CITY OF HAYWARD
AGENDA REPORT

Meeting Date 02/10/05
Agenda Item 2

TO: Planning Commission

FROM: Richard Patenaude, AICP, Principal Planner

SUBJECT: **Site Plan Review Application No. 2004-0086 – Standard Pacific Homes (Applicant/Owner):** Request to Fill Four Wetlands and Construct Nine Single-Family Residences and Provide Park and Recreational Amenities

The Properties Are at Various Locations within the Eden Shores Residential Communities (Commonly Known as Oliver West) in the RSB6 and RSB8 (Single-Family Residential) and OS (Open Space) Districts

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation and Monitoring Plan prepared pursuant to CEQA; and
2. Approve the site plan review application, including the fill of wetlands, subject to the attached findings and conditions, for the designs of the single-story homes and for the park and recreational amenities.

BACKGROUND:

In 1998, the City Council approved the "*South of Route 92/Oliver & Weber Properties Specific Plan,*" the "*South of Route 92 Oliver/Weber Properties Development Guidelines,*" the conditions of approval for subsequent projects, and an Environmental Impact Report. The "South of Route 92" project is a mixed-used development, which includes single-family housing on the westerly portion.

The Planning Commission, on July 11, 2002, approved a Site Plan Review application for the first phase of Eden Shores consisting of 109 lots to be known as "The Bay." Phase I also included the development of the 5-acre community park. Minimum lot sizes within Phase I are 5,000 square feet. The remainder of "The Bay," on the southerly side of Eden Shores Boulevard, was built out later according to this approval.

The Planning Commission, on January 19, 2003, approved a Site Plan Review application for the second phase consisting of 221 lots to be known as "The Cape" and "The Breakers." Phase II

also included the development of the 2.5-acre neighborhood park and retention of 9 lots for wetlands protection. The minimum lot sizes within Phase II are 6,000 square feet in "The Cape" and 8,000 in "The Breakers."

Project Description

The Planning Commission is now being asked to approve 1) the fill of four wetlands, 2) the designs for the homes on the nine lots at two of the wetlands, and 3) the proposed improvements to the community and neighborhood parks at the other two wetlands.

Five wetlands were delineated on the Oliver West area of the Eden Shores project site. The original U.S. Army Corps of Engineers permit did not include filling the wetlands. Although two of the wetlands were subdivided into residential lots, development of the residential project involved the import of fill around, but not in, the wetlands. Standard Pacific is now proposing to fill four of the wetlands in order to construct nine additional single-family residences and to provide park and recreational amenities, and to mitigate for the fill at an off-site location. All four of the wetlands total only 0.06 acre (approximately 2,600 square feet). The fifth wetland, across the water buffer from "The Bay" neighborhood at the northwesterly corner of the residential project, would remain undisturbed.

The wetlands that are proposed for fill are identified as "In-Tract Fill" on Sheet "L-1" of the attached plans. The Community Park is operated by the Hayward Area Recreation & Park District; the filled area would provide for additional recreational amenities, specifically tennis courts (see Sheet "L-2"). The Neighborhood Park is maintained by the homeowners association; the filled area would provide additional open recreational area (see Sheet "L-3"). Lots 95-97 & 114-116 are surrounded by residential streets on three sides (with single-family residences opposite) and two two-story single-family residences on the easterly side. Lots 80-82 are surrounded by a residential street on the northerly side, a two-story single-family residence on each of the westerly and easterly ends, and a 12-foot-high barrier wall along the southerly side.

The wetlands on the Eden Shores site provide habitat of low value to wildlife. These wetland features are surrounded by urban development and provide little shelter for wildlife. According to LSA Associates, preparer of the Mitigation and Monitoring Plan, few species of songbirds have been observed in the wetlands, but use of them is most likely limited to urban-adapted wildlife species. There is no habitat suitable for use by a special status plant or wildlife species within any of the four seasonal wetlands and none are expected to use these areas.

To mitigate the fill of the wetlands, the project proposes the creation of approximately 0.6 acre of wetland habitat located on East Bay Regional Park District (EBRPD) property at 3050 West Winton Avenue (near the westerly end). The new wetlands should provide wetland habitat of equal or better quality than, and is ten times the area of, the 0.06 acre of wetlands to be filled. Wetlands would be created at the mitigation site by grading and recontouring upland areas to allow for saturation and/or seasonal ponding at a frequency and duration sufficient to support wetland plant communities. At maturity, the created wetlands are anticipated to have a plant composition and cover comparable to that of the functional wetland habitat that exists at the West Winton mitigation site. The mitigation area would be monitored and maintained by Standard Pacific for a period of 5 years or until the performance standards are met, whichever is

longer. Annual monitoring reports would be submitted to the U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board (RWQCB) and EBRPD. The wetlands fill and the mitigation plan was authorized by the Corps of Engineers on September 28, 2004. Standard Pacific would also be responsible for obtaining a water quality certification from the RWQCB.

The homes proposed for the nine residential lots would be consistent with the surrounding homes in their respective neighborhoods; the Planning Commission previously approved the same models for "The Cape" and "The Breakers" neighborhoods. Plan 2 of "The Cape" neighborhood, containing 3,019 square feet, is proposed for Lot 80. This model can accommodate one of three elevations with from two to four bedrooms, depending on options for exercise and bonus rooms. Three of "The Breakers" plans are proposed for Lots 81, 82, 95-97 and 114-116. Each of the models can accommodate one of three elevations with from two to six bedrooms, depending on options for master suites, libraries, craft and bonus rooms, or retreats. Model No. contains 2, 3,980 square feet; Model No. 3, 4,300 square feet; and Model No. 4, 4,359-4,675 square feet.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration was prepared for this project as staff determined that although the proposed project could have a significant effect on the environment, there would not be in this case because of the wetlands creation agreed to by the project proponent (see Final Wetland Mitigation & Monitoring Plan for the West Winton Avenue Wetland Mitigation Site, September 24, 2004).

PUBLIC NOTICE:

On January 11, 2004, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to all interested parties, including HASPA. Staff received no comments from the public regarding the project.

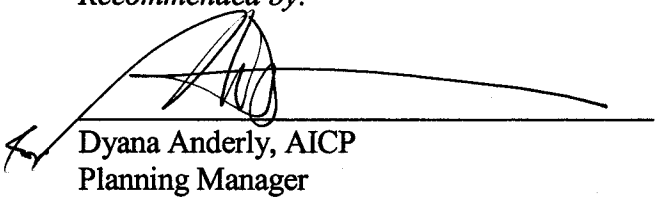
CONCLUSION:

In staff's opinion, the proposed project is consistent with Specific Plan and the Development Guidelines for the *"South of Route 92/Oliver & Weber Properties"* project, the Final Map and the Development Agreement, as well as applicable City-wide development guidelines. The new wetlands would provide wetland habitat of equal or better quality than the four wetlands to be filled. It is recommended that the Planning Commission approve the project.

Prepared by:

Richard E. Patenaude, AICP
Principal Planner

Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

A. Findings for Approval
B. Conditions for Approval
C. Mitigated Negative Declaration and Initial Study
D. Final Wetland Mitigation & Monitoring Plan, Sept. 24, 2004

Plans

FINDINGS OF APPROVAL

Site Plan Review Application No. 2004-0086
Standard Pacific Homes (Applicant/Owner)

Request to Fill Four Wetlands and Construct Nine Single-Family Residences and Provide Park and Recreational Amenities on Properties at Various Locations within the Eden Shores Residential Communities (Commonly Known as Oliver West) in the RSB6 and RSB8 (Single-Family Residential) and OS (Open Space) Districts

A. An Environmental Impact Report was previously prepared for the "*South of Route 92/Oliver & Weber Properties Specific Plan.*" This project is in compliance with that Plan and the subsequent "*South of Route 92 Oliver/Weber Properties Development Guidelines.*" Furthermore, a Mitigated Negative Declaration was prepared for this project as staff determined that although the proposed project could have a significant effect on the environment, there would not be in this case because of the wetlands creation agreed to by the project proponent (see Final Wetland Mitigation & Monitoring Plan for the West Winton Avenue Wetland Mitigation Site, September 24, 2004).

B. The development is compatible with proposed on-site and surrounding structures and uses and is an attractive addition to the City, providing a wide variety of architectural styles and public and private landscaped areas.

C. The development takes into consideration physical and environmental constraints and opportunities. The adjacent water buffer is attractively landscaped and that homes along the westerly edge of the project are afforded views toward the Bay.

D. The development complies with the intent of City development policies and regulations from which the "*South of Route 92 Oliver/Weber Properties Development Guidelines*" were developed. An exception to the Guidelines to allow encroachments into the front yards by porches is appropriate as the strict application of these guidelines would deprive this project of the privileges enjoyed by other properties under the same zoning classification. This exception does not grant a special privilege as it is consistent with the limitations upon other properties in the same zoning district and this project is required to measure up to a stricter level of design guidelines than other properties in the same zoning district.

E. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that a homeowners association has been created, which will be charged with the long-term maintenance of public and private improvements.

CONDITIONS OF APPROVAL

Site Plan Review Application No. 2004-0086
Standard Pacific Homes (Applicant/Owner)

Request to Fill Four Wetlands and Construct Nine Single-Family Residences and Provide Park and Recreational Amenities on Properties at Various Locations within the Eden Shores Residential Communities (Commonly Known as Oliver West) in the RSB6 and RSB8 (Single-Family Residential) and OS (Open Space) Districts

GENERAL

1. This permit becomes void on September 28, 2006 unless, prior to that time, substantial and continued progress has been made toward the establishment of the use and/or structure approved or an extension of time is approved. A request for a one-year extension of time, approval of which is not guaranteed, must be submitted to the Planning Director 15 days prior to the above date.

2. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.

3. All improvements indicated on Exhibit "A", and as amended by these conditions of approval, are hereby approved, and must be installed prior to authorization for final building occupancy. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.

4. The applicant shall implement the plan titled "Final Wetland Mitigation and Monitoring Plan for the West Winton Avenue Wetland Mitigation Site," prepared by LSA Associates and dated September 24, 2004. The Implementation Plan shall be completed prior to the fill of the wetlands within the Eden Shores development.

5. All applicable conditions of approval for PL-2002-0602 SPR and PL-2002-0182 SPR shall be in full force and effect in regard to this permit.

6. Violation of conditions is cause for revocation of this permit, subject to a public hearing before the duly authorized reviewing body.

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:

Site Plan Review Application No. PL-2004-0086 – Bo Crane for Standard Pacific Homes of Northern California, South Bay Division (Applicant/Owner) – Request to fill four jurisdictional wetlands, in order to construct nine additional single-family residences and to provide park and recreational amenities, and mitigate for the fill at an off-site location (approximately .6 acre of wetland habitat located on East Bay Regional Park District (EBRPD) property at 3050 West Winton Avenue, Hayward).

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project could not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.

2. The project will not adversely affect any scenic resources. Overall, the Eden Shores project site is relatively flat with a slope of less than 1 percent across the site. This affords no views except from the second-floor of the residences on the perimeter of the project. The new residences would not affect these limited views, and would provide three additional residences with views on the project perimeter.

3. There are no agricultural uses in the vicinity or on-site that would be affected by the proposed development. No agricultural resource impacts are anticipated.

4. The project will not result in significant long term impacts related to changes into air quality. This project anticipates the addition of only 9 new single-family homes on .019 acre to supplement a tract of 525 homes that surrounds the project. No conflict with any air quality plan is anticipated.

5. The project would include the fill of four small wetlands, totaling .06 acre, under the jurisdiction of the U.S. Army Corps of Engineers (Corps) determined to be waters of the U.S. However, the wetlands provide habitat of low value to wildlife. While the vegetation and soils are no longer disturbed by agricultural activities, these wetland features are surrounded by urban development and provide little shelter for wildlife.

A few species of songbirds have been observed in the wetlands, but use of them is most likely limited to urban-adapted wildlife species. There is no habitat suitable for use by a special status plant or wildlife species within any of the four seasonal wetlands and none are expected to use these areas.

Mitigation: The project proposes the creation of approximately .6 acre of wetland habitat located on East Bay Regional Park District (EBRPD) property at 3050 West Winton Avenue, Hayward. The new wetlands should provide functional wetland habitat of equal or better quality than the .06 acre of seasonal wetlands to be filled based on the following comparisons:

- a high ratio of creation to fill
- a substantial increase in area of existing seasonal wetlands at the mitigation site
- a location surrounded by other wetlands and natural habitats rather than houses or urban parks

Wetlands will be created at the mitigation site by grading and recontouring upland areas to allow for saturation and/or seasonal ponding at a frequency and duration sufficient to support wetland plant communities. At maturity, the created wetlands are anticipated to have a plant composition and cover comparable to that of the functional wetland habitat that exists at the West Winton mitigation site. The mitigation area will be monitored and maintained for a period of 5 years or until the performance standards are met, whichever is longer. Annual monitoring reports will be prepared and submitted to the Corps, San Francisco Bay Regional Water Quality Control Board and EBRPD.

6. There are no known cultural resources in the project area and it is unlikely that any cultural resources will be encountered during site development.

7. The project site is not located within a "State of California Earthquake Fault Zone"; however, construction will be required to comply with the Uniform Building Code standards to minimize seismic risk. Furthermore, a soils investigation report was previously provided to ensure that building foundations are adequately designed for the soil type on-site.

8. No hazardous materials of a significant threshold are anticipated to be used at the site.

9. Overall, the Eden Shores site is relatively flat with a slope of less than 1 percent across the site. The primary sources of water in the jurisdictional features are direct precipitation and run off from the surface immediately surrounding the wetlands below the fill. The San Francisco Bay Regional Water Quality Control Board has authority over drainage on the site, and their approval of Section 401 water quality certification is required. It is not expected that the proposed fill would violate any water quality standards or water discharge requirements.

10. The project consists of small pockets of land surrounded by suburban development. The resultant development would be consistent with that on its surroundings.

11. There are no known mineral resources on the site.

12. The resultant noise levels would be consistent with those of the surrounding development.

13. Since this is a residential/parks project, which is consistent with the purposes of the tract in which it is located, the project would result in no substantial adverse impacts to public services.

14. The street system was planned to serve a tract of 534 homes, of which the resultant 9 homes would be a part.

III. PERSON WHO PREPARED INITIAL STUDY:

Richard E. Patenaude, AICP, Principal Planner
Dated: January 11, 2005

IV. COPY OF INITIAL STUDY IS ATTACHED

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4206, or e-mail arlynne.camire@hayward-ca.gov

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Provide copies to the State Clearinghouse and Alameda County Clerk.
- 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.

Environmental Checklist Form

1. Project title: Eden Shores Wetlands Fill – Site Plan Review (PL-2004-0086)

2. Lead agency name and address: City of Hayward, Department of Community & Economic Development, 777 B Street, Hayward, CA 94541-5007

3. Contact person and phone number: Richard E. Patenaude, AICP, Principal Planner, 510-583-4213 email: richard.patenaude@hayward-ca.gov

4. Project location: The jurisdictional wetlands are located within the Eden Shores residential neighborhood, west of Hesperian Boulevard and north of Alameda Creek in southern Hayward. The site is bounded by railroad tracks, Alameda Creek, and a large drainage channel to the east, and by open fields to the north, west and south.

5. Project sponsor's name and address: Standard Pacific Homes of Northern California, South Bay Division, 42 W. Campbell Ave., Ste. 300, Campbell, CA 95008 Attention: Bo Crane

6. General plan designation: Low-Density Residential

7. Zoning: Single-Family Residential (RS) and Open Space (OS) Districts

8. Description of project:
In 2003, Standard Pacific Homes of Northern California, South Bay Division, mapped 534 residential lots, known as Eden Shores, on 130 acres of diked and drained baylands that were previously used for farming annual hay crops. The residential development includes homes, private recreational facilities, public parks and related improvements such as public and private roadways. As of September 2004, 90 percent of the streets and roughly 50 percent of the houses have been constructed.

   Five jurisdictional wetlands were delineated on the Oliver West area of the Eden Shores project site. The original Corps permit did not include filling the wetlands. Development of the residential project involved the import of fill around, but not in, the wetlands. Standard Pacific is now proposing to fill four of the jurisdictional wetlands, in order to construct nine additional single-family residences and to provide park and recreational amenities, and mitigate for the fill at an off-site location.

9. Surrounding land uses and setting:
The jurisdictional wetlands that are proposed for fill are identified as Areas B, C, E and F on Attachment "A." Area B is located within a public park operated by the Hayward Area Recreation & Park District; the filled area would provide for additional recreational amenities, specifically tennis courts. Area C is surrounded by residential streets on three sides (with single-family residences opposite) and two two-story single-family residences on the easterly side. Area E is contained within a private park maintained by the homeowners association; the filled area would provide additional open recreational area. Area F is surrounded by a residential street on the northerly side, a two-story single-family residence on each of the westerly and easterly ends, and a 12-foot-high barrier wall along the southerly side.

10. Other public agencies whose approval is required:
U.S. Army Corps of Engineers (Nationwide Permit 18) and San Francisco Bay Regional Water Quality Control Board (RWQCB) (Section 401 water quality certification).

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 Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ 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:

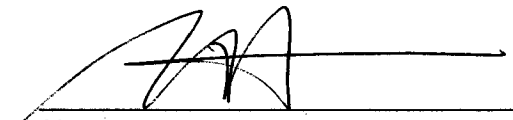
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.



Signature

1/11/05

Date

Richard E. Patenaude, AICP

Printed Name

Department of Community & Economic Development Agency

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
I. **AESTHETICS** -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
Comment: Overall, the Eden Shores project site is relatively flat with a slope of less than 1 percent across the site. This affords no views except from the second-floor of the residences on the perimeter of the project. The new residences would not affect these limited views, and would provide three additional residences with views on the project perimeter.				
b)Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
Comment: There are no affected scenic resources in the proximity to the project.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
Comment: See I. a) above.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
Comment: The project would provide for land uses that are extensions of those already existing in the immediate vicinity.				
II. **AGRICULTURE RESOURCES**: 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: There are no agricultural uses in the vicinity or on-site that would be affected by the proposed development. No agricultural resource impacts are anticipated.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Comment: See II. a) above.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
Comment: See II. a) above.				
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: This project anticipates the addition of only 9 new single-family homes on .019 acre to supplement a tract of 525 homes that surrounds the project. No conflict with any air quality plan is anticipated.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
Comment: See III. a) above.				
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: See III. a) above.				
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
Comment: See III. a) above. The project would not create any pollutant concentrations.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Comment: See III. a) above. The project would create 9 additional single-family homes, equivalent to those existing, and additional useable park lands; it is not anticipated that objectionable odors would be created.

IV. **BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Comment: The jurisdictional wetlands on the Eden Shores site provide habitat of low value to wildlife. While the vegetation and soils are no longer disturbed by agricultural activities, these wetland features are surrounded by urban development and provide little shelter for wildlife. A few species of songbirds have been observed in the wetlands, but use of them is most likely limited to urban-adapted wildlife species.

There is no habitat suitable for use by a special status plant or wildlife species within any of the four seasonal wetlands and none are expected to use these areas.

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: Prior to development of the residential lots, common dominant species in the jurisdictional wetlands included hyssop loosestrife (*Lythrum hyssopifolium*), rabbitsfoot grass (*Polypogon monspeliensis*), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum*). Growth of some species that were dominant in the fields, such as wild oat (*Avena* sp.), was suppressed by seasonal inundation in the small wetlands.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*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 would include the fill of four small wetlands, totaling .06 acre, under the jurisdiction of the U.S. Army Corps of Engineers (Corps) determined to be waters of the U.S. However, the jurisdictional wetlands on the Eden Shores site provide habitat of low value to wildlife. These wetland features are surrounded by urban development and provide little shelter for wildlife. A goal of this project is to replace lost wetland functions and values, as well as to create functional habitat for a variety of wildlife species.

Mitigation: The project proposes the creation of approximately .6 acre of wetland habitat located on East Bay Regional Park District (EBRPD) property at 3050 West Winton Avenue, Hayward. The new wetlands should provide functional wetland habitat of equal or better quality than the .06 acre of seasonal wetlands to be filled based on the following comparisons:

- a high ratio of creation to fill
- a substantial increase in area of existing seasonal wetlands at the mitigation site
- a location surrounded by other wetlands and natural habitats rather than houses or urban parks

Wetlands will be created at the mitigation site by grading and recontouring upland areas to allow for saturation and/or seasonal ponding at a frequency and duration sufficient to support wetland plant communities. At maturity, the created wetlands are anticipated to have a plant composition and cover comparable to that of the functional wetland habitat that exists at the West Winton mitigation site. The mitigation area will be monitored and maintained for a period of 5 years or until the performance standards are met, whichever is longer. Annual monitoring reports will be prepared and submitted to the Corps, San Francisco Bay Regional Water Quality Control Board and EBRPD.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Comment: See IV. a) above.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
Comment: See IV. a) above. There are no trees affected by the project.				
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: See IV. a) above. This project is not governed by any approved habitat conservation plan.				
V. **CULTURAL RESOURCES** -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
Comment: There are no known cultural resources in the project area and it is unlikely that any cultural resources will be encountered during site development.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
Comment: See V.a) above.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
Comment: See V. a) above.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
Comment: See V. a) above.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒
Comment: The project site is not within the Earthquake Hazard zone. The Zone is approximately 4 miles east of the site.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
Comment: During a moderate to severe earthquake within the San Francisco Bay Area, strong ground shaking of the site will occur. The predicted earthquake intensity at this site from a large earthquake on the Hayward Fault is classified as "violent." The Uniform Building Code requires new building construction to meet requirements for construction in earthquake-prone areas, which is intended to minimize any potential impacts related to seismic events.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
Comment: See VI a) i) above. The site is located within an area where historical occurrence of liquefaction, or local geological, geotechnical and ground-water conditions indicates a "high hazard" for permanent ground displacements. The Uniform Building Code requires new building construction to meet requirements for construction in earthquake-prone areas, which is intended to minimize any potential impacts related to seismic events.				
iv) Landslides?	☐	☐	☐	☒
Comment: The site has a natural slope of less than one percent and there are no depressions in the vicinity. These conditions make it extremely unlikely that landsliding will occur at this location during strong earthshaking.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

Comment: The project site is level and surrounded by development at a suburban level.

