for Hayward; however, she pointed out that these housing units do not necessarily have to be built by 2023, emphasizing that this was a goal set for the city. In regards to the reduction in the RHNA requirement for low-income housing units, Commissioner Lavelle commented that the city had worked very hard with community partners to bring new developments to Hayward. She commended staff for the positive feedback received from the Building Industry Association in regards to the city encouraging in-fill and transit oriented developments, and the adoption of the form-based code. She added that with Caltrans releasing some property for sale and also with the closure of some businesses in key areas, this created an opportunity for improvements at these locations. She supported utilizing these areas as in-fill development sites to accommodate new residences in the community.

Commissioner Parso abstained from the vote as he had not been a member of the Planning Commission during the Hayward General Plan 2015-2023 Housing Element planning phase.

The motion passed with the following vote:

AYES:	Commissioners Loché, Enders, Faria, Lavelle Chair McDermott
NOES:	None
ABSENT:	Commissioner Trivedi
ABSTAIN:	Commissioner Parso

COMMISSION REPORTS

2. Oral Report on Planning and Zoning Matters

Planning Manager Buizer updated the Planning Commission on the concerns expressed by a citizen at the October 2, 2014 Planning Commission meeting indicating that the speed bumps on Bermuda Lane would potentially be installed by the Maintenance Services department by January 1, 2015.

Ms. Buizer shared that an orientation was scheduled for the new Planning Commissioners on November 19, 2014 and that the item scheduled for the November 20, 2014 Planning Commission meeting was regarding a new residential development located on Hill Avenue. Planning Manager Buizer polled the Planning Commissioners on their availability for meetings to be held in December. It was determined that the regular meeting scheduled for December 4, 2014 would be cancelled due to the Light Up The Season event happening at City Hall. All members indicated their availability to meet on December 18, 2014, with the exception of Commissioner Trivedi who was absent.

Commissioner Lavelle noted the Planning Commission preferred to not hold a meeting the same night as the Light Up The Season event due to the noise level that interfered with the meeting in the past.

3. Commissioners' Announcements, Referrals

None.

APPROVAL OF MINUTES

4. Approval of Minutes of the Planning Commission Meeting on October 2, 2014

It was moved by Commissioner Enders, seconded by Commissioner Parso, and carried unanimously with Commissioner Loché abstaining and Commissioner Trivedi absent, to approve the minutes of the Planning Commission Meeting on October 2, 2014.

ADJOURNMENT

Chair McDermott adjourned the meeting at 7:29 p.m.

APPROVED:

_____
Heather Enders, Secretary
Planning Commission

ATTEST:

_____
Avinta Madhukansh-Singh, Senior Secretary
Office of the City Clerk