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: See VI. a) and b) above.

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: See VI. a) and b) above.

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: Sewers are available for this site.

VII. **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: No hazardous materials of a significant threshold are anticipated to be used at the site.

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: See VII. a) above.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*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: See VII. a) above.				
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: It is unlikely that this site is included on a list of hazardous materials sites.				
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: This site is not located within an airport land use plan or within two miles of a public airport or public use airport.				
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: See VII. e) above.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
Comment: This project will not impair the implementation of or interfere with an adopted emergency response plan.				
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 is not in an area subject to wild land fires.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
VIII. **HYDROLOGY AND WATER QUALITY** -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
Comment: Overall, the Eden Shores site is relatively flat with a slope of less than 1 percent across the site. The primary sources of water in the jurisdictional features are direct precipitation and run off from the surface immediately surrounding the wetlands below the fill. The San Francisco Bay Regional Water Quality Control Board has authority over drainage on the site, and their approval of Section 401 water quality certification is required. It is not expected that the proposed fill would violate any water quality standards or water discharge requirements.				
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?	☐	☐	☐	☒
Comment: This project will not deplete or interfere substantially with groundwater supplies or recharge.				
c) Substantially alter the existing drainage pattern of the site or area, including 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: See VIII. a) above.				
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: See VIII. a) above.				
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: See VIII. a) above.				
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
Comment: See VIII. a) above.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*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: No.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
Comment: This project is located primarily within Flood Zone C, areas of minimal flooding.				
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: The site is not affected by a watercourse containing levees or a dam.				
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
Comment: The site is several miles inland from the San Francisco Bay shoreline. The potential for inundation due to tsunami and/or seiche is considered remote.				
IX. **LAND USE AND PLANNING** - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
Comment: The project consists of small pockets of land surrounded by suburban development. The resultant development would be consistent with that on its surroundings.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
Comment: The project would be consistent with the City's land use plan, policies and regulations established for the site.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Comment: There is no habitat conservation plan or natural community conservation plan that applies to this site.

X. **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 site.

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: See X. a) above.

XI. **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: The resultant noise levels would be consistent with those of the surrounding development.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Comment: See XI. a) above.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The proposed project would not result in an increase in the ambient noise levels in the vicinity.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

Comment: During construction of the resultant 9 homes, there may be an increase of ambient noise levels in the vicinity. Noise generated during the temporary construction phase of the project will be mitigated to an insignificant level by the implementation of measures required as conditions of approval. These measures include:

- Construction equipment with internal combustion engines used on the project site must be properly muffled and maintained in good working condition.
- Unnecessary idling of internal combustion engines will be prohibited.
- All stationary noise generating construction equipment, such as air compressors and portable power generators, must be located as far as practical from noise-sensitive receptors.

A "noise disturbance coordinator" is employed who is responsible for responding to any local complaints about construction noise. The disturbance coordinator determines the cause of the noise complaint and requires reasonable measures warranted to correct the problem. The telephone number of the coordinator is conspicuously posted at the construction site.

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 or within two miles of a public airport or public use airport.

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: See XI.e) above.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XII. **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 would allow the construction of an additional 9 homes in a tract with a total of 534 planned homes. The roads and infrastructure have been designed to accommodate the additional homes.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Comment: There are no impacts related to displacement of housing units or people.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Comment: See XII. b) above.				
XIII. **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: Since this is a residential/parks project, which is consistent with the purposes of the tract in which it is located, the project would result in no substantial adverse impacts. Fire Station #4 is located approximately 1½ mile from the project site.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Police protection?	☐	☐	☐	☒
Comment: Given the suburban context of the development and its consistency with the surrounding area, public service impacts related to police protection are anticipated to be less than significant.				
Schools?	☐	☐	☐	☒
Comment: The project includes 9 housing units and, therefore, would contribute funds to the Hayward Unified School District through the payment of school district fees.				
Parks?	☐	☐	☐	☒
Comment: The project is part of a larger tract for which public and private park facilities were constructed.				
Other public facilities?	☐	☐	☐	☒
Comment: This project will not impact any other public facilities.				
XIV. **RECREATION** --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
Comment: The project is part of a larger tract for which public and private park facilities were constructed.				
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: See XIV.a) above.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XV. **TRANSPORTATION/TRAFFIC** -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	☐	☐	☐	☒
Comment: The street system was planned to serve a tract of 534 homes, of which the resultant 9 homes would be a part.				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
Comment: See XV.a) above.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
Comment: The project will have no impact on air traffic patterns.				
d) Substantially increase hazards due to a design feature or incompatible uses?	☐	☐	☐	☒
Comment: The proposed project would not include any design not anticipated by the original tract.				
e) Result in inadequate emergency access?	☐	☐	☐	☒
Comment: The proposed project is part of a tract for which emergency access is provided.				
f) Result in inadequate parking capacity?	☐	☐	☐	☒
Comment: The project would meet the City standards for parking for single-family residences and for park facilities as appropriate.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Comment: This project does not conflict with policies, plans or programs for alternative transportation.

XVI. **UTILITIES AND SERVICE SYSTEMS** - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

Comment: The project has been reviewed by the City of Hayward Utilities (Water) Division. Water and sewer service will be made available subject to standard conditions and fees in effect at the time of application for service.

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: No. City of Hayward Utilities (Water) Division has determined that the requirements of this development can be met within the existing capacity.

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: See XVI. b) above.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Comment: See XVI. b) above.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*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: See XVI. b) above.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
Comment: The project site will be served by Waste Management of Alameda County. Residents will be provided with all necessary waste/recycling containers and the project as a whole will be required to comply with all statutes and regulations related to solid waste.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
Comment: See XVI. f) above.				
XVII. **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 the proposed project is an in-fill project in the midst of a suburban residential tract, the proposed fill and resultant development of 9 homes and additional parkland, is not anticipated to result in significant cumulative impacts. No special-status wildlife species were observed on the site due to previous development and none are expected due to the extent of the surrounding development and activity.				

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
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: See XVII. a) above.

b) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Comment: See XVII. a) above.

SUPPLEMENTAL SITE PLAN
EDEN SHORES - IN-TRACT FILL
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

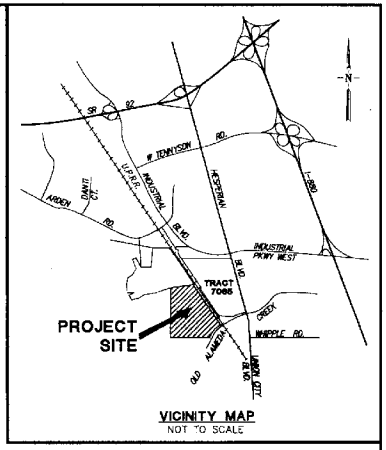


TABLE OF CONTENTS

LEGEND

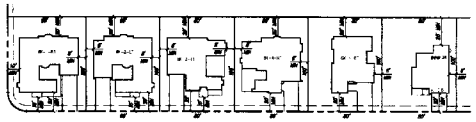
WETLAND TO BE FILLED

SHEET INDEX MAP

NOT TO SCALE

PROJECT #
PL-2004-0086 SPR

DATE: DECEMBER 8, 2003 JOB NO.: 021013 SHEET 1 OF 2



THE BREAKERS

FRONT YARD	20' MIN*
BACK YARD	20' MIN*
SIDE YARD	8' MIN** □
STREET SIDE YARD	10' MIN**

* POPOUTS AND PORCHES MAY ENCROACH 5' WITHIN FRONT AND REAR YARD SETBACKS FOR A MINIMUM OF 15' FRONT YARD SETBACK TO THE PORCH.

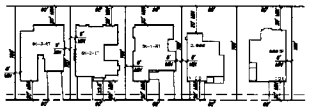
** POPOUTS AND PORCHES MAY ENCROACH 2' WITHIN SIDE YARD SETBACKS.

□ OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT SETBACK LINE, WHICHEVER IS GREATER, UP TO A MAXIMUM OF 10 FEET.

TYPICAL PLOTTING AND SETBACKS

NOTE:

*** PLAN 2 WAS APPROVED AS PART OF SPR APPLICATION #2002-0159, TRACT 7317.



THE CAPE

FRONT YARD	20' MIN*
BACK YARD	20' MIN*
SIDE YARD	6' MIN** □
STREET SIDE YARD	10' MIN**

* POPOUTS AND PORCHES MAY ENCROACH 5' WITHIN FRONT AND REAR YARD SETBACKS FOR A MINIMUM OF 15' FRONT YARD SETBACK TO THE PORCH.

** POPOUTS AND PORCHES MAY ENCROACH 2' WITHIN SIDE YARD SETBACKS.

□ OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT SETBACK LINE, WHICHEVER IS GREATER, UP TO A MAXIMUM OF 10 FEET.

TYPICAL PLOTTING AND SETBACKS

NOTE:

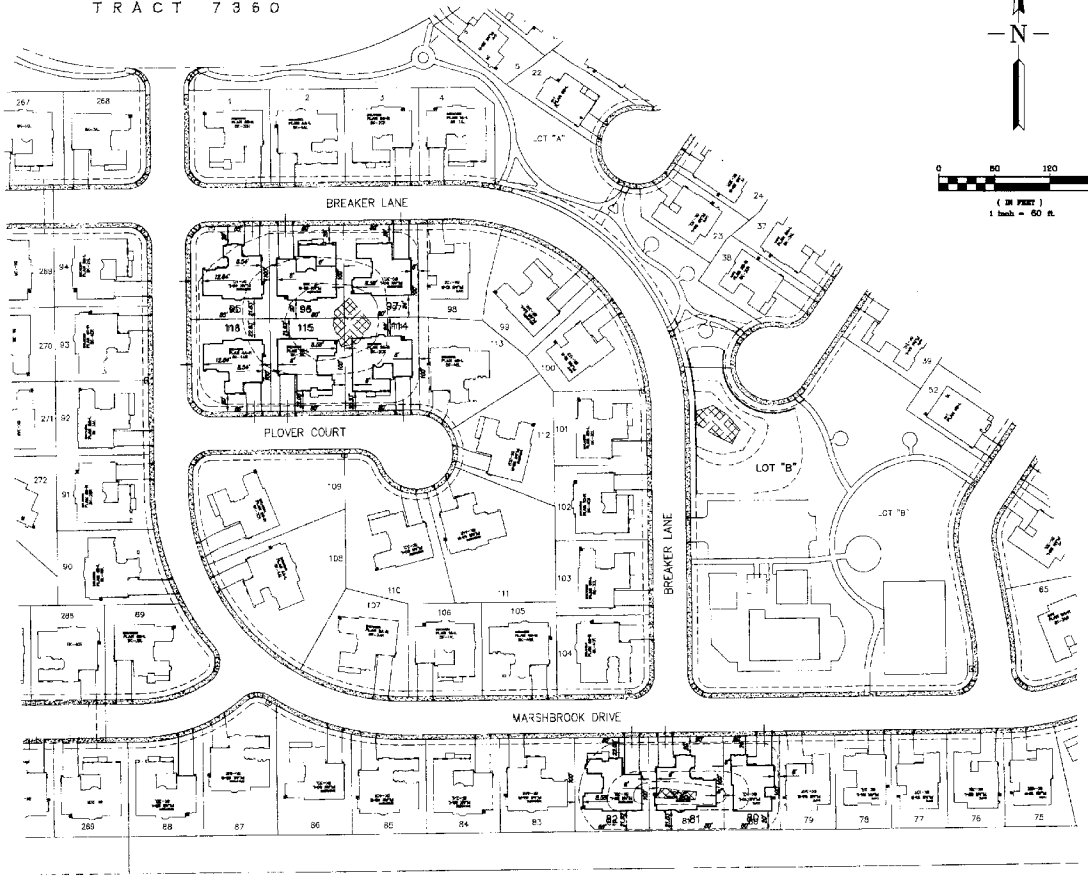
*** PLAN 2 AND PLAN 3 WERE APPROVED AS PART OF SPR APPLICATION #2002-0159, TRACT 7317.

LEGEND:

WETLAND TO BE FILLED

LOT	AREA (SQ. FT.)	LOT COVERAGE (%)
80	6,000	39.7
81	6,000	36.8
82	8,000	34.5
95	8,452	34.8
96	8,000	39.9
97	8,000	34.6
114	8,000	39.8
115	8,000	34.5
116	8,452	34.8

TRACT 7360



CARGILL
(LESLIE SALT COMPANY)

Ruggeri - Jensen - Azar & Associates
4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
PHONE: (925) 227-9100 • FAX: (925) 227-9300

DATE: DECEMBER 10, 2004 JOB NO.: 021013 SHEET 2 OF 2

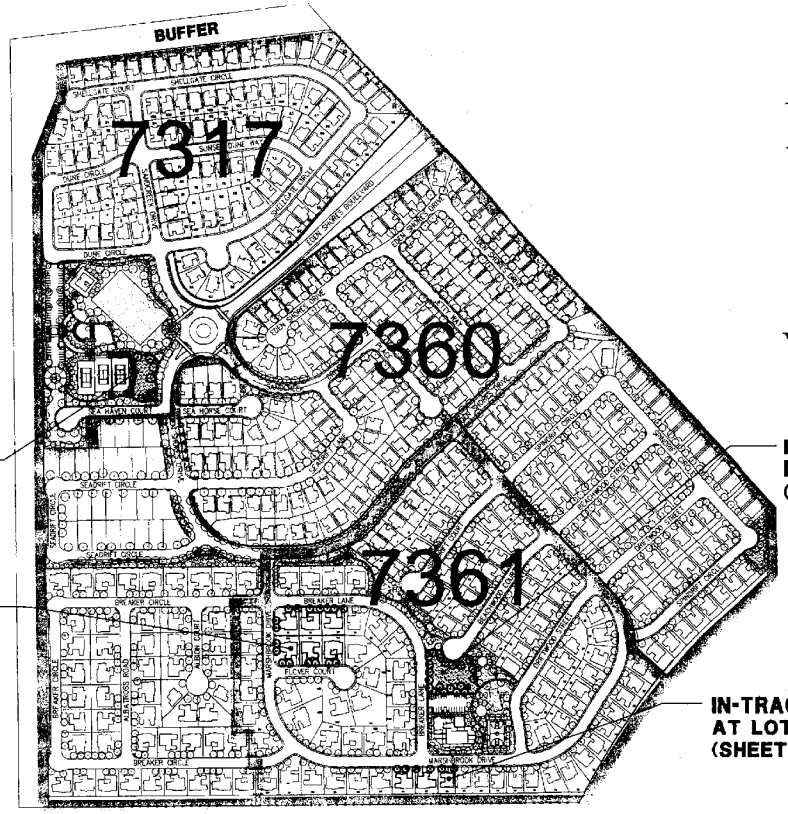
G:\2002\021013\Exhibits\SITE PLAN-IN TRACT FILL\021013-FILL-2.dwg 12/10/2004 5:06:11 PM PST

IN-TRACT FILL SITE PLAN
EDEN SHORES
Partial Tracts 7317 and 7361
Hayward, California

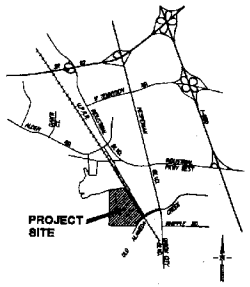
STANDARD PACIFIC

Landscape Plans by ROSE ASSOCIATES LANDSCAPE ARCHITECTS, INC.

SHEET INDEX



SITE PLAN
NOT TO SCALE



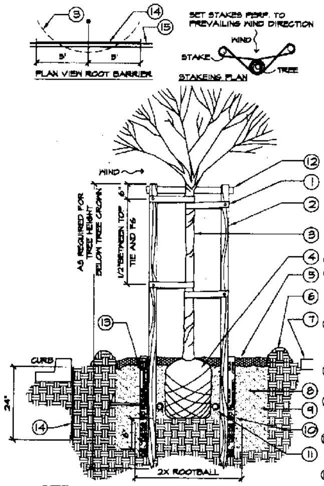
VICINITY MAP
NOT TO SCALE

REVISIONS | BY

ROSE ASSOCIATES LANDSCAPE ARCHITECTS INC.
1552 N. California Blvd., Suite 200, Walnut Creek, CA. 94596
(925) 947-1118 fax (925) 947-0344 email RA@roseassociates.com

IN-TRACT FILL SITE PLAN
COVER SHEET
Partial Tracts 7317 and 7361
Hayward, California

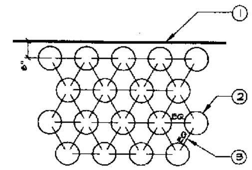
Date: 12/10/03
Job: 02027.11
Sheet L-1
Of 6 Sheets



(1) 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
(2) 3" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-REMOVE NURSERY STAKES AFTER STAKING(2 REQUIRED.)
(3) TREE- SEE PLAN FOR SIZE AND TYPE.
(4) ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
(5) 2" LAYER WOOD CHIPS MULCH- EXCEPT IN LAWN AREAS
(6) WATERING BASIN (4" MIN.) W/2"WOOD CHIPS MULCH
(7) SIDEWALK
(8) BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL
(9) SUBGRADE
(10) TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
(11) AGRIFORM PLANT TABLETS (20-10-5) 3 PER 5 GAL. 5 PER 15 GAL. 6 PER 24" BOX.
(12) 1"X3" CROSS BACE NAILED TO STAKES W/GALVANIZED NAILS.
(13) 4" X 30" PERF. PIPE FILLED w/1/2"-3/4" GRAVEL W/BUBBLER ON ONE SIDE
(14) DEEP ROOT BARRIER; LINEAR, MIN. 5' LONG FROM CENTER (10' TOTAL)
(15) BACK OF CURB, WALK AND/OR WALL

STREET TREE PLANTING
City of Hayward

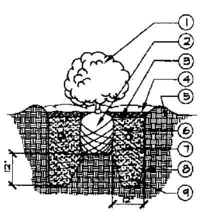
SCALE : N.T.S.



(1) BUILDING, CURB OR PAVEMENT EDGE
(2) GROUNDCOVER OR SHRUB
(3) SPACING PER PLANT LEGEND

GROUNDCOVER LAYOUT

SCALE : N.T.S.



(1) SHRUB- SEE PLAN FOR SIZE AND TYPE.
(2) ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE ADJACENT FINISH GRADE
(3) 2" LAYER FIR BARK MULCH
(4) WATERING BASIN- 2" MIN. EARTH BERM.
(5) FINISH GRADE
(6) BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
(7) SHRUB PLANTING PIT- PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
(8) SUBGRADE
(9) AGRIFORM PLANT TABLETS (20-10-5) OR EQUAL. 2 PER 1 GAL., 3 PER 5 GAL.

SHRUB PLANTING

SCALE : N.T.S.

PLANTING NOTES

1. SITE AND DRAWING REVIEW.
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

2. SOIL PREPARATION (EXCLUDING WETLAND AREA).
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING +/- .01 AND SURFACE DRAINAGE OF ALL PLANTING AREAS. NO LOW SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED. THE CONTRACTOR SHALL SPREAD 3 CUBIC YARDS OF NITRIFIED SOIL CONDITIONER (1-0-0) AND 20 LBS. OF A COMMERCIAL FERTILIZER (11-8-4) PER 1000 SQUARE FEET OF LANDSCAPE PLANTING TO ALL PLANTING AREAS, AND ROTOTILL THOROUGHLY INTO THE TOP 6" OF SOIL. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

3. PRE-EMERGENT.
PLANT GROUNDCOVERS AT THE SPACINGS NOTED IN THE LEGEND. AFTER THE GROUNDCOVER IS PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS TO ALL TREE, SHRUB AND GROUNDCOVER AREAS EXCLUDING WETLAND AND HYDROSEED AREAS.
THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

4. MAINTENANCE
   A. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 40 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.
   B. WETLAND AREA AND 40 FT. MIN. BUFFER ZONE AROUND WETLAND AREA SHALL BE MAINTAINED AS SPECIFIED IN "EDEN RESIDENTIAL COMMUNITY NATIVE LANDS OPEN SPACE MANAGEMENT PROGRAM" PREPARED BY ZENTNER AND ZENTNER.

5. GUARANTEE.
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

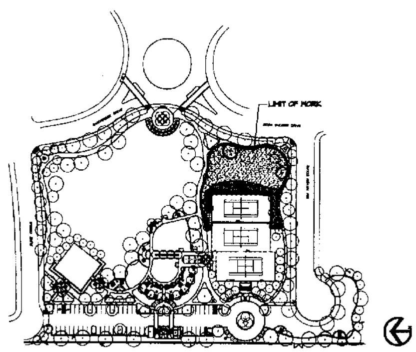
6. SITE OBSERVATIONS.
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

7. GROUNDCOVER MULCH.
ALL PLANTING BEDS EXCLUDING TURF AND HYDROSEED AREAS SHALL RECEIVE A 2" LAYER OF UTILITY MULCH 1/4" TO 1" IN DIAMETER AFTER ALL TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN PLANTED AFTER PRE-EMERGENT HAS BEEN APPLIED.

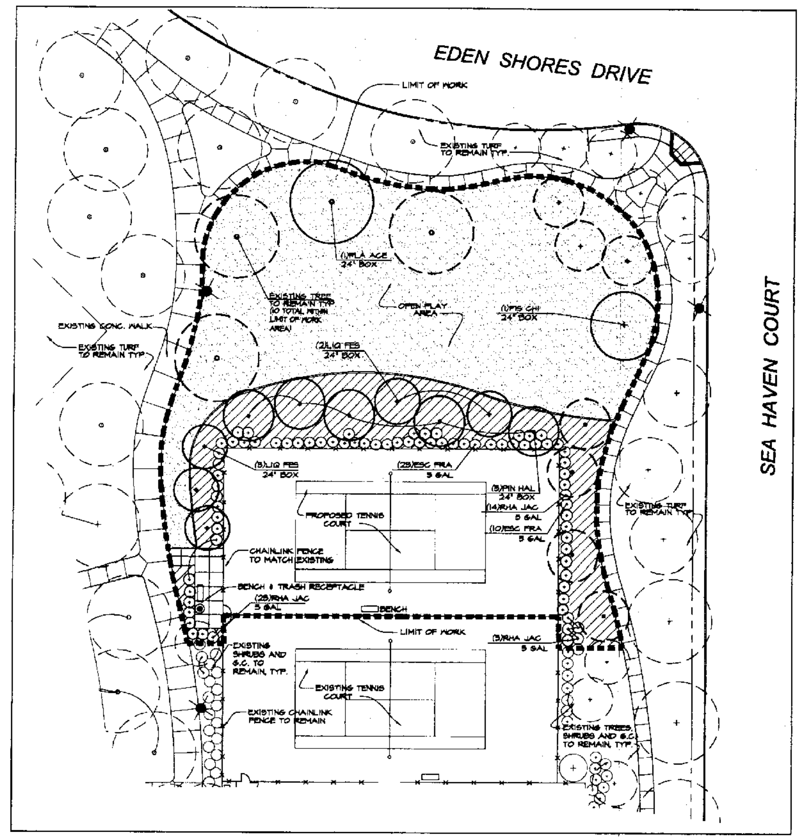
8. MINIMUM TREE PLANTING CLEARANCES.
PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS (EXCLUDING 3 FT. SQ. TREE CUT-OUTS) AND 5'-0" MINIMUM FROM BUILDING, LIGHT FIXTURES, STORM DRAIN AND SANITARY SEWER LINES. CENTER TREES IN 3 FT. SQ. TREE CUT-OUTS.

9. ROOT CONTROL BARRIERS: INSTALL ROOT CONTROL BARRIERS AT ALL TREES LOCATED WITH FIVE FEET OF PAVING, BACK OF CURB AND / OR WALLS.

10. WETLANDS - THE WETLAND AREA SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. PLANTING WITHIN THE WETLAND AREA SHALL BE PERFORMED AFTER ALL OTHER WORK HAS BEEN COMPLETED. CARE SHALL BE GIVEN TO PROTECT EXISTING PLANTS WITHIN THIS AREA.



KEY MAP - COMMUNITY PARK
N.T.S.



IN-TRACT FILL AT COMMUNITY PARK
SCALE: 1" = 20'-0"

PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
LIQ FES	Liquidambar s. 'Festival'	Sweet Gum	24" BOX
PIS CHI	Pistachia chinensis	Chinese Pistache	24" BOX
PLA ACE	Platanus acerifolia	London Plane Tree	24" BOX
PIN HAL	Pinus halepensis	Aleppo Pine	24" BOX
SHRUBS			
ESC FRA	Escallonia 'Fradesii'	Pride of Madeira	5 GAL
RHA JAC	Rhaphiolepis i. 'Jack Evans'	'Jack Evans' India Hawthorn	5 GAL
GROUNDCOVERS			
(stippled)	Lawn(Seed)	Turf Tall Fescue	
(hatched)	Myoporum parv. 'Putah Creek'	Dwarf Myoporum	1 GAL @ 4' o.c.

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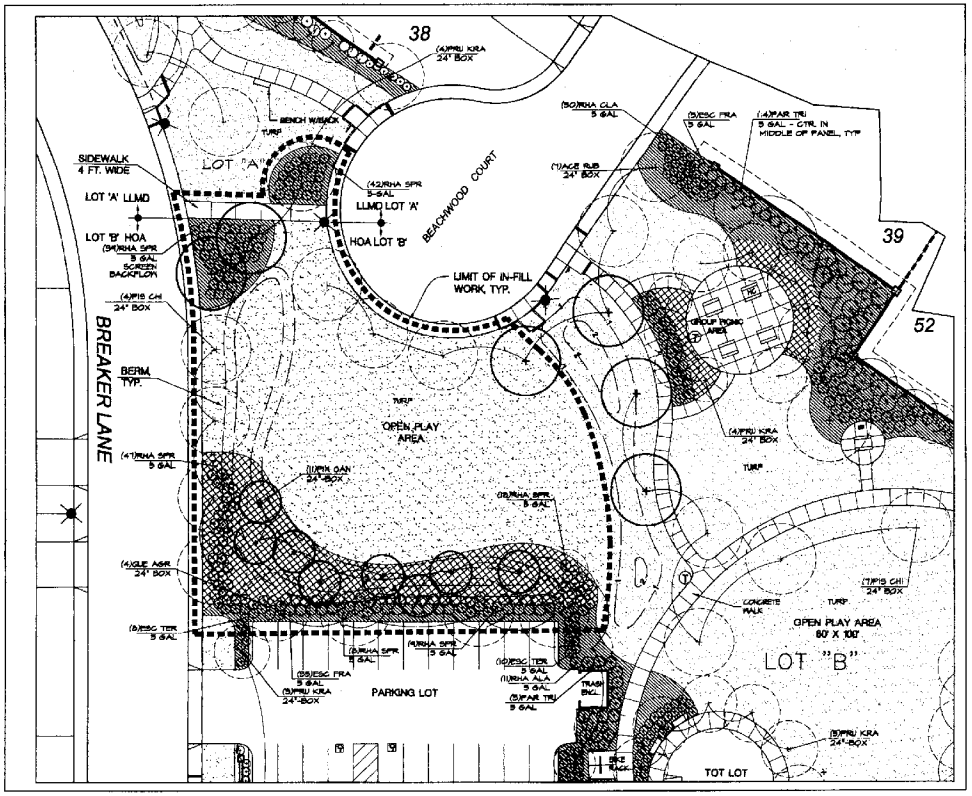
IN-TRACT FILL SITE PLAN
COMMUNITY PARK
Partial Tracts 7317 and 7361
EDEN SHORES
Hayward, California

STANDARD PACIFIC

LICENSED LANDSCAPE ARCHITECT - STATE OF CALIFORNIA

Scale: 1"=20'
Drawn by: MW
Date: 12/10/03
Job: 02027.11
Sheet L-2
Of 6 Sheets



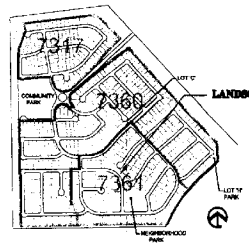
IN-TRACT FILL AT NEIGHBORHOOD PARK

SCALE: 1" = 20'-0"

PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACE RUB	Acer rubrum	Red Maple	24" BOX, STD.
PIS CHI	Pistacia chinensis	Chinese Pistache	24" BOX
PIN CAN	Pinus canariensis	Canary Island Pine	24" BOX
PRU KRA	Prunus c. 'Krater Vesuvius'	Purple Leaf Plum	24" BOX & 36" BOX
QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX
SHRUBS			
COR IVO	Correa 'Ivory Bells'	Australian fuchsia	5 GAL
DIE IBC	Dietes bicolor	Fortnight Lily	5 GAL
ESC TER	Escallonia 'Terri'	Terri Escallonia	5 GAL
ESC FRA	Escallonia 'Fradesii'	Escallonia	5 GAL & 15 GAL
GRE NOE	Grevillea 'Noell'	Noel Grevillea	5 GAL
LAV ANG	Lavandula angustifolia	English Lavender	5 GAL
LAV DEN	Lavandula dentata	French Lavender	5 GAL
PIT VAR	Pittosporum t. 'Variegata'	Variegated Tobira	5 GAL & 15 GAL
RHA BAL	Rhaphiolepis i. 'Ballerina'	Ballerina' India Hawthorn	5 GAL
RHA CLA	Rhaphiolepis i. 'Clara'	India Hawthorn	5 GAL & 15 GAL
RHA SPR	Rhaphiolepis i. 'Springtime'	Deep Pink India Hawthorn	5 GAL
WES FRU	Westringia fruticosa	Coast Rosemary	5 GAL
VINES			
PAR TRI	Parthenocissus Tricuspidata	Boston Ivy	5 GAL
GROUNDCOVERS*			
	Lawn (Sodded)	Desert Tall Type Fescue	
	Rosa 'White Magic Carpet'	White Magic Carpet Rose	5 GAL @ 36" o.c.
	* Bacopa sileana 'White'	White Flowering Bacopa	Flat Grown @ 10" o.c.
	* Vinca minor	Dwarf Periwinkle	1 GAL @ 12" o.c.

* EXTEND GROUNDCOVER UNDER ALL SHRUBS. GROUNDCOVER NOT SHOWN UNDER SHRUBS FOR CLARITY PURPOSES ONLY.



KEY MAP

N.T.S.

0 10 20 40

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IN-TRACT FILL SITE PLAN
NEIGHBORHOOD PARK
Partial Tracts 7317 and 7361
EDEN SHORES
Hayward, California

STANDARD PACIFIC

Scale:	1"=20'-0"
Drawn by:	MW
Date:	12/10/08
Job:	02027.11
Sheet:	L-3
Of 8	Sheets

STREET TREE & FENCING PLAN

Lots 80-82, 95-97 and 114-116

PRECAST WALL NOTES:
1. PRECAST WALLS, PLASTERS & FOUNDATIONS BY SIERRA PRECAST, INC. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO CITY BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION.

TUBULAR STEEL FENCE NOTES:
1. GRIND SMOOTH ALL WELDS AND CUTS.
2. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL PLAY
COLOR: SHERWIN WILLIAMS "OVERSEAS" SW 2940

① PLASTER - "SIERRA PRECAST" MEDITERRANEAN STYLE ALL SIDES

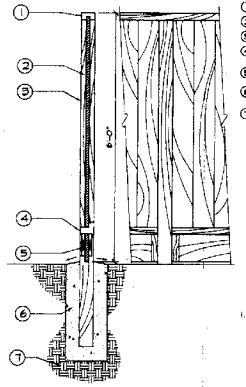
② PRECAST WALL PANEL
LOT SIDE & TOP - "SIERRA PRECAST MEDITERRANEAN STYLE COLOR: KELLY-MOORE "SNIP OF TANNEN" 40-684-L, PRODUCT # 240-550

OFF-SITE SIDE - "SIERRA PRECAST GRAPESTAKE STYLE COLOR: KELLY MOORE "MONASTERY" # 5160 FLAT, PRODUCT # 1240-355

③ POSTS-HSS2"x1-1/2" MILD STEEL TUBING WITH .095" WALLS.
④ TOP RAIL- 1"x2" MILD STEEL TUBING WITH .095" WALLS.
⑤ PICKETS @ 4" O.C.- 5/8" SQ. STEEL TUBING.
⑥ BOTTOM RAIL-HSS2"x1-1/2" MILD STEEL TUBING WITH .095" WALLS.
⑦ 4 EXPANSION BOLTS 1/2"x5" WITH 1/4"x4"SQ. PLANGE AT EA. POST.
⑧ FINISH GRADE - SEE CIVIL IMPROVEMENT PLANS.

PRECAST WALL / T.S. FENCE

1/2"=1'-0"



① 2x4 CHANNEL CAP
② 1x6 BOARDS W/ 1" OVERLAP
③ 4x4 POST D.F.P.T. AT 8'-0" O.C.
④ 2x4 STRINGER, SINGLE SIDED CHANNEL
⑤ 1x8 KICKBOARD W/ 1x2 BLOCKING ON THREE SIDES.
⑥ CONCRETE FOOTING: 12"DIA x 24"
⑦ COMPACTED SUBGRADE

NOTE:
1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONST. HRT. REDWD. ROUGH

GOOD NEIGHBOR FENCE

SCALE: 3/4"=1'-0"

FENCE LEGEND

PRECAST WALL/T.S. FENCE

GOOD NEIGHBOR FENCE

LOCATE GOOD NEIGHBOR FENCE 0' MIN. FROM PROPERTY LINE AT SIDEYARDS ADJACENT TO STREETS W/ 5' MIN CLR. BETWEEN FENCE & HOUSE. SEE "TYPICAL FRONTYARD AT CORNER LOT.

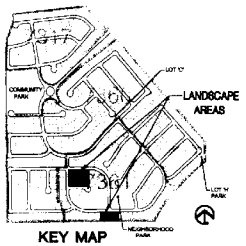
STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
MET EXC	Metrosideros excelsa	New Zealand Christmas Tree	24" Box
PIS CHI	Pistache chinensis	Chinese Pistache	24" BOX
PRU KRA	Prunus c. 'Krutzer Vesuvius'	Purple Leaf Plum	24" BOX

STREET TREE NOTES

1. PROVIDE 5' CLEARANCE FROM EDGE OF PAVING, WALLS & FENCES. 5' CLEARANCE FROM UNDERGROUND WATER LINES, SEWER LINES & STORM DRAIN LINES.
2. PROVIDE 20 FT. CLEARANCE BETWEEN STREET TREES & LIGHTS.
3. LOCATE STREET TREES 20 FT. MIN FROM CURB RETURN AT INTERSECTION.
4. INSTALL STREET TREES PER DETAIL.

NOTE:
HOUSING LAYOUTS SHOWN ON THIS PLAN IS SCHEMATIC AND SUBJECT TO CHANGE. REFER TO 'TYPICAL FRONTYARD' (L-5, L-6,) LANDSCAPE PLANS AND ENGINEER'S PLOT PLANS FOR FENCE LOCATION AT RETURN TO HOUSE.



KEY MAP
N.T.S.

0 30 60 120

N

REVISIONS	BY

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RE-TRACT FULL SITE PLAN
LOTS 80-82, 95-97 & 114-116
Partial Tracts 7317 and 7361
EDEN SHORES
Hayward, California

STANDARD PACIFIC

Scale:	1"=60'-0"
Drawn by:	
Date:	12/10/08
Job:	02027.11
Sheet:	L-4
Of 6	Sheets

PLANT MATERIAL KEY - THE CAPE FRONTYARDS

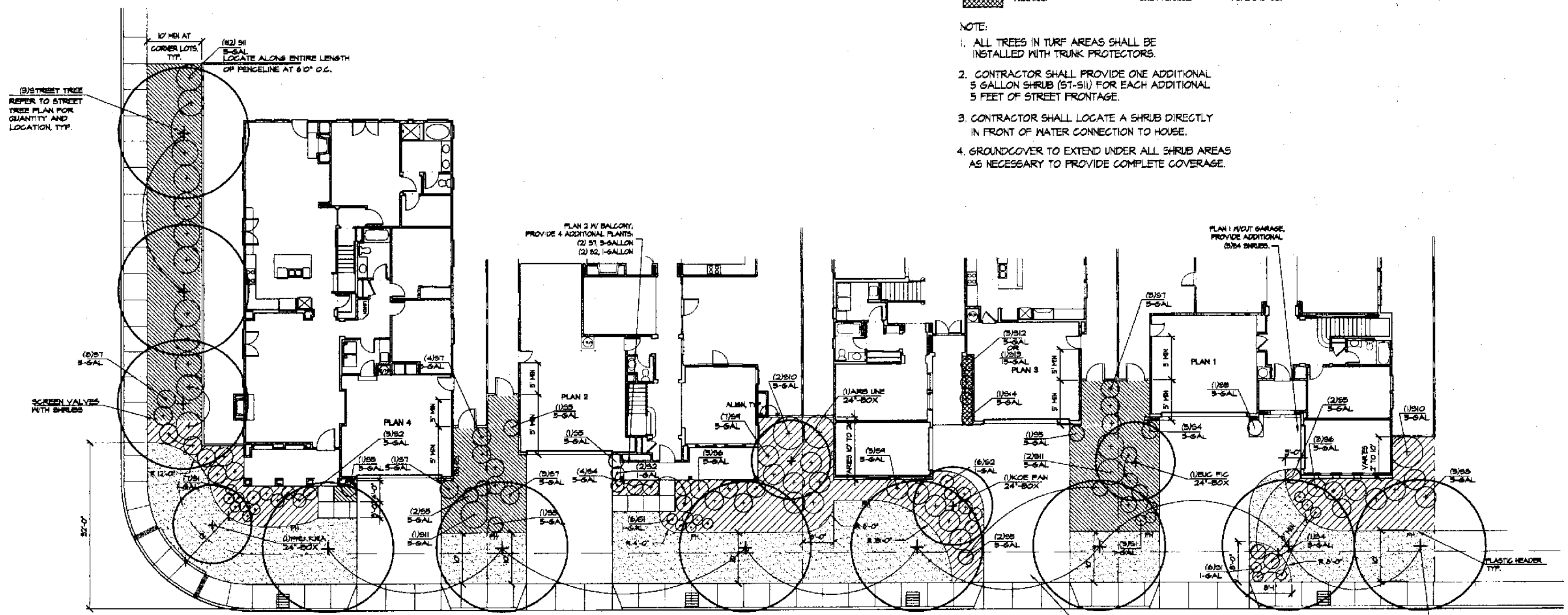
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SHRUB ALTERNATES		
TREES						
ARB UNE	Arbutus unedo	Standard Strawberry Tree	24" BOX			
KOE PAN	Koelreuteria paniculata	Goldenrain Tree	24" BOX			
PRU KRA	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	24" BOX			
EUC FIC	Eucalyptus ficifolia	Red Flowering Gum	24" BOX - COLUMNER			
SHRUBS						
S1	Hemerocallis 'Stella de Oro'	Daylily	1 GAL	Agapanthus 'Peter Pan'	Dwarf Lily of the Nile	1 GAL
S2	Trachelospermum jasminoides	Star Jasmine	1 GAL	Rosmarinus o. 'Lockwood de Forest'	Rosemary	1 GAL
S3	Euonymus jap. 'Microphyllus Variegatus'	Boxleaf Euonymus	1 GAL	Buxus m. japonica	Japanese Boxwood	1 GAL
S4	Azalea 'Brilliant'	Southern Indica Azalea	5 GAL	Rhaphiolepis i. 'Ballerina'	'Ballerina' India Hawthorn	5 GAL
S5	Dietes bicolor	Fortnight Lily	5 GAL	Pennisetum orientale	Oriental Fountain Grass	5 GAL
S6	Rhaphiolepis i. 'Jack Evans'	'Jack Evans' India Hawthorn	5 GAL	Lavandula dentata	French Lavender	5 GAL
S7	Rosmarinus 'Tuscan Blue'	Upright Rosemary	5 GAL	Nandina domestica	Heavenly Bamboo	5 GAL
S8	Westringia fruticosa	Westringia	5 GAL	Grevillea 'Noellii'	Noel Grevillea	5 GAL
S9	Abelia grandiflora	Glossy Abelia	5 GAL	Berberis mentorensis	Barberry	5 GAL
S10	Callistemon cit. 'Violaceus'	Lemon Bottlebrush	5 GAL	Euonymus jap. 'Grandifolius'	Evergreen Euonymus	5 GAL
S11	Escallonia 'Fradesii'	Escallonia	5 GAL	Prunus caroliniana	Carolina Cherry	5 GAL
S12	Azalea 'Brilliant'	Southern Indica Azalea	5 GAL	Abutilon hybrid-White	White Flowering Maple	5 GAL
S13	Camellia sasanqua - Espalier	Espalier Camellia	15 GAL	Camellia sasanqua-Espalier	Espalier Camellia	15 GAL
S14	Dietes vegata	Fortnight Lily	5 GAL	Nandina domestica	Heavenly Bamboo	5 GAL

GROUNDCOVERS

(hatch)	Gazania mitsuwa 'White'	White Flowering Gazania	Flat Grown @ 10" o.c.
(stipple)	Lawn(Sod)	Dwarf Tall Type Fescue	
(hatch)	Myoporum parv. 'Putah Creek'	Dwarf Myoporum	1 GAL @ 4' o.c.
(crosshatch)	Vinca minor	Dwarf Periwinkle	1 GAL @ 18" o.c.

NOTE:

1. ALL TREES IN TURF AREAS SHALL BE INSTALLED WITH TRUNK PROTECTORS.
2. CONTRACTOR SHALL PROVIDE ONE ADDITIONAL 5 GALLON SHRUB (S7-S11) FOR EACH ADDITIONAL 5 FEET OF STREET FRONTAGE.
3. CONTRACTOR SHALL LOCATE A SHRUB DIRECTLY IN FRONT OF WATER CONNECTION TO HOUSE.
4. GROUNDCOVER TO EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE COVERAGE.



CORNER LOT	
1	- 24" BOX TREES
21	- 5 GAL SHRUBS
7	- 1 GAL SHRUBS

PLAN 2	
1	- 24" BOX TREES
13	- 5 GAL SHRUBS
9	- 1 GAL SHRUBS

PLAN 3	
1	- 24" BOX TREES
17	- 5 GAL SHRUBS
6	- 1 GAL SHRUBS

PLAN 1	
1	- 24" BOX TREES
17	- 5 GAL SHRUBS
9	- 1 GAL SHRUBS

0 5 10 20

THE CAPE - TYPICAL FRONTYARD PLANTING PLANS

6,000 S.F. Lots

SCALE: 1" = 10'

ROSE ASSOCIATES
LANDSCAPE ARCHITECTS, INC.

REVISIONS	BY

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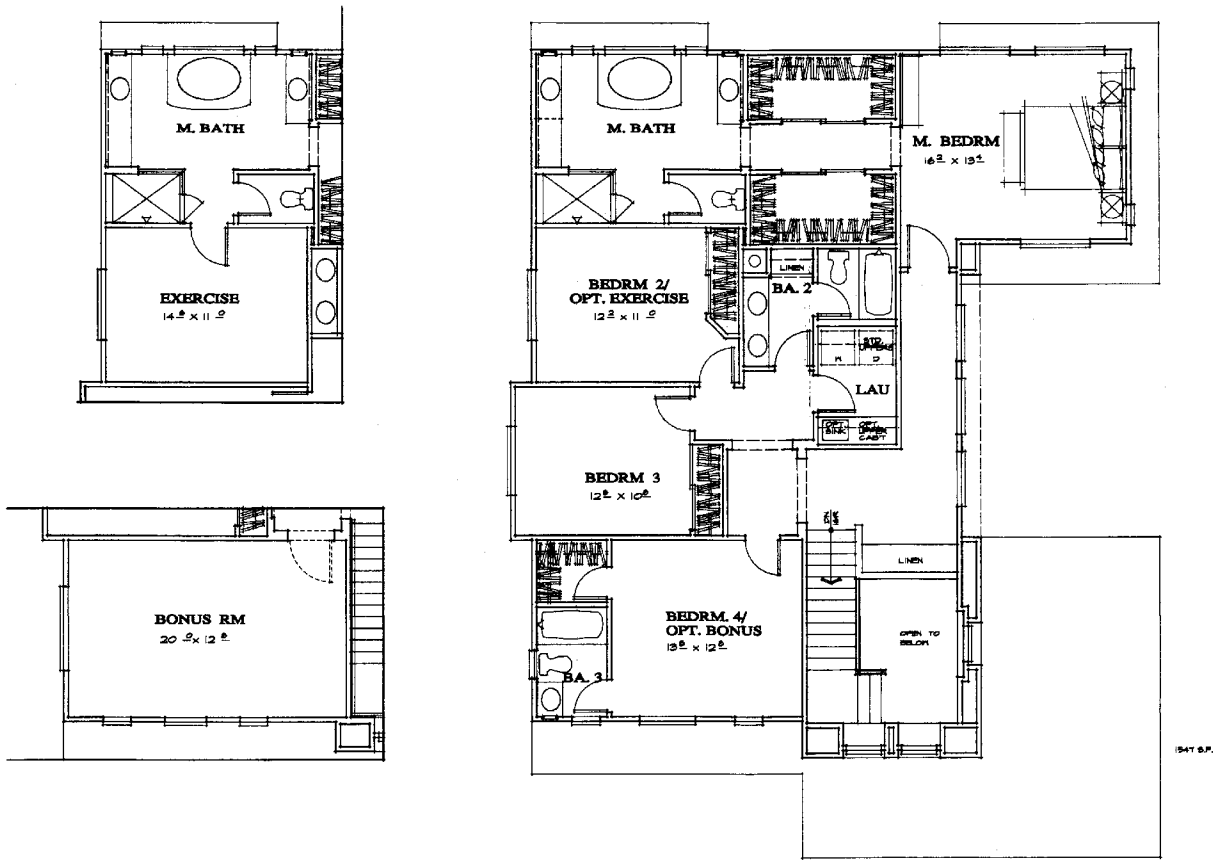
IN-TRACT FILL SITE PLAN
TYPICAL FRONT YARDS - THE CAPE
Partial Tracts 7317 and 7361
EDEN SHORES
Hayward, California

STANDARD PACIFIC

Scale:	1"=10'-0"
Drawn by:	MW
Date:	12/10/03
Job:	02027.11
Sheet	L-6
Of 6	Sheets



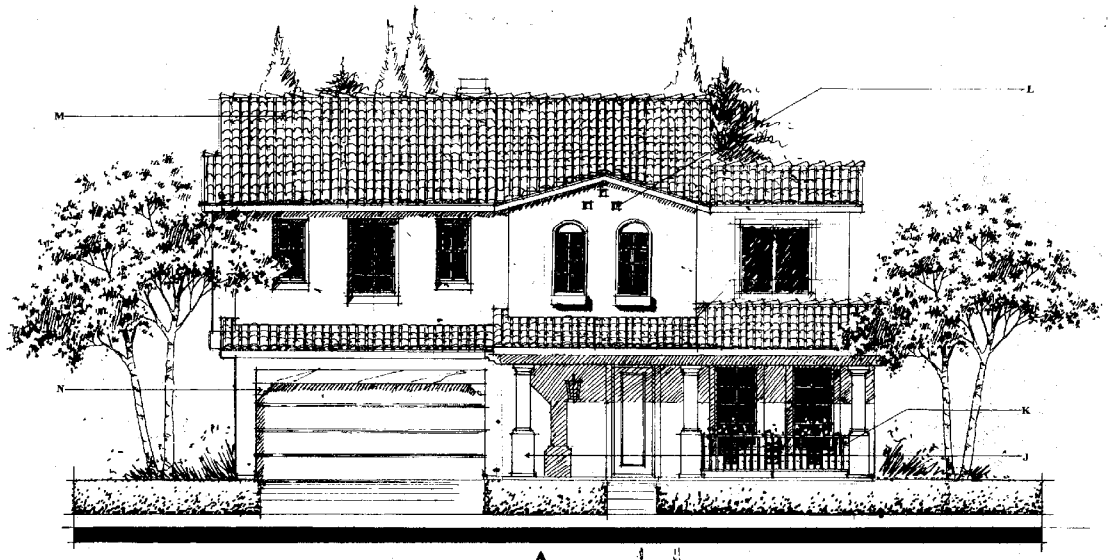
PLAN 2

THE CAPE AT EDEN SHORES

BASSENIAN/LAGONI ARCHITECTS

12-12-02
152-02094

STANDARD PACIFIC



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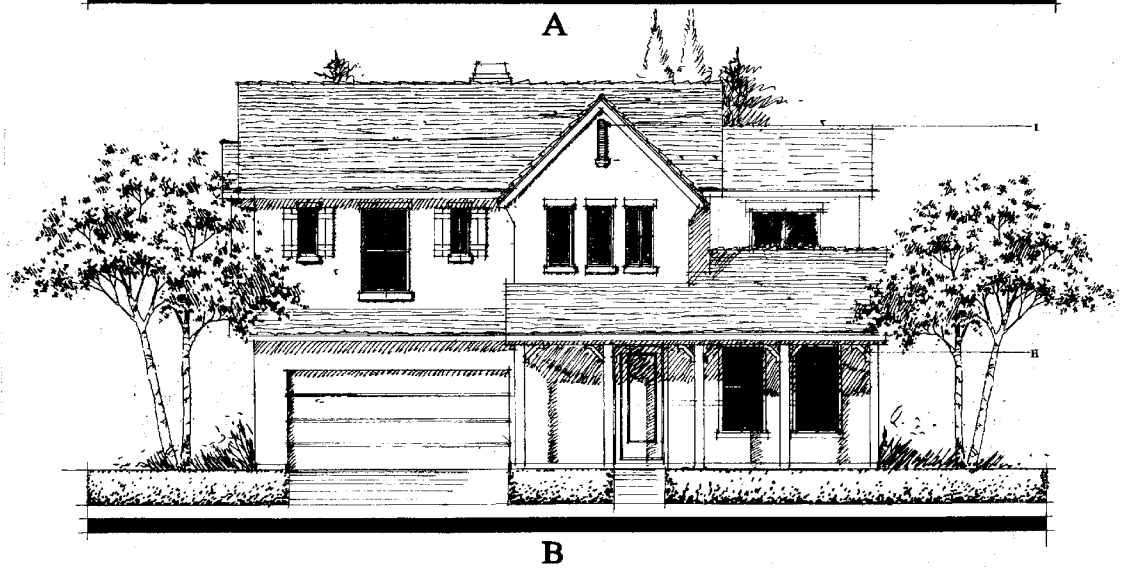

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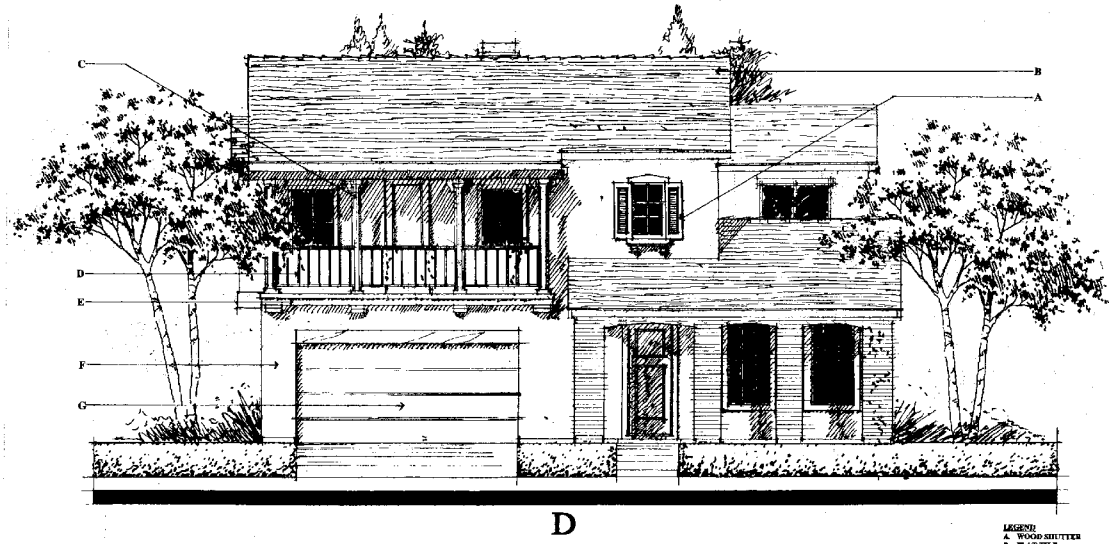


D

LEGEND:
A. WOOD SHUTTER
B. FLAT TILE
C. WOOD POST
D. WOOD RAILING
E. WOOD BEAM
F. STUCCO
G. ROLL-UP GARAGE DOOR
H. WOOD BRACKET
I. VENT
J. STUCCO COLUMN
K. W.I. RAILING
L. STUCCO RECESS
M. "S" TILE ROOF
N. WOOD CORBEL

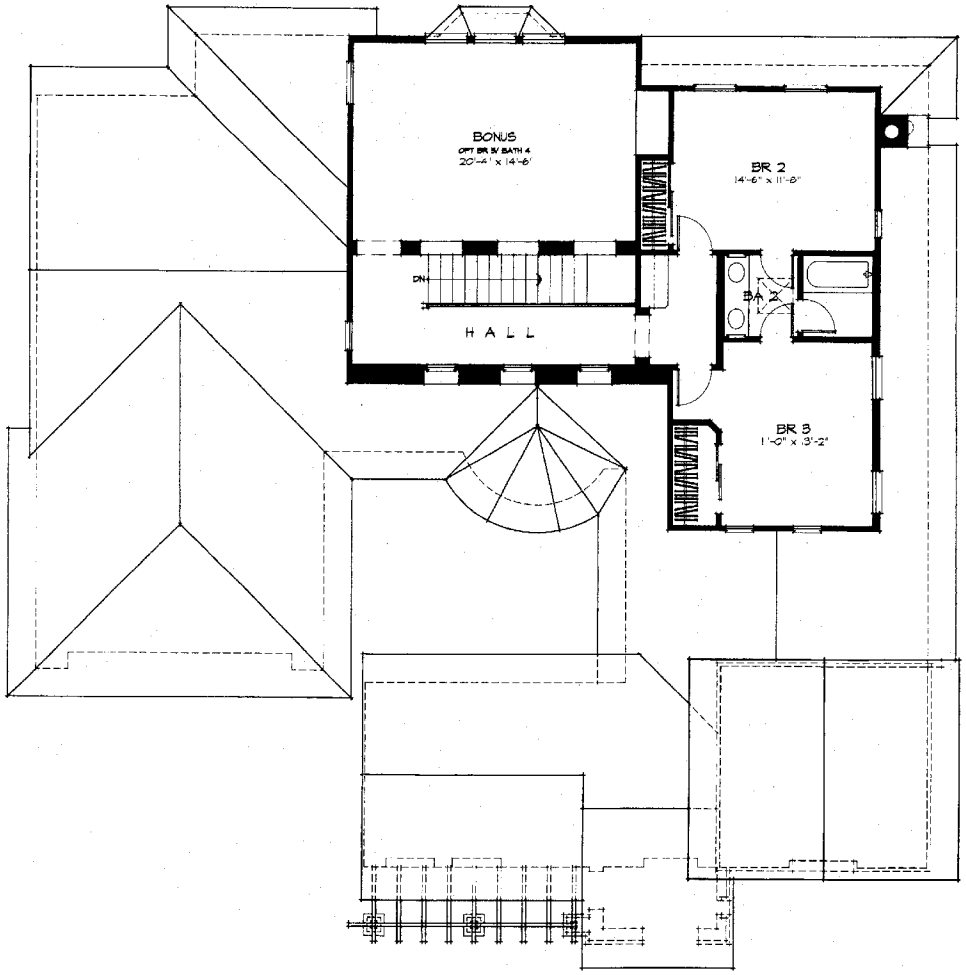
PLAN 2

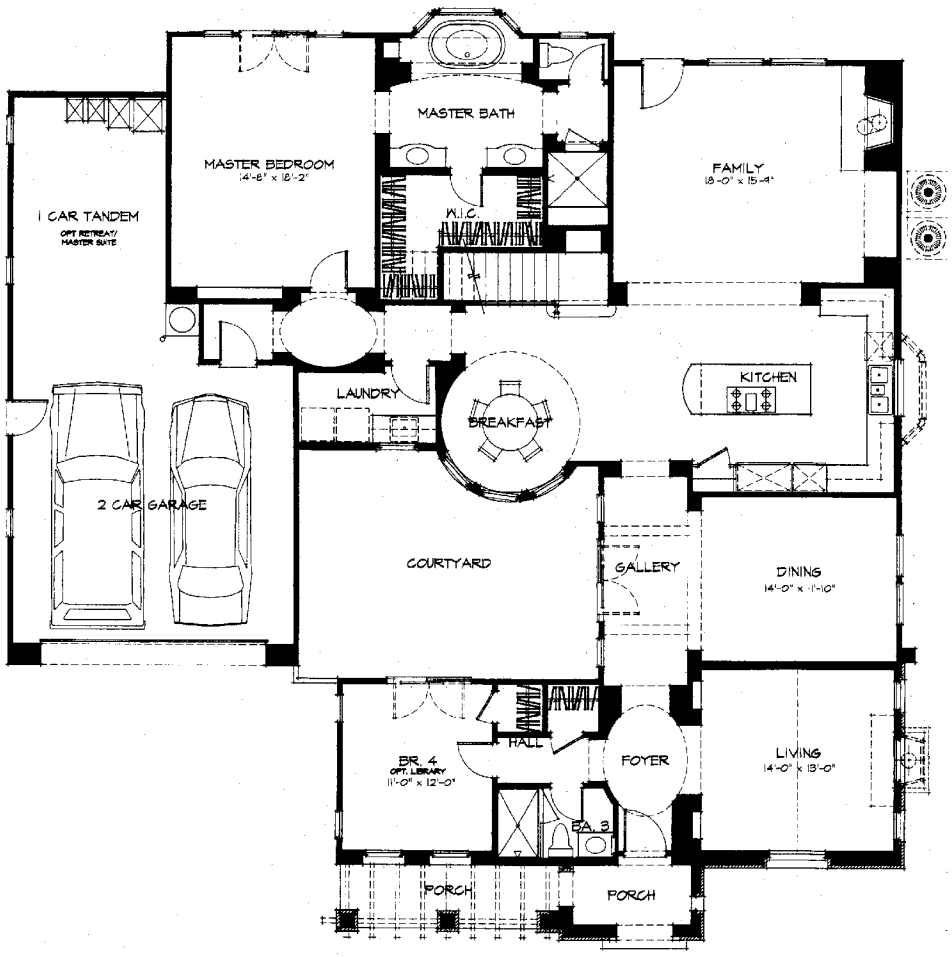
THE CAPE AT EDEN SHORES

BASSENIAN/LAGONI ARCHITECTS

12-12-02
152-02094

STANDARD PACIFIC





FIRST FLOOR	2300
SECOND FLOOR	953
TOTAL LIVEABLE	3,253 SF
GARAGE	604 SF
PORCH	123 SF
LOT COVERAGE	3,192 SF

THE BREAKERS AT EDEN SHORES

Plan 2 Tuscan

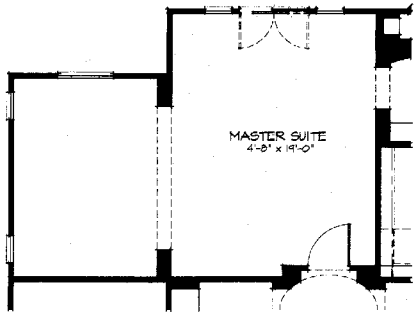
Standard Pacific Homes of Northern California

Oct. 2, 2002

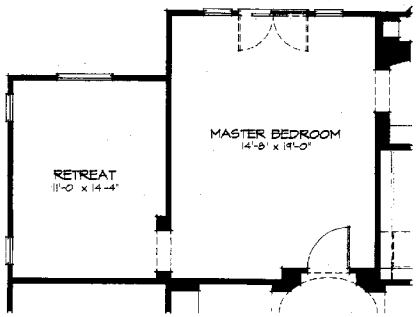
1

► LIM CHANG ROHLING & ASSOCIATES LCRA

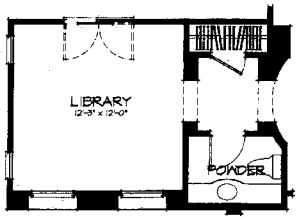
DEC09 2002



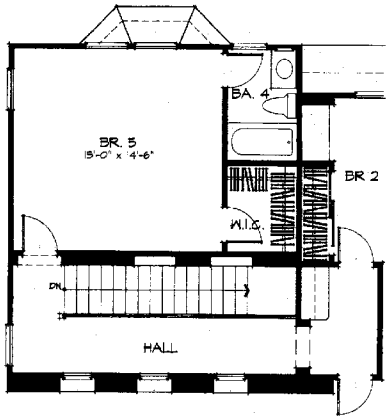
OPTIONAL MASTER SUITE



OPTIONAL RETREAT



OPTIONAL LIBRARY & POWDER



OPTIONAL BEDROOM 5 & BATH 4

THE BREAKERS AT EDEN SHORES

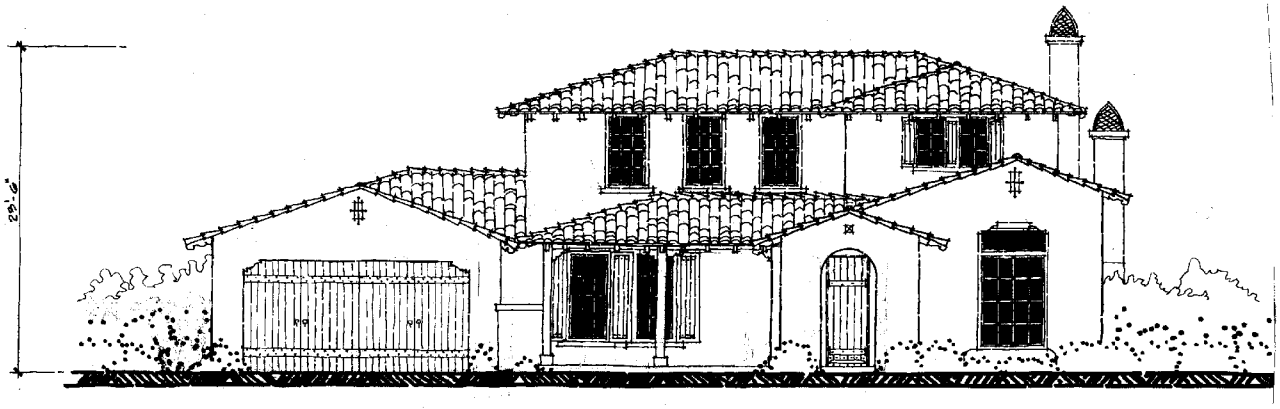
Plan 2 Options

Standard Pacific Homes of Northern California

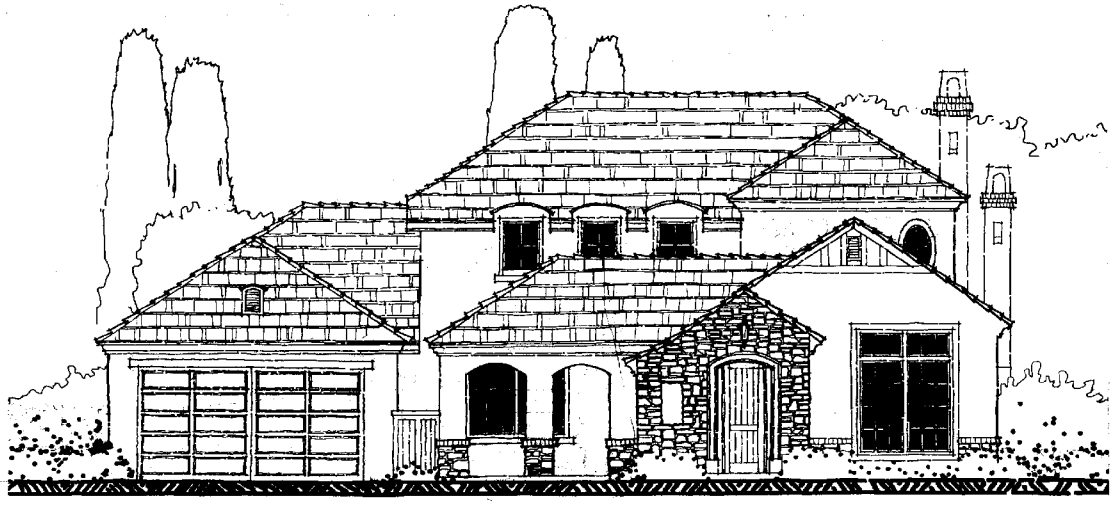
Oct. 2, 2002

LIM CHANG ROHLING & ASSOCIATES LCRA

DEC09 2002



2-A Spanish Colonial



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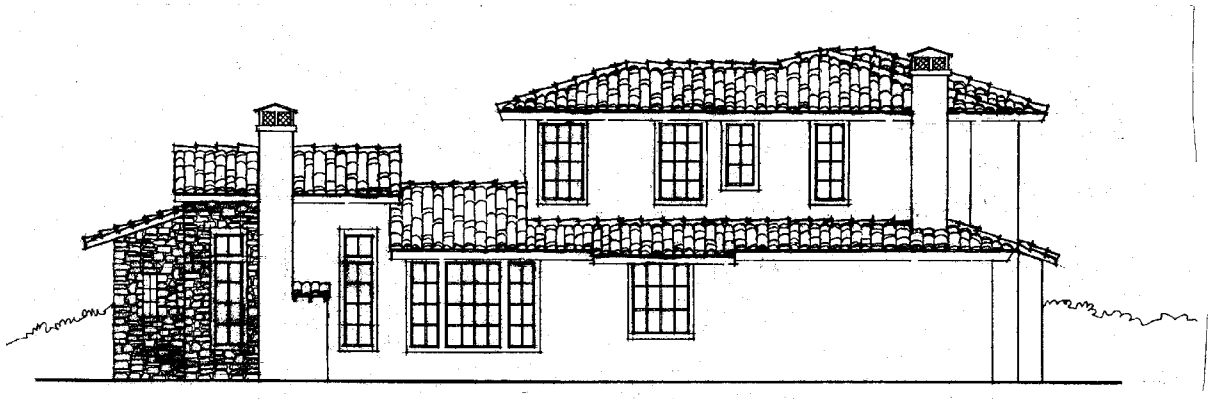
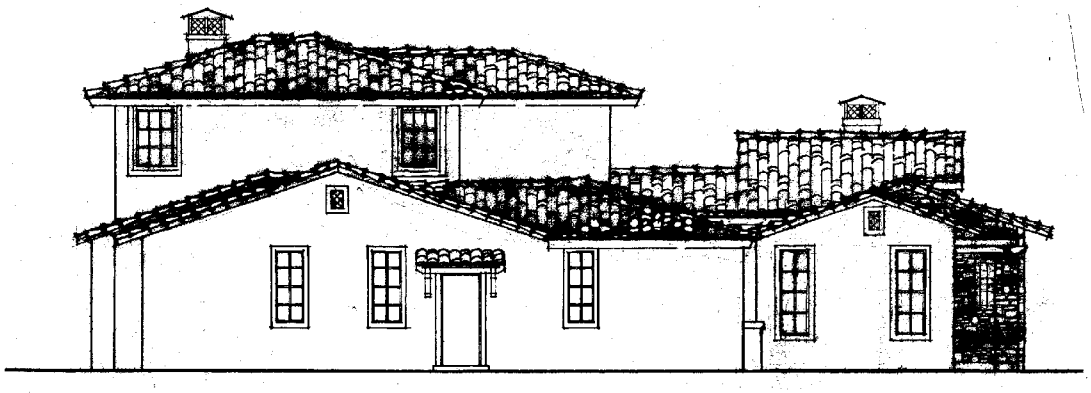
2-C Tuscan



2-C Right Elevation

2-C Right Elevation - Enhanced

2-C Rear Elevation



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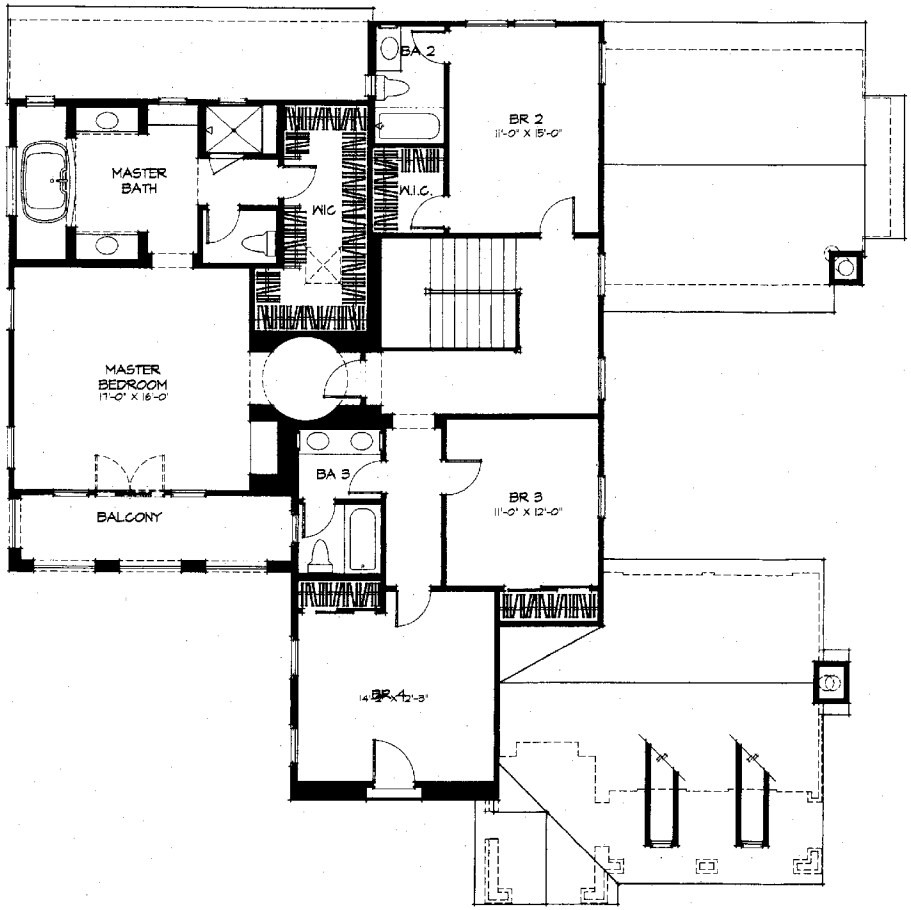
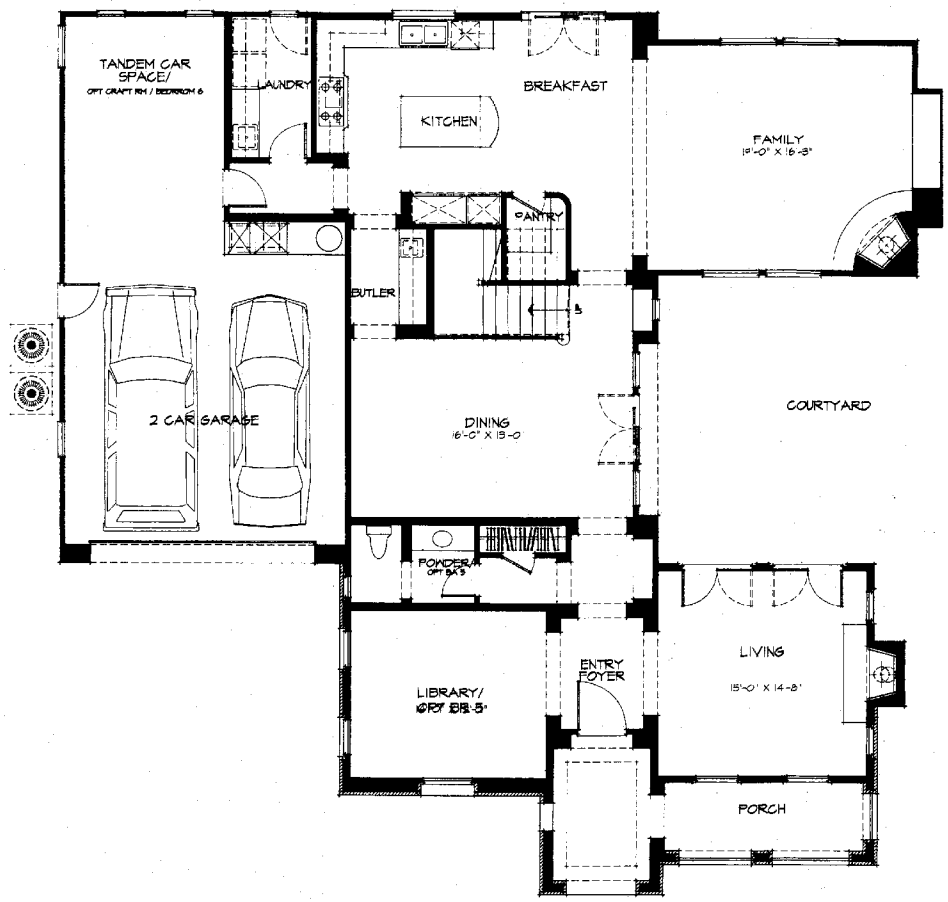




FIRST FLOOR	1,873
SECOND FLOOR	1,616
TOTAL LIVEABLE	3,489 SF
GARAGE	642 SF
PORCH	169 SF
LOT COVERAGE	2,761 SF

THE BREAKERS AT EDEN SHORES

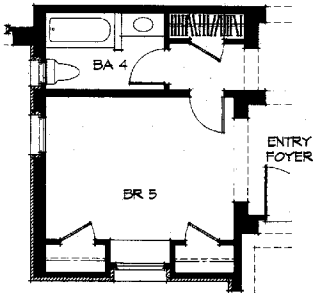
Plan 3 French Country

Standard Pacific Homes of Northern California

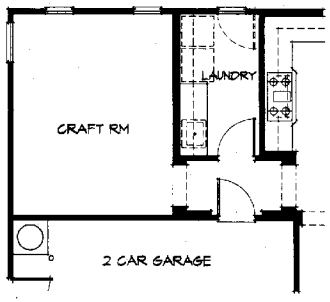
Oct. 2, 2002

► LIM CHANG ROHLINE & ASSOCIATES LCRA

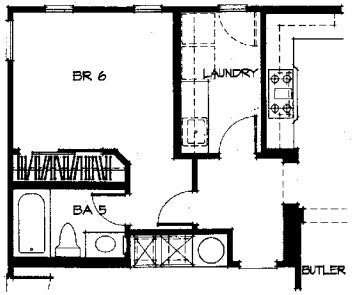
DEC09 2002



OPTIONAL BED ROOM 5



OPTIONAL CRAFT ROOM 177sf



OPTIONAL BEDROOM 6

THE BREAKERS AT EDEN SHORES

Plan 3 Options

Standard Pacific Homes of Northern California

Oct. 2, 2002

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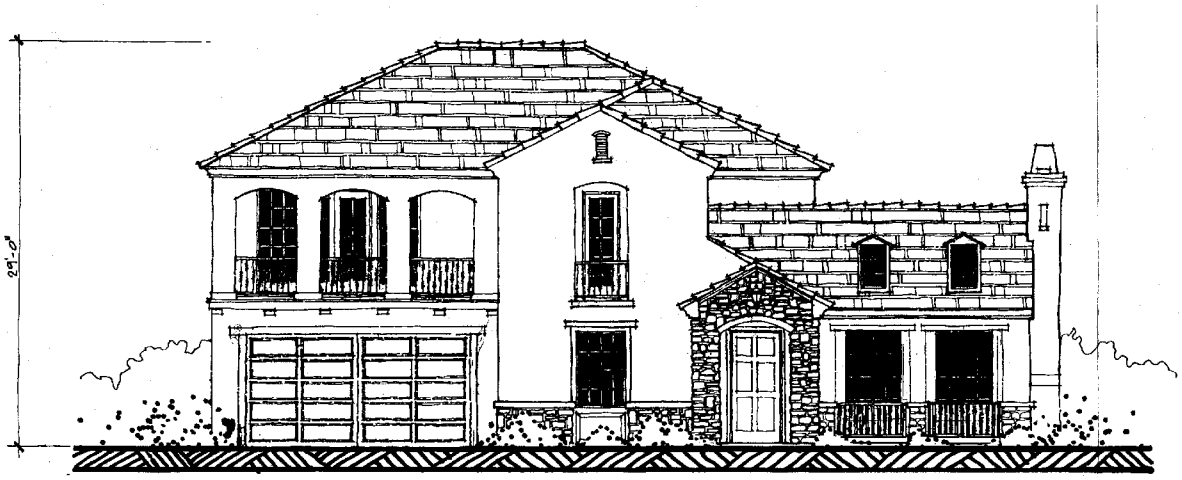
3-A Spanish Colonial



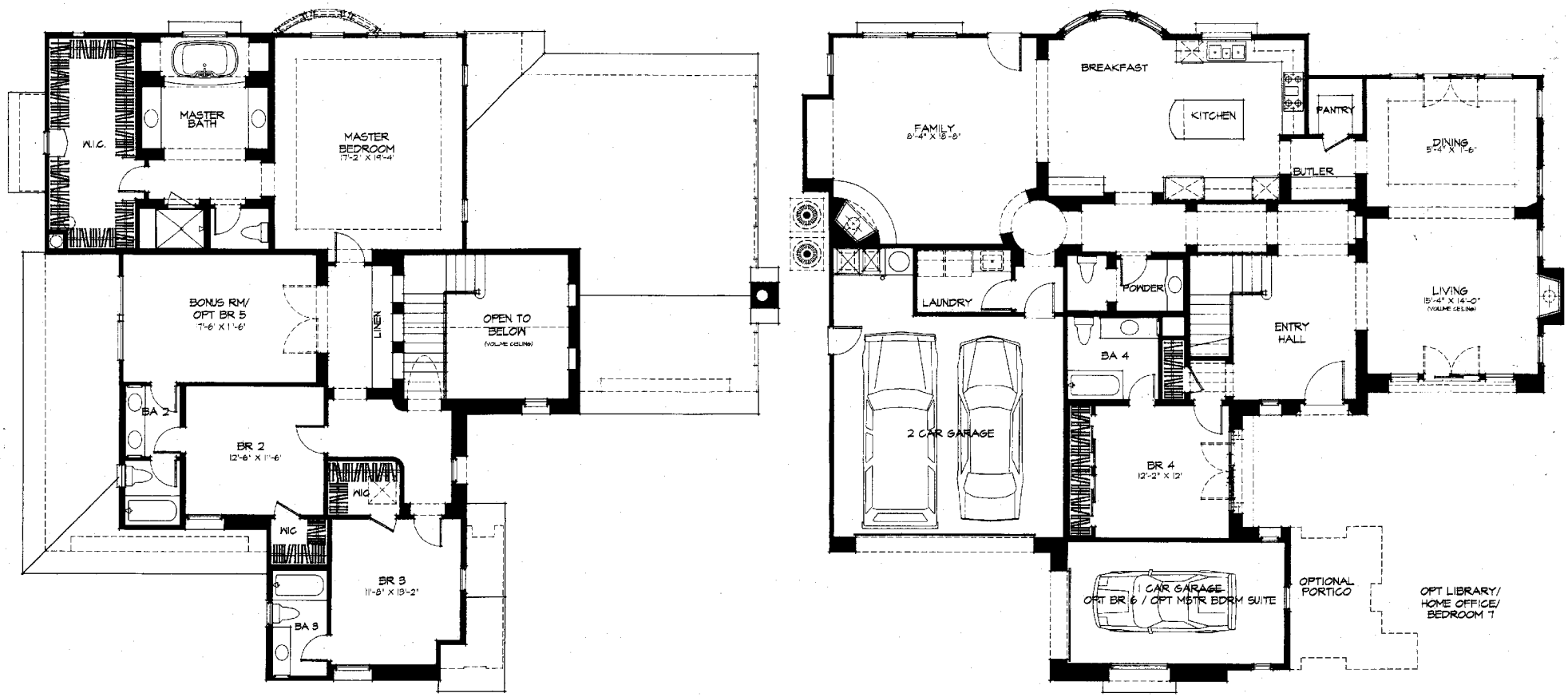
3-B French Country

3-C Tuscan

3–B Right Elevation

3–B Rear Elevation

3–B Left Elevation



FIRST FLOOR	2,002
SECOND FLOOR	1,653
TOTAL LIVEABLE	3,655 SF
(W/OPT LIBRARY	3,850 SF
GARAGE	704 SF
OPT PORTICO	121 SF
LOT COVERAGE	2,926 SF
(W/OPT LIBRARY	3,112 SF

THE BREAKERS AT EDEN SHORES

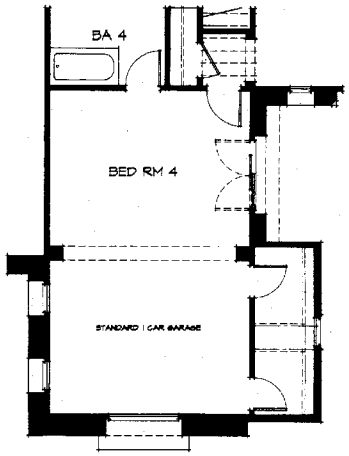
Plan 4 Spanish Colonial

Standard Pacific Homes of Northern California

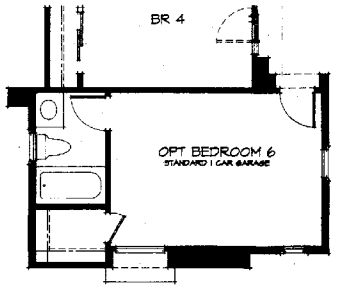
Oct. 2, 2002

► LIM CHANG ROHLING & ASSOCIATES LCRA

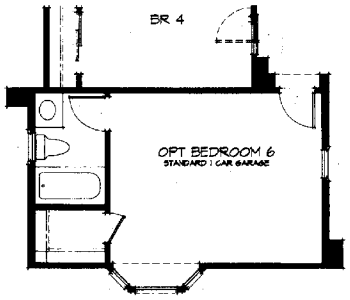
DEC09 2002



BED ROOM 4 W/SUITE OPTION



OPT BR 6 (PLAN 4A)



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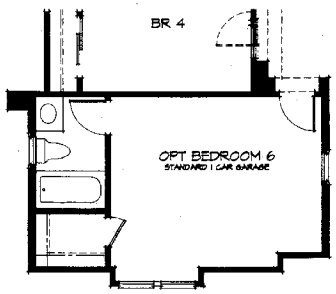
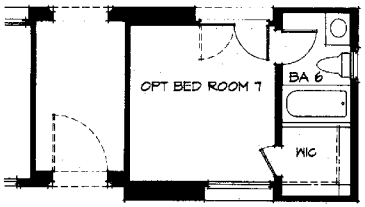
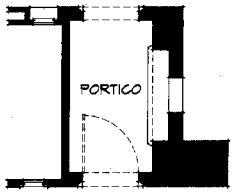
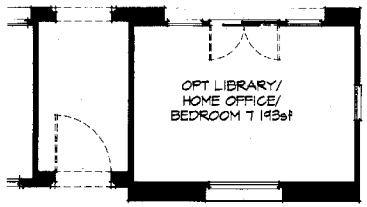


OPT BR 6 (PLAN 4C)

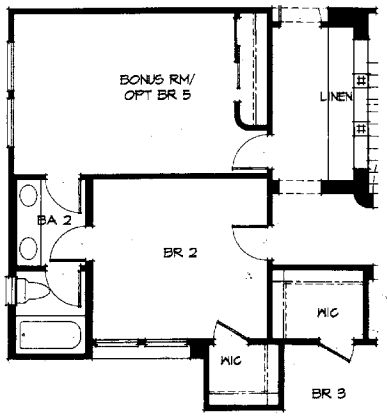


OPT BR 7





OPTIONAL LIBRARY/ HOME OFFICE/ BEDROOM 7
SCHEME A



OPT BR 5

THE BREAKERS AT EDEN SHORES

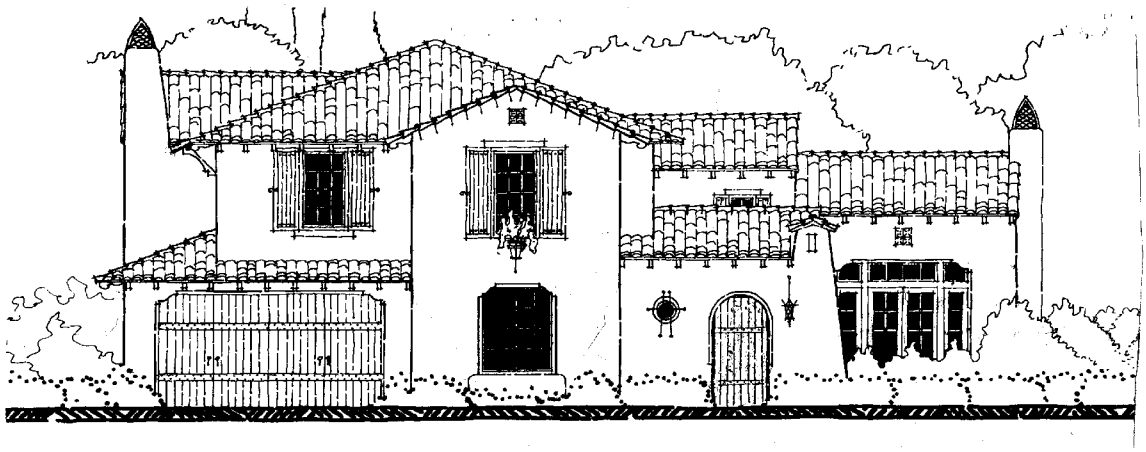
Plan 4 Options

Oct. 2, 2002

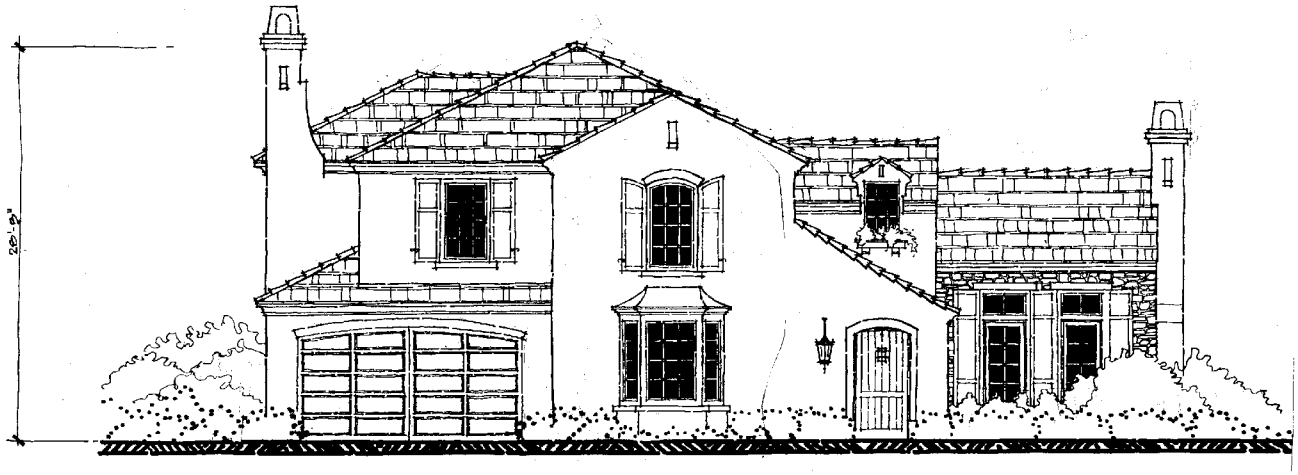
Standard Pacific Homes of Northern California

► LIM CHANG ROHLING & ASSOCIATES LCRA

DEC09 2002



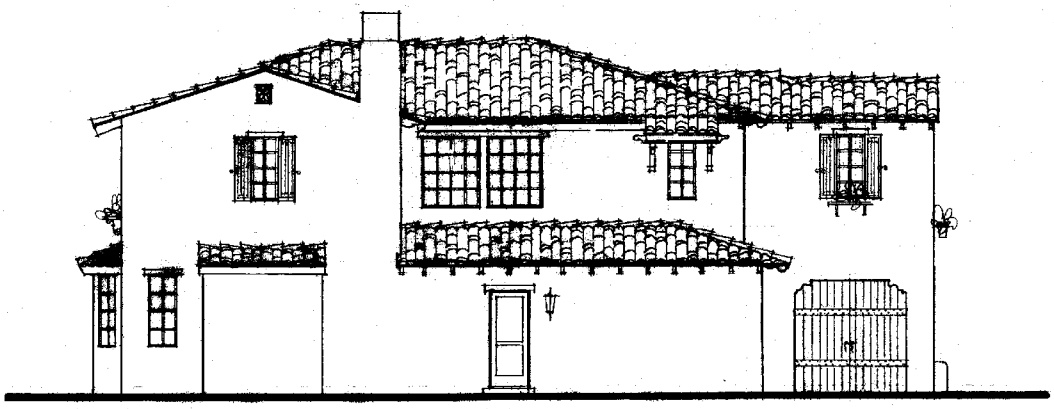
4–A Spanish Colonial



4–B French Country

4–C Tuscan

4-A Right Elevation



4-A Left Elevation

4-A Rear Elevation

4-A Rear Elevation - Enhanced

FINAL WETLAND MITIGATION AND MONITORING PLAN FOR THE WEST WINTON AVENUE WETLAND MITIGATION SITE

EDEN SHORES PROJECT, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

CORPS FILE #28637S
RWQCB-REGION 2 FILE #2198.II

Prepared for:

Standard Pacific Homes of Northern California
South Bay Division
42 West Campbell Avenue, Suite 300
Campbell, California 95008

Prepared by:

LSA Associates, Inc.
157 Park Place
Pt. Richmond, California 94801
(510) 236-6810

LSA Project No. SPH332

LSA

September 24, 2004

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FIGURES AND TABLES

FIGURES

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I. SUMMARY

This wetland mitigation and monitoring plan proposes the creation of approximately 0.6 acre of wetland habitat located on East Bay Regional Park District (EBRPD) property at 3050 West Winton Avenue in the City of Hayward, County of Alameda, California. The proposed wetland creation is intended to mitigate for impacts to a total of 0.06 acre of wetlands on the Eden Shores project site, also in the City of Hayward. In 2002-2003, Standard Pacific Homes of Northern California, South Bay Division (Standard Pacific), mapped 534 residential lots, a City of Hayward public park and a homeowners association private park, collectively known as Eden Shores. On the Eden Shores project site, the U.S. Army Corps of Engineers (Corps) claimed jurisdiction over five (5) small, seasonal wetlands as waters of the U.S., pursuant to Section 404 of the Clean Water Act (LSA 2001), all of which were avoided in the development of the project. Four (4) of these jurisdictional wetlands, will be impacted by additional activities proposed on the Eden Shores project site. One of these wetlands is within the public park to be owned by the City of Hayward and managed by the Hayward Area Recreation and Park District (HARD), and three are owned by Standard Pacific. Standard Pacific and HARD propose to mitigate off-site for these impacts at a ratio of approximately 10:1 (created:filled).

The overall goal of this project is to replace lost wetland functions and values, as well as to create functional habitat for a variety of wildlife species. The new wetlands should provide functional wetland habitat of equal or better quality than the 0.06 acre of seasonal wetlands to be filled on the Eden Shores project site based on the following comparisons:

1) a high ratio of creation to fill
2) a substantial increase in area of existing seasonal wetlands at the mitigation site
3) a location surrounded by other wetlands and natural habitats rather than houses or urban parks

Wetlands will be created at the mitigation site by grading and recontouring upland areas to allow for saturation and/or seasonal ponding at a frequency and duration sufficient to support wetland plant communities. At maturity, the created wetlands are anticipated to have a plant composition and cover comparable to that of the functional wetland habitat that currently exists at the West Winton mitigation site. The mitigation area will be monitored and maintained for a period of five years or until the performance standards are met, whichever is longer. Annual monitoring reports will be prepared and submitted to the Corps, San Francisco Bay Regional Water Quality Control Board (RWQCB) and EBRPD.

II. RESPONSIBLE PARTIES

A. APPLICANTS / PERMITTEES

Applicant: Standard Pacific Homes
Northern California - South Bay Division
42 West Campbell Ave, Suite 300
Campbell, CA 95008
Phone: (408) 871-4400

Contact: Peter Dunne, Vice President Project Management

Applicant: Hayward Area Recreation and Park District
1099 E Street
Hayward, CA 94541
Phone: (510) 881-6716

Contact: Eric Willyerd, Superintendent of Parks

B. ENTITY HAVING FINANCIAL RESPONSIBILITY FOR MITIGATION

The mitigation plan will be fully implemented by Standard Pacific, or successors in any future land transfer and/or sale.

C. APPLICANT'S DESIGNATED AGENT (IF ANY)

None.

D. PREPARER(S) OF THE PROPOSAL/PLAN

Report Preparers: LSA Associates, Inc.
157 Park Place
Point Richmond, CA 94801
Phone: (510) 236-6810

Contact: Malcolm Sproul, Principal

III. PROJECT REQUIRING MITIGATION

A. LOCATION

The Eden Shores site is located west of Hesperian Boulevard and north of Alameda Creek in southern Hayward (Figure 1). The site is bounded by railroad tracks, Alameda Creek, and a large drainage channel to the east, and by open fields to the north, west and south (Figure 2).

B. BRIEF SUMMARY OF OVERALL PROJECT

In 2003, Standard Pacific Homes of Northern California, South Bay Division (Standard Pacific), mapped 534 residential lots, known as Eden Shores, on 130 acres of diked and drained baylands that were previously used for farming annual hay crops (Zentner and Zentner 2001). The residential development ultimately will include homes, private recreational facilities, public parks and improvements to public and private roadways. As of this writing, 90 percent of the streets and roughly 50 percent of the houses have been constructed.

Five jurisdictional wetlands were delineated on the Oliver West area of the Eden Shores project site. The original Corps permit did not include filling the wetlands. Development has involved the import of fill around, but not in, the wetlands. Standard Pacific is now proposing to fill four (4) of the jurisdictional wetlands and mitigate for the fill at an off-site location.

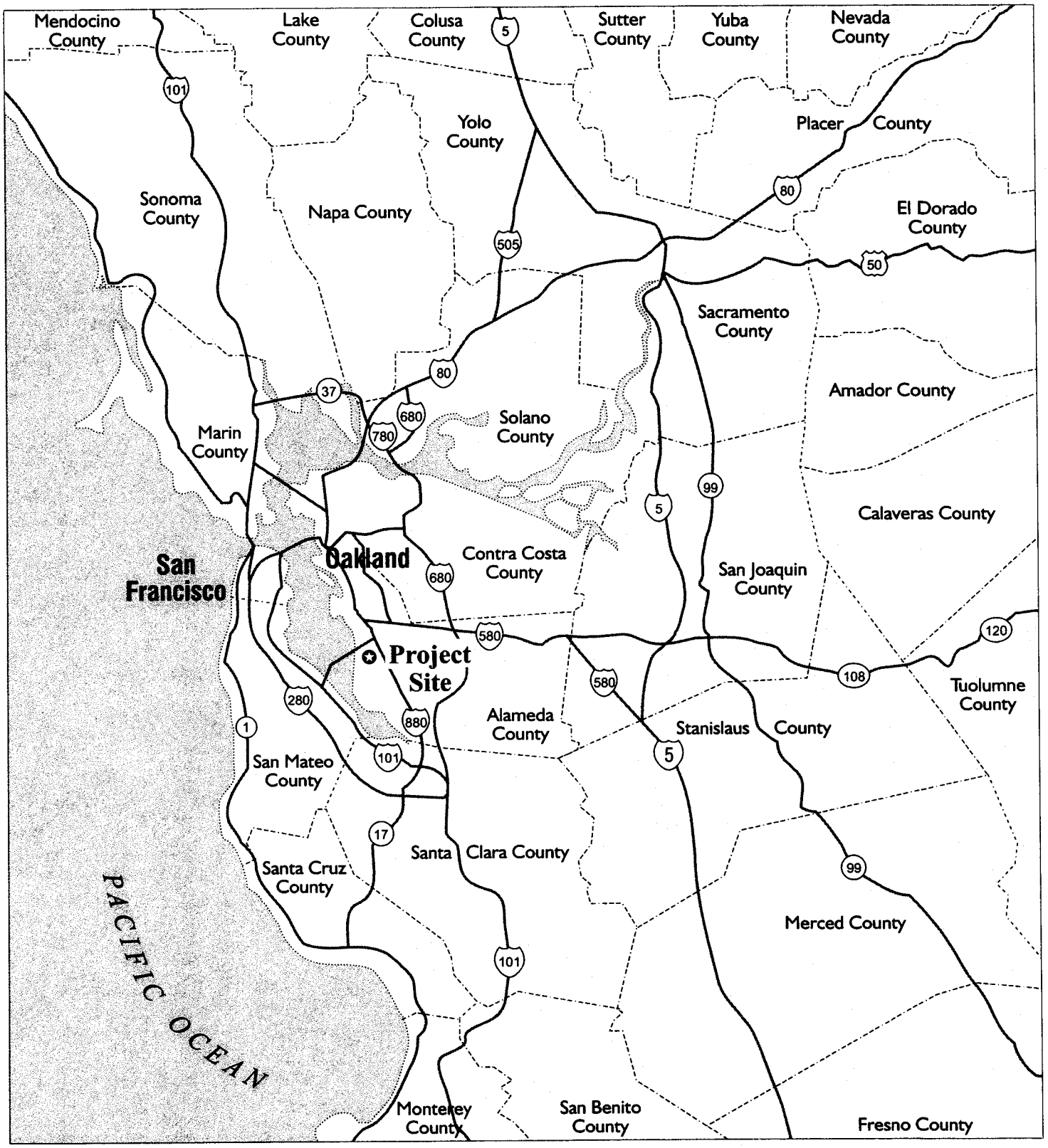
C. JURISDICTIONAL AREA(S) AFFECTED BY PROJECT

i. Size and Location Maps

LSA delineated jurisdictional areas on the Eden Shores (formerly Oliver West estate) project site in December, 2000. Figure 3 (attached) identifies the five (5) jurisdictional wetland features that were documented within the project site and the four (4) wetlands that will be impacted. The wetlands to be impacted are labeled on the map as Area C, Area E, Area F and Wetland Data Point 12. Wetland Data Point 12 was referred to as Area B in the delineation report verified by the Corps in 2001 (LSA, 2001). The acreage of wetland impacts are presented in Table A.

Table A: Jurisdictional Areas Affected by Project

Wetland feature	Area (sq ft)	Area (acres)
Seasonally Ponded Area B/ Data Point 12	600	0.014
Seasonally Ponded Area C	600	0.014
Seasonally Ponded Area E	1100	0.025
Seasonally Ponded Area F	200	0.005
TOTAL	**2500**	**0.057**



LSA

FIGURE 1

Eden Shores (Oliver West) Project

Regional Location

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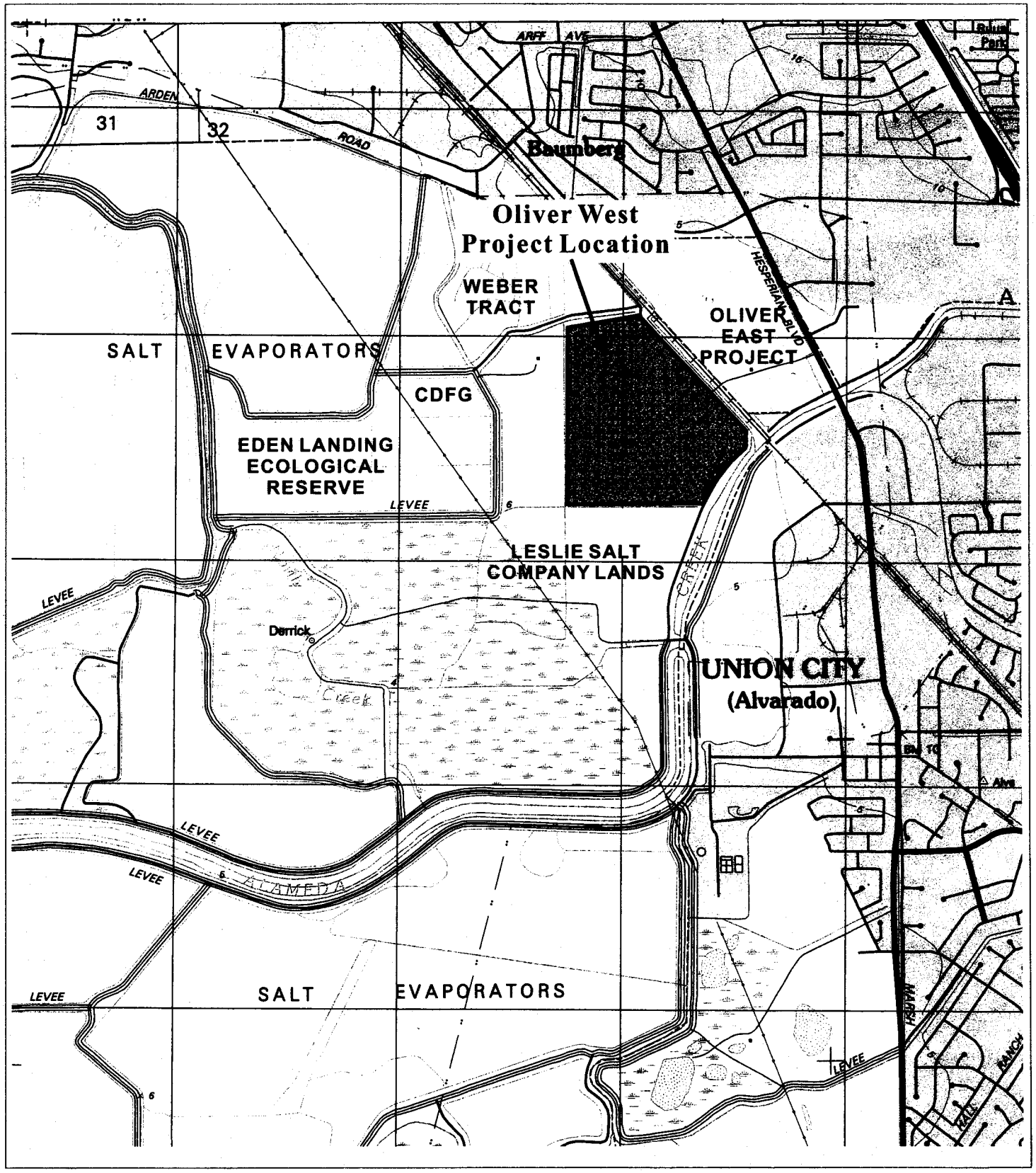

LSA

FIGURE 2

Eden Shores (Oliver West) Project

Site Location

N

0 2000

FEET

SOURCE: USGS 7.5' QUAD - NEWARK, CA

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ii. Hydrology / Topography

Overall, the Eden Shores site is relatively flat with a slope of less than 1 percent across the site (Zentner and Zentner 2001). The primary sources of water in the jurisdictional features are direct precipitation and run off from the surface immediately surrounding the wetlands below the fill.

iii. Soils

The site is located adjacent to diked historic baylands in an area that once formed part of the upper Alameda Creek delta (BCDC 1982). Soils in the jurisdictional features are fine-textured, but not composed of the dark, heavy clay that is common in other former marshlands around the Bay. Relictual mottling and oxidized rhizospheres at shallow depths suggest the occurrence of soil reduction.

iv. Vegetation

Prior to development of the residential lots, common dominant species in the jurisdictional wetlands included hyssop loosestrife (*Lythrum hyssopifolium*, FACW), rabbitsfoot grass (*Polypogon monspeliensis,* FACW), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum*, FAC) (Zentner and Zentner 2001; LSA 2001). Growth of some species that were dominant in the fields, such as wild oat (*Avena* sp.), was suppressed by seasonal inundation in the small wetlands.

v. Wildlife Habitat / Use

The jurisdictional wetlands on the Eden Shores site provide habitat of low value to wildlife. While the vegetation and soils are no longer disturbed by agricultural activities, these wetland features are surrounded by urban development and provide little shelter for wildlife. A few species of songbirds have been observed in the wetlands, but use of them is most likely limited to urban-adapted wildlife species.

vi. Threatened / Endangered Species

There is no habitat suitable for use by a special status plant or wildlife species within any of the four seasonal wetlands and none are expected to use these areas.

IV. MITIGATION DESIGN

A. BASIS FOR DESIGN

The type and location of the wetland mitigation were selected for several reasons. The fact that functioning seasonal wetlands already exist at the mitigation site indicates that creation of additional seasonal wetlands is likely to be successful. Wetland creation will expand the total area of seasonal wetland habitat at the site, thereby increasing the value of both the existing and created wetlands.

The seasonal wetlands at the Eden Shores site are small (0.005 to 0.025 acre each) and are separated from one another by urban development. The West Winton Avenue site is protected from development and provides an opportunity to create more continuous, functional wetland habitat than that which will be lost at Eden Shores.

B. CHARACTERISTICS OF DESIGN REFERENCE SITE

The wetland creation design is based on the characteristics of seasonal wetlands that currently exist on the West Winton Avenue site. These characteristics are described below.

C. PROPOSED MITIGATION SITE

i. Location

The proposed mitigation site is located at the western end of West Winton Avenue in the City of Hayward (Figures 4 and 5). Approximately one half of the site contains two small ponds and two ditches that hold water seasonally. The remaining half of the site consists of weedy uplands of uneven topography. Three easements for a gas pipeline, an electric transmission line and a treated wastewater main cross the northeastern corner of the project site.

ii. Ownership Status

1. Present

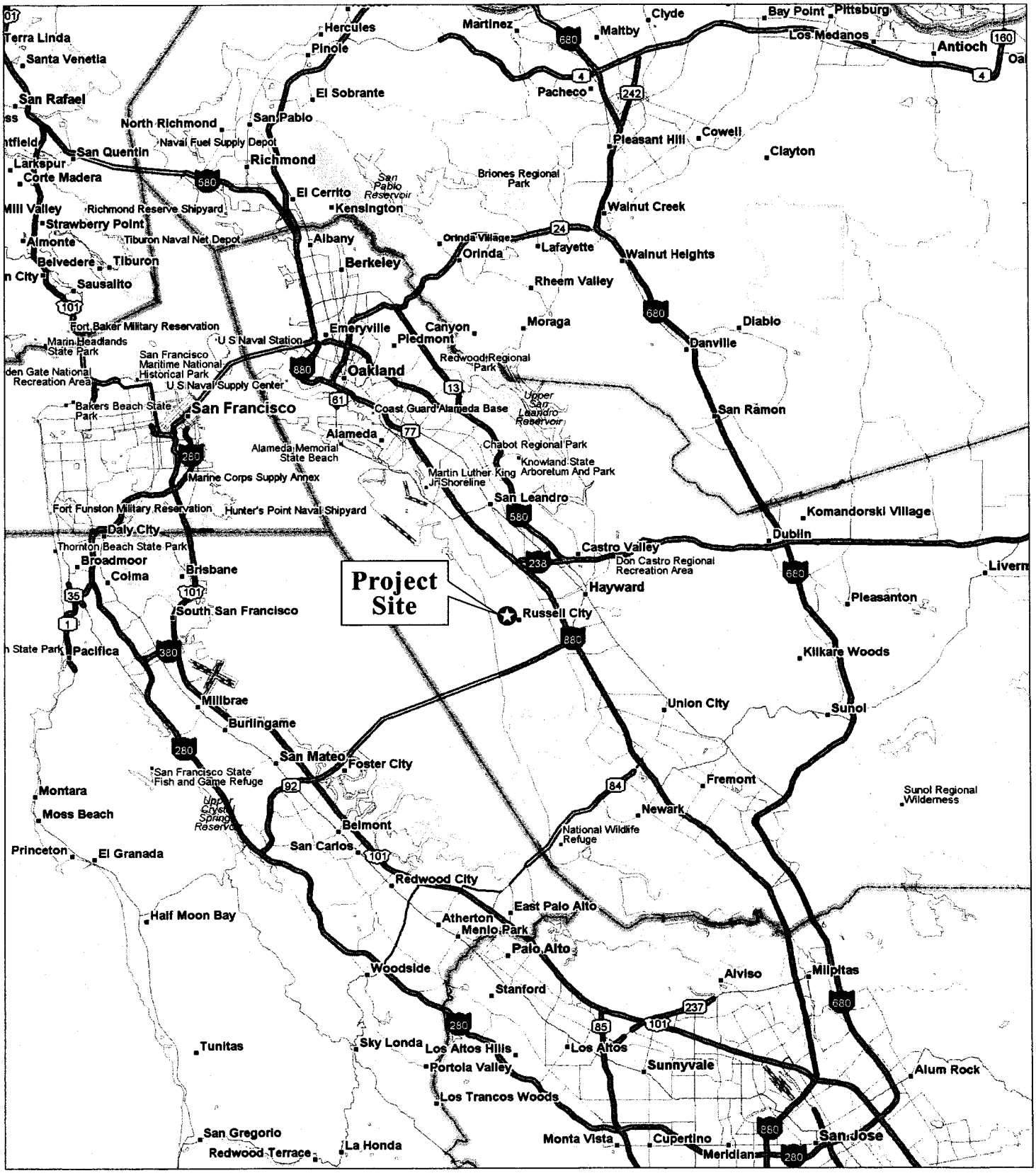
The proposed mitigation site is currently owned and managed by the EBRPD.

2. Future

The site will continue to be under the ownership and management of EBRPD following completion of the mitigation project.

iii. Jurisdictional Areas (if any)

LSA identified a total of 0.84 acre of waters of the United States on the mitigation site (Figure 6). These existing wetlands include six brackish seasonal wetlands: two ponds formerly used for duck hunting (Seasonal Wetlands A and B), two excavated ditches associated with the ponds, one seasonal wetland on top of compacted road fill near the property access gate, and one small depression at the eastern boundary of the site.



LSA

N

0 6

APPROX. MILES

SOURCE: ©2002 DeLORME. STREET ATLAS USA®2003.

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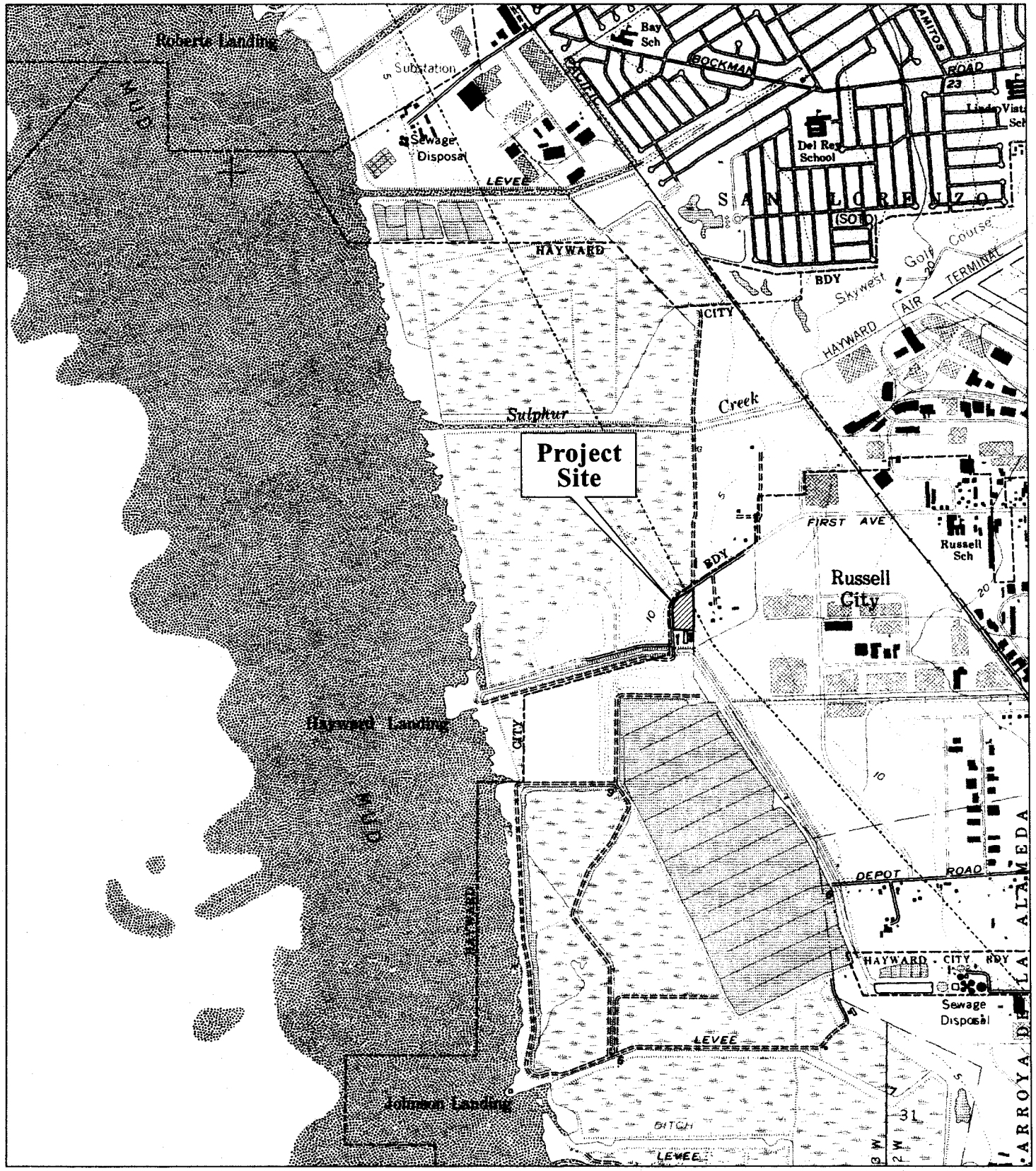
FIGURE 4

Eden Shores
West Winton Avenue
Wetland Mitigation Site
Regional Location



LSA

FIGURE 5

Eden Shores
West Winton Avenue
Wetland Mitigation Site
Project Site Location

N

0 2000
FEET

SOURCE: USGS 7.5' QUAD - SAN LEANDRO, CALIF.

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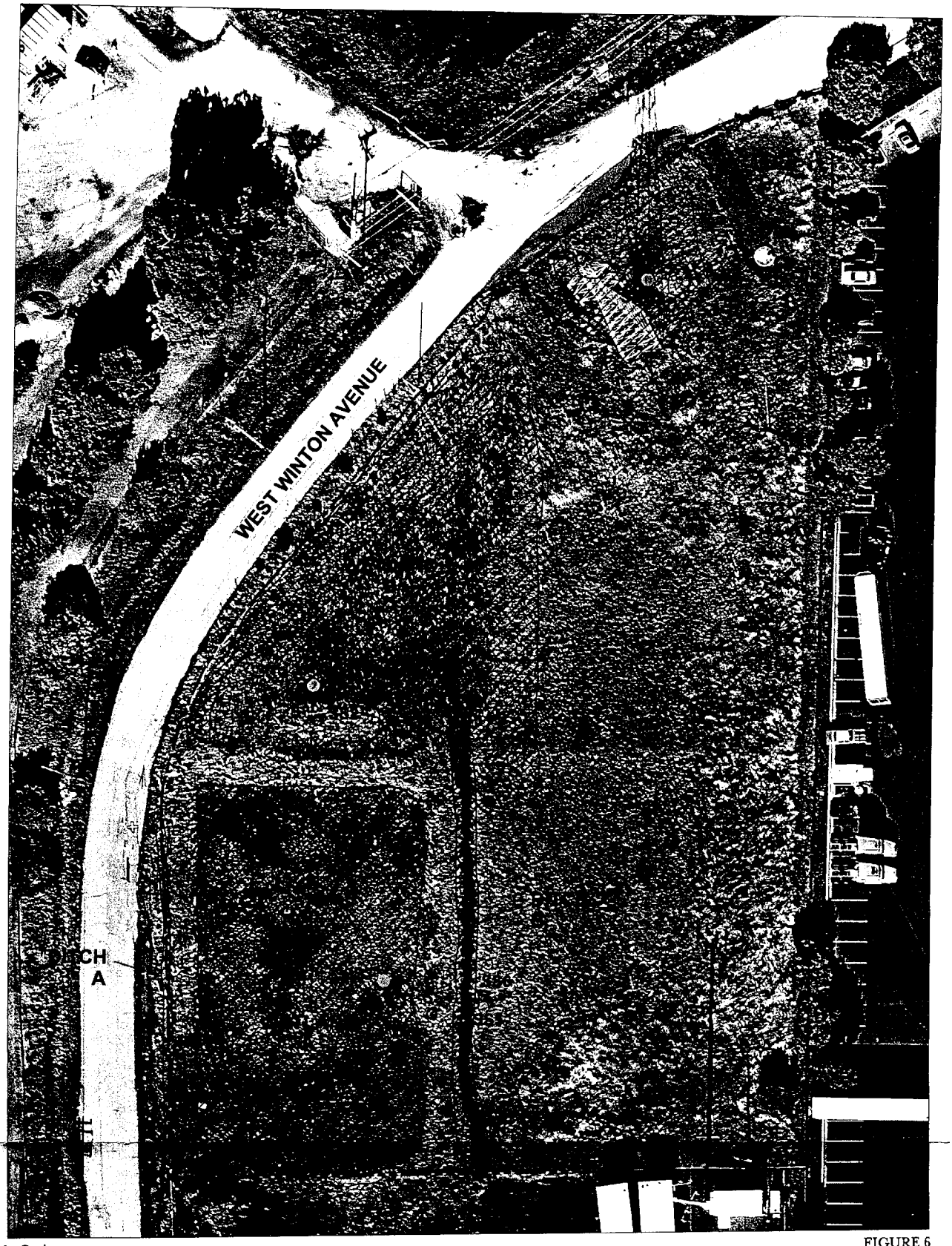

LSA

STUDY AREA BOUNDARY
BRACKISH SEASONAL WETLAND
SS1 WETLAND SAMPLE SITE
SS2 NON-WETLAND SAMPLE SITE

0 40
FEET

FIGURE 6

Eden Shores - West Winton Avenue Mitigation Site
Waters of the United States

iv. Hydrology / Topography

The proposed mitigation site is located in a historic tidal marsh plain bordering the eastern shore of San Francisco Bay, near Hayward Landing. Topography is fairly level across the site. Elevations in the level parts of the site range from 5.3 to 5.9 feet National Geodetic Vertical Datum (NGVD). The elevation at the top of the highest grassy mound is 10.6 ft NGVD, and elevations at the bottoms of the duck ponds are 4.8 ft NGVD.

The primary source of water is direct precipitation. There is no tidal connection to the bay. The presence of salt tolerant vegetation in the seasonal wetlands suggests that some form of saline influence persists. This may be from saline groundwater intrusion from nearby sloughs and channels, or from residual salts left behind in underlying salt marsh soil. According to EBRPD staff, the ponds and ditches on the site are inundated for the majority of the winter and spring in most years.

v. Soils

The soils in the West Winton Avenue mitigation site are mapped as Reyes clay, drained. This soil unit covers the entire project site and is described by the Natural Resources Conservation Service (NRCS, formerly the Soil Conservation Service) as a very deep, very poorly drained clay soil on tidal flats. Permeability of Reyes clay is very slow, runoff is very slow, and there is no hazard of erosion. According to the Alameda County hydric soil list maintained by the NRCS, Reyes clay, drained, is not hydric, but hydric inclusions occur where marsh is found, such as on this site.

The soil in most of the jurisdictional wetlands on the mitigation site was saturated in the upper 12 inches and very dark, beneath a thin layer of organic material. Neither oxidized rhizospheres nor mottling were apparent, but the frequency and duration of flooding at this site suggests that anaerobic conditions exist.

vi. Vegetation

Plant communities present on the site vary with topography. The mounds and berms are vegetated primarily by non-native grasses (*Avena* sp., *Lolium* sp., *Hordeum* sp.), mustards (*Brassica* sp.) and fennel (*Foeniculum vulgare*). Jurisdictional wetlands are vegetated primarily by native and non-native hydrophytic grasses and forbs that tolerate inundation by brackish water, such as saltgrass (*Distichlis spicata*) and curly dock (*Rumex crispus*).

vii. Wildlife Habitat / Use

The flooded ponds are used by waterfowl in the winter months. Perching opportunities on nearby utility poles also attract raptors and passerines. Sightings of the following bird species have been made at the site: mallard, cinnamon teal, gadwall, egrets, black crowned night heron, white-tailed kite, American kestrel, red-tailed hawk, northern harrier, red-shouldered hawk, red-winged black bird and house finch. Tree frogs are present in the ponds during winter and spring. The upland mounds and berms are used by ground squirrels.

viii. Present and Historical Uses of Mitigation Area

The mitigation site was historically tidal salt marsh. Direct tidal action was blocked by construction of West Winton Avenue and the filling of surrounding areas. Former landowners of the mitigation site constructed berms to create duck hunting ponds in the marsh. The East Bay Regional Park District, the current owners, manage this site as a wildlife refuge.

ix. Present and Proposed Uses of All Adjacent Areas

The mitigation site is bordered by open space and developed land. East of the mitigation site is an industrial warehouse. To the north is an auto wrecking yard and a diked salt marsh that is managed as open space by Hayward Area Recreation and Park District (HARD). West of the site is the West Winton Avenue landfill, and south of the site is the EBRPD service yard and Hayward Regional Shoreline office.

D. HABITAT(S) TO BE CREATED / RESTORED

i. Compensation Ratios

The loss of 0.06 acre of low value, jurisdictional waters of the United States at the Eden Shores project site will be compensated for by creation of approximately 0.56 acre of functional seasonal wetlands and enhancement of 0.04 acre of existing seasonal wetlands. This will result in a mitigation ratio of approximately 10:1 (created/enhanced:filled).

ii. Long-term Goal(s)

The target habitat to be created will resemble, in form and function, the seasonal wetlands that currently exist at the site. The created wetlands will double the area of existing seasonal wetlands.

iii. Hydrology / Topography

The mitigation strategy in this location will involve expanding one of the existing seasonal wetlands (Wetland B) by grading the large, upland mound in the eastern half of the site down to matching elevations. The target hydrological regime for the created seasonal wetlands will be based on the elevations of the existing seasonal wetlands (Wetlands A and B), therefore the hydrological regime for the created wetlands will be driven primarily by precipitation and surface run off. The target hydrological regime will be judged to be adequate if the new wetlands are inundated or saturated to within 12 inches of the soil surface for a period of 5 percent of the growing season (14 consecutive days) and the target plant communities appear to be progressing toward the specified vegetation performance standards.

iv. Vegetation

The created wetlands should support a vegetation community dominated by hydrophytic species of similar composition to the seasonal wetlands that currently exist on the mitigation site. The existing seasonal wetlands are vegetated primarily by native and non-native hydrophytic grasses and forbs that tolerate inundation by brackish water. Saltgrass (*Distichlis spicata*) is the most dominant native species, but other native species present are cattail (*Typha angustifolia*), alkali heath (*Frankenia salina*) and maritime sedge (*Scirpus maritimus*). Curly dock (*Rumex crispus*),

Italian ryegrass (*Lolium multiflorum*) and foxtail (*Hordeum marinum*) are three non-native species that are common in the existing seasonal wetlands. Non-native species will not intentionally be introduced in the created wetlands, but their recruitment from surrounding wetlands will not be considered a failure to achieve the target vegetation community in the created wetlands.

v. Wildlife

Creation of new seasonal wetlands and enhancement of existing seasonal wetlands is expected to increase habitat for most wildlife that uses the site currently. The decrease in upland habitat due to expansion of wetlands is expected to decrease habitat for burrowing mammals, such as California ground squirrel. A decrease in small burrowing mammals may result in decreased prey opportunities for some species of raptors.

Threatened or endangered wildlife species are not known to occur at the site. The proposed mitigation is therefore not expected to have an effect on special status species.

E. PERFORMANCE CRITERIA AND MONITORING

i. Performance Criteria

The overall goal of the mitigation is to create and enhance wetland habitat functions and values, as well as to provide higher quality habitat conditions for a variety of plant and wildlife species in the mitigation site. Specifically, the objective is to create wetland habitat that will compensate for the loss of seasonal wetlands on the Eden Shores project site. The performance criteria for the mitigation site have been developed based on LSA's monitoring and evaluation of other wetland restoration projects of similar character in the San Francisco Bay Area. In this case, qualitative and quantitative criteria will be utilized when monitoring wetland creation.

The restored wetlands will be considered successful if observable evidence indicates that functional habitat is established. The following observable features will be considered to represent progress toward successful establishment of the target habitats and communities: germination and growth of hydrophytic plant species, root development of hydrophytic plant species, evidence of hydrophytic plant species reproduction, percent cover of non-native weeds, degree of soil saturation, lack of significant erosion, and use of the site by a variety of wildlife.

Performance will be assessed based on the wetland habitat developing hydrophytic vegetation cover and hydrology that are similar to the target habitats. In this case, the target habitats are the seasonal wetlands that currently exist in the mitigation site. Areas will be declared as having met performance criteria when they are vegetated by facultative wetland (FACW) or obligate wetland (OBL) species at 75 percent or higher relative cover.

To quantitatively measure establishment of the target habitat, a total of 12 square meter plots will be established along two transects. The two transects will be arranged in an east-west alignment comparable to the locations of cross-sections A and B illustrated in Figure 7. Along each transect, three plots will be located in the existing seasonal wetlands and three will be located in the created seasonal wetland. The plots will be placed to capture the conditions of vegetation and soil saturation at the center of each wetland (one plot) and at the outer (one plot) and inner

(one plot) boundaries of each wetland. In this arrangement the plot at the inner boundary of the created seasonal wetland will be adjacent to the plot at the inner boundary of the existing seasonal wetland. Plots will not be established in the upland transition zone of the created wetland. These plots will be monitored in Years 1, 3 and 5, and the results will be presented in the annual monitoring reports submitted for those years. Representative photographs of the plots will be taken to document succession and change in the wetlands.

Conditions of vegetation and hydrology will be qualitatively assessed by walking through the entire site prior to reading the plots. Particular attention will be paid to the edges of the existing seasonal wetlands to observe any reduction in the wetland area. Based on this visual assessment, transects and/or plots can be added to quantitatively measure such changes.

At the end of five years, a wetland delineation per Corps methodology will be conducted and wetland boundaries will be recorded using GIS technology. The acreage of successful seasonal wetland creation will be calculated based on this information.

Successful creation of seasonal wetlands will depend on the amount of water that is naturally available at the site. The existing seasonal wetlands A and B are inundated for at least 60 days during normal rainfall years. Inundation is supported by runoff from a sloped mound to the east of the wetlands, runoff from the EBRPD corporation yard to the south, and precipitation that falls directly onto the existing wetlands. Based on precipitation data for western Alameda County, the ratio of existing water supply to existing wetland acreage is approximately 3.5:1. Following creation of 0.56 acre of additional wetlands and enhancement of 0.04 acre of existing wetlands, the ratio of water supply to proposed wetland acreage is approximately 2.9:1. This translates approximately to a 17 percent reduction in water supply to the combined wetland area, or a decrease in duration of saturation or inundation by 10 days. This is not likely to be a significant enough reduction in water supply to cause any loss to the existing wetlands or to prevent successful establishment of wetland hydrology in the proposed seasonal wetland. However, as a conservative measure of success, the performance criteria of this mitigation will be fulfilled when 0.25 acre or more of wetland habitat as described above has developed. This ratio of 4:1 (created:filled) is lower than the proposed ratio of 10:1 but would still exceed mitigation requirements. If conditions observed during monitoring are not meeting or are not likely to meet the performance criteria, remedial action will be proposed.

ii. Monitoring

1. Methods

Qualitative monitoring techniques will be employed during each monitoring visit to track the establishment and development of wetland functions in the mitigation area. These techniques will include the preparation of a plant species list, estimating relative cover of dominant species, observations as to plant structure and vigor, and extent of non-native plant establishment. The general development of the plant community and trends of establishment also will be described. In addition, any potential or existing erosion problems will be noted. Evidence of hydrological patterns (*e.g.*, ponded/saturated soils) will be documented.

2. Monitoring Schedule

The monitoring period will continue for 5 years or until the performance standards set forth herein have been met, whichever is longer.

Year 1: Qualitative criteria will be monitored four times, or once each season.

Years 2-5: Qualitative criteria will be monitored once a year, in late spring or early summer.

V. IMPLEMENTATION PLAN

A. SITE PREPARATION

i. Grading Implementation

Uplands targeted for wetland creation will be graded to appropriate elevations to allow for seasonal saturation and/or inundation that resembles the current hydrological conditions of the existing seasonal wetlands. Figure 7 illustrates the proposed boundaries of the seasonal wetland creation area, seasonal wetland enhancement area, and transitional habitat creation. The northern boundary of the proposed wetland creation area avoids the three easements that occupy the northeast corner of the property. Figures 8 and 9 depict cross section views of the existing seasonal wetlands and proposed wetland creation area.

Along the eastern and southern boundary of the proposed wetland creation area, a 25 ft wide upland buffer will remain in order to provide access to the site for mosquito abatement and fire clearance. The average elevation of this buffer is 6.1 ft NGVD. The upland buffer will be graded as needed to allow precipitation to drain into the created wetland. A gradual slope of 10:1 will then be graded from the toe of the buffer (approximately 5.8 ft NGVD) down to the target wetland elevation of 4.8 ft NGVD. This will create a 10 ft wide zone of transitional habitat between the upland buffer and the created seasonal wetland. From the toe of the 10:1 transitional slope, an elevation of 4.8 ft will be established across most of the remaining area (0.6 acre) of proposed seasonal wetland. The lowest elevation will be created in the center of the proposed seasonal wetland by excavating a 200 ft long by 20 ft wide elliptical pit down to 4.4 or 4.5 ft NGVD. This will allow water to recede into the center of the wetland as water levels draw down seasonally and will reduce the surface area of standing water that requires spray treatment to control mosquitoes.

The berm that separates Existing Seasonal Wetland A from Existing Seasonal Wetland B will be excavated to an elevation of 4.8 ft NGVD in two locations to create an island of upland habitat for wildlife that will be less accessible to terrestrial predators when the wetlands are inundated (Figure 8). Excavation equipment will access the berm from neighboring hard surfaces to avoid impacting existing wetlands.

ii. Soil and Debris Disposal

All debris on the mitigation site, both inside and outside of the proposed seasonal wetland creation area, will be removed. Unless directed otherwise by EBRPD staff, all small stakes, pipes and poles in the wetland creation area will be removed. Fenceposts and abandoned telephone and/or power poles will be left on site to provide perching opportunities for birds. Soil and debris will be disposed of at the landfill facility located west of the mitigation site on West Winton Avenue.

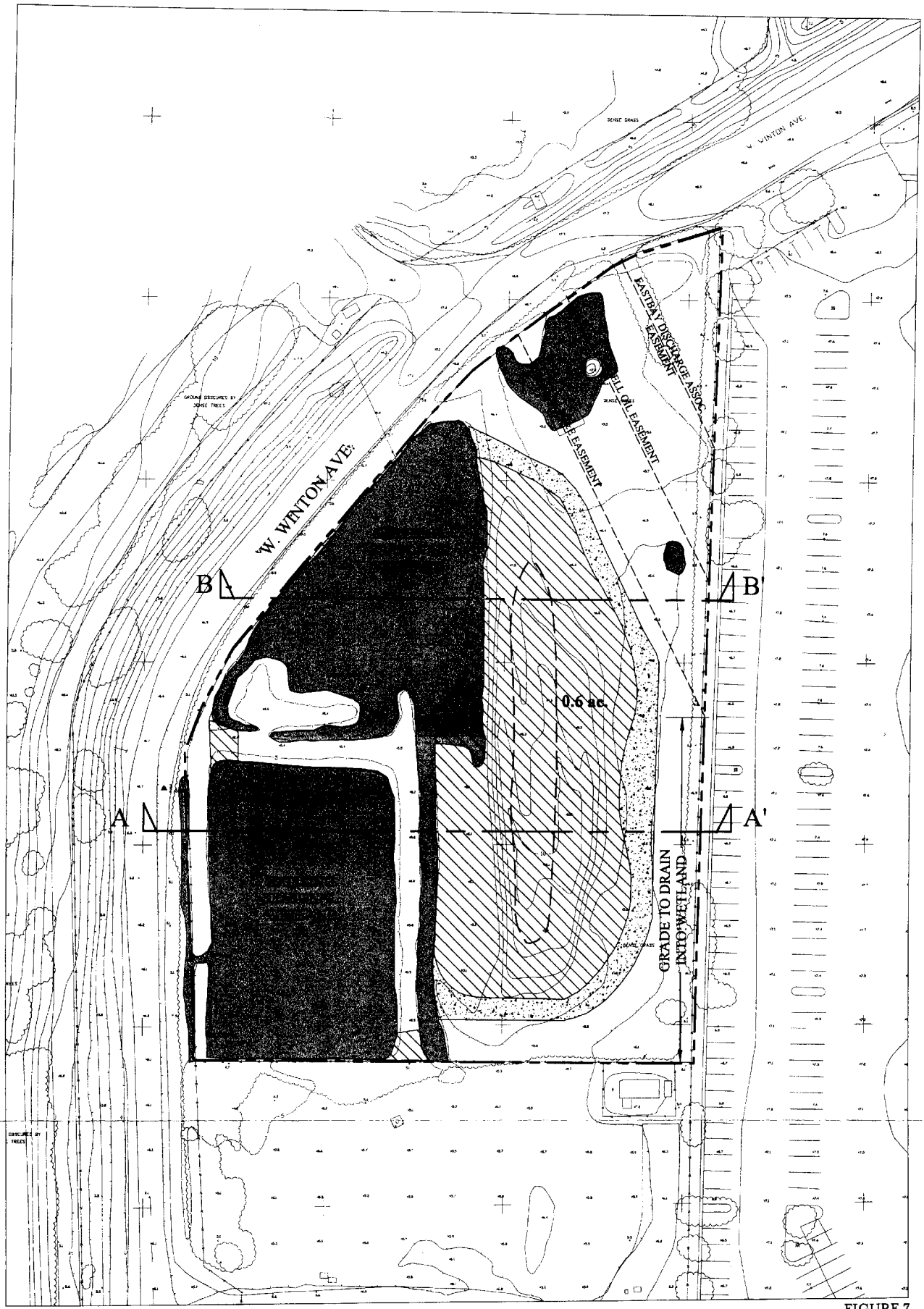

FIGURE 7

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Project Area Boundary
Existing Seasonal Wetland
Proposed Upland Transition Habitat
Proposed Wetland Creation Area
Lowest Elevation (4.4'-4.5' NGVD)

West Winton Avenue Wetland Mitigation

Plan View - Proposed Site Conditions

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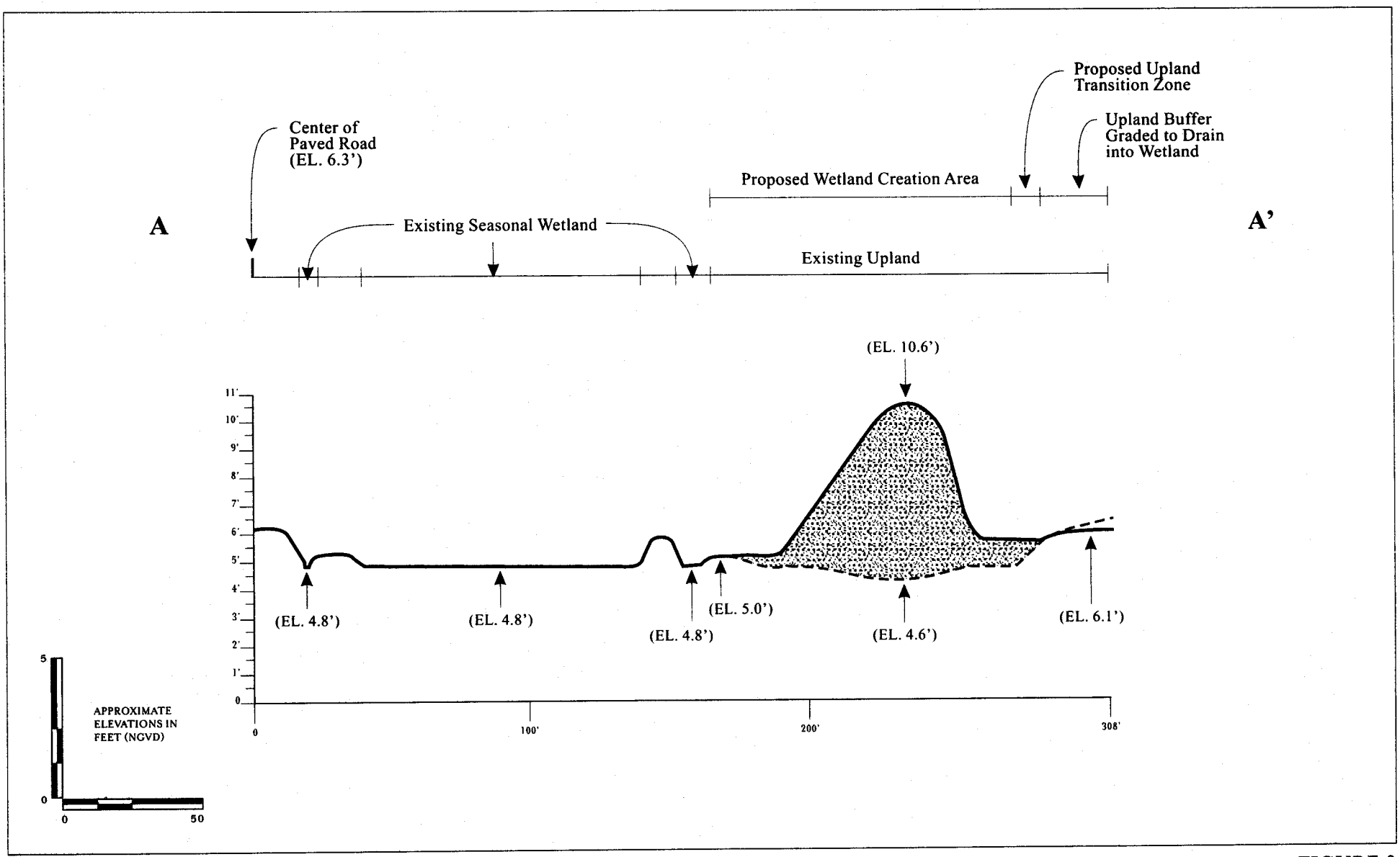

LSA

FIGURE 8

West Winton Avenue
Mitigation Site
Cross Section A-A'

Existing Grade

Proposed Grade

Existing Material to be Removed

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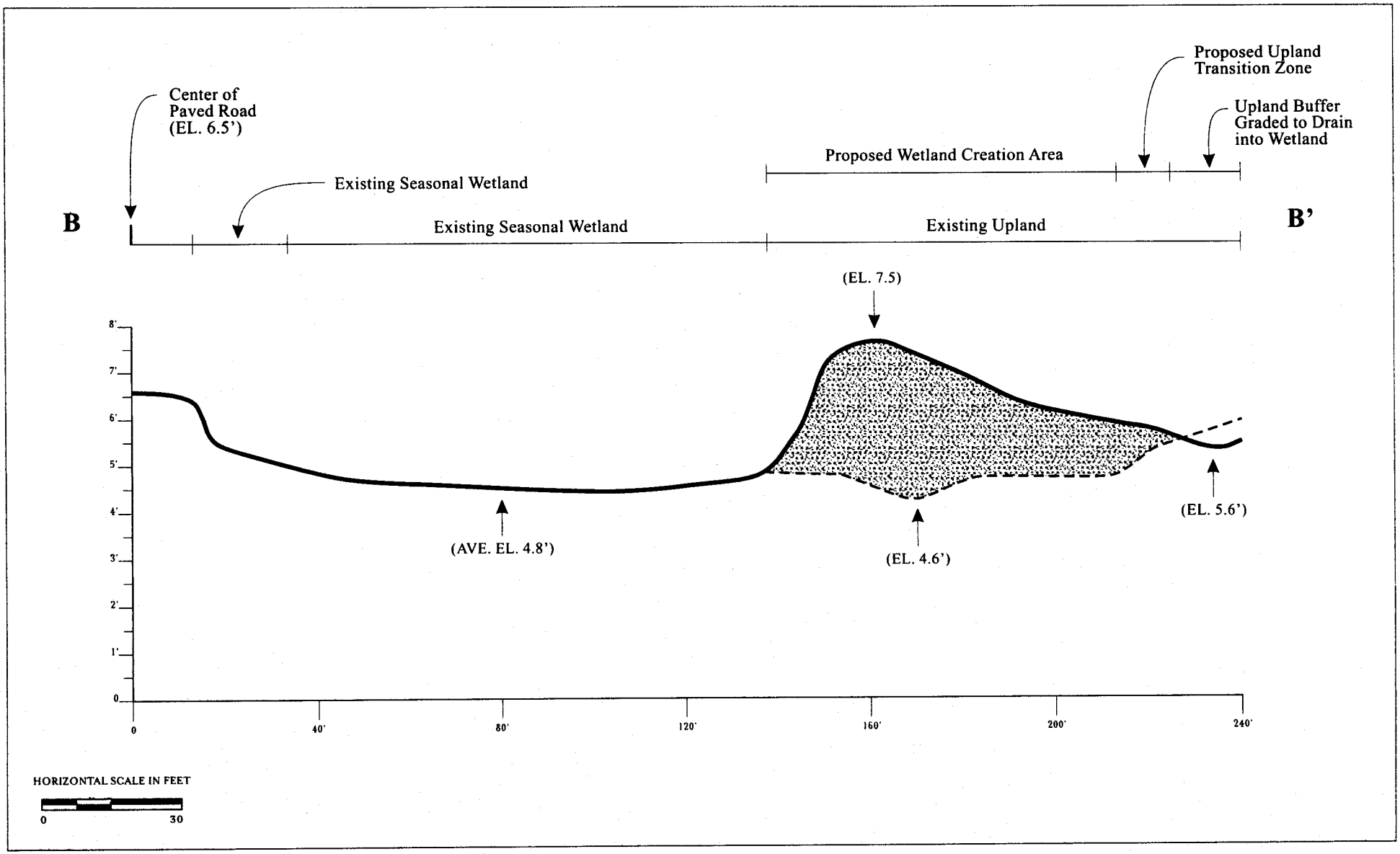

LSA

FIGURE 9

West Winton Avenue
Mitigation Site
Cross Section B-B'

Existing Grade

Proposed Grade

Existing Material to be Removed

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iii. Pest Plant Removal

In order to enhance the opportunity for native wetland species to become established in the restoration areas, the newly constructed wetlands should be as weed-free as possible prior to planting and seeding. All existing vegetation will be removed from the proposed seasonal wetland creation area during grading and disposed of off-site with the soil. Weed growth will be monitored at the mitigation site during the time between construction and planting. Any weeds that have become established in the newly constructed wetlands during that time will be removed and disposed of off-site.

iv. Construction Monitoring

The construction of the target habitats including excavation, grading and seeding, will be monitored by a restoration specialist/wetland biologist.

B. PLANTING / SEEDING

i. Planting Plan

At the completion of grading operations, all graded areas will be tracked or scarified to destroy any polished soils and to improve percolation/absorption of rainwater and seed germination. Passive revegetation from the adjacent seasonal wetlands and from the topsoil seedbank will be augmented by a combination of seed application and saltgrass transplant installation. Seeding and planting will take place during the fall/winter months after the completion of grading and site preparation. A seed mix of native hydrophytic species that can tolerate brackish conditions, including meadow barley and alkali heath, will be applied prior to installation of saltgrass transplants. The plant and seed palettes are shown in Table B.

Seed Application. Seed will be applied to the wetland creation areas prior to planting to avoid disturbance to newly installed transplants. The seed mix will be combined with a dispersal medium (oat bran, rice hulls, or approved equivalent) and broadcast by hand at a uniform rate such that complete and even coverage of each created wetland is achieved. Following seeding, the area will be lightly raked with a flexible leaf rake to ensure adequate seed-soil contact to enhance germination.

Saltgrass Transplanting. Following seeding and raking, saltgrass plugs extracted from the existing seasonal wetlands will be transplanted into the created seasonal wetlands. Saltgrass plugs will be extracted from Wetlands A and B by boring a 2-inch hand-held auger into the saltgrass to a depth of 4-6 inches. The plugs will be carefully placed aside under a tarp to protect them from drying and installed into the prepared soil of the created wetlands as soon as possible. Saltgrass plugs will be transplanted at a density of 1 to 2 plants per 100 square feet. Planting holes may be dug either by hand or with a hand-held auger and will be no larger than necessary for the saltgrass plugs to be inserted.

In addition to seeding and transplanting, saltgrass stolons and rhizomes may be raked from the adjacent seasonal wetlands and distributed by hand over the surface of the created wetlands.

ii. Nature and Source of Propagules

Native plant materials will be collected for propagation from local sources as available or obtained from a reputable native seed company/native plant nursery. Where possible, plant materials will be taken from sources on the project site or within the immediate vicinity. For species not available from the project site or the immediate vicinity, plant materials will be obtained from sources with climatic and elevation characteristics similar to the project site and within the same regional geographic area, such as San Francisco Bay. For those species not available from the above sources, plant materials shall be taken from northern California plant stock.

Table B: Proposed Plant and Seed Palette for Seasonal Wetland Creation

Plant Palette (Applied to 0.6 ac/ 26,140 sq ft)			
Common Name	**Scientific Name**	**Plugs/ 100 sq ft**	**Approximate # Plugs**
Saltgrass	*Distchlis spicata*	1-2	260 - 450

Seed Palette (Applied to 0.6 ac/ 26,140 sq ft)			
Common Name	**Scientific Name**	**Application Rate**	**Total Seed (lbs)**
Meadow barley	*Hordeum brachyantherum*	30 lbs/acre	18.5
Alkali heath	*Frankenia salina*	*to be determined*	
TOTAL			

C. EROSION CONTROL

A seed mix of native coastal species and naturalized grass species will be applied to the created upland transition zone surrounding the created wetland to minimize erosion. The proposed erosion control seed mix is listed in Table C. This mix also will be applied on any surface outside the wetland creation areas that is exposed or disturbed by construction activity. The erosion control seed mix will be combined with a dispersal medium (oat bran, rice hulls, or approved equivalent) and broadcast by hand at a uniform rate such that complete and even coverage is achieved. Following seeding, the area will be lightly raked with a flexible leaf rake to ensure adequate seed soil contact to enhance germination. This seeding is to be conducted under the direction of the biological monitor.

D. IRRIGATION

If seeding and planting are conducted in the fall and the soil in the created wetlands is sufficiently saturated at that time, no irrigation should be necessary. If the soil is not sufficiently saturated at the time of seeding and planting, temporary overhead spray irrigation will be implemented.

E. IMPLEMENTATION SCHEDULE

The mitigation project will be implemented as soon as all of the necessary regulatory authorizations have been obtained.

Table C: Proposed Seed Palette for Erosion Control

Erosion Control Seed Palette (Applied to approximately 0.3 ac/ 6500 sq ft.)			
Common Name	**Scientific Name**	**Application Rate (lbs PLS/per acre)**	**Total Seed (lbs)**
California brome	*Bromus carinatus*	20	6
Meadow barley	*Hordeum brachyantherum*	5	1.5
Slender wheatgrass	*Elymus trachycaulus trachycaulus*	15	4.5
Blue wildrye	*Elymus glaucus*	5	1.5
Red fescue	*Festuca rubra*	10	3
TOTAL		**50**	**16.5**

PLS = pure live seed

VI. MAINTENANCE DURING MONITORING PERIOD

A. MAINTENANCE ACTIVITIES

Maintenance activities will include, but are not limited to, weed control, trash removal, and erosion control. A qualified restoration specialist will be retained by the applicant to provide maintenance services to ensure that the performance standards are attained. Care will be taken during maintenance activities to minimize disturbance to the habitats within the mitigation areas.

i. Weed Control

During regularly scheduled monitoring visits, qualified observers will visually survey the site for List A invasive exotic species (CalEPPC 1999). Stinkwort (*Dittrichia graveolens*), a non-native species that is not on List A but is known to be problematic in the area, also will be monitored and controlled if found. Any such species found in small numbers will be manually removed immediately and disposed of at an appropriate off-site location. If relatively large populations of such species are discovered, EBRPD will be notified. Any use of herbicides must be authorized by the Hayward Regional Shoreline Park Supervisor.

ii. Trash Removal

Trash removal will take place periodically throughout the year. Undesirable litter such as wood, styrofoam, or other materials that can smother establishing plants will be removed annually.

iii. Erosion Control

If erosion is determined to be a problem, remedial measures will be taken to divert or slow runoff or otherwise correct the problem prior to implementing remedial measures such as regrading, replanting, and/or reseeding.

iv. Mosquito Control

Mosquito control in the existing seasonal wetlands is regularly conducted by Alameda County Mosquito Abatement District. New areas of ponded water created by the proposed wetland mitigation will be incorporated into the existing mosquito control schedule. Vehicular access to the created wetlands for such activities has been incorporated into the proposed mitigation plan. If mosquito populations become problematic in the created seasonal wetlands, tall vegetation in the wetlands may be mowed to facilitate spraying of pesticides.

B. MAINTENANCE SCHEDULE

Maintenance will commence during and continue after completion of project implementation. Maintenance visits will be conducted four times during the first year following implementation, and once a year thereafter. The maintenance period will last a minimum of five years after construction of the mitigation areas is completed, or longer if necessary to achieve the performance standards.

C. RESPONSIBILITY FOR MAINTENANCE

Maintenance of the mitigation areas will be the responsibility of the Applicant during the monitoring period until the performance criteria are satisfied.

VII. REPORTS

A. AS-BUILTS

The applicant will submit a report to the Corps, RWQCB and EBRPD within six weeks of completion of site grading and seeding. The report will describe the as-built status of the mitigation project and will include as-built plans with surveyed elevations. Any deviations from the original plan will be described. The names and phone numbers of all contractors and subcontractors who worked on the project will be included in the report.

B. ANNUAL REPORTS

In addition to the as-built report, which will be submitted within six weeks of completion of implementation, the applicant will submit annual reports to the Corps, USFWS, RWQCB, and EBRPD each September. Monitoring during the first few years will provide initial data indicating the likelihood of success of the mitigation program. The reports will discuss the findings of the monitoring visits and will include a discussion of the overall condition of the mitigation areas as well as their ability to meet performance standards. The reports will evaluate the performance of the wetland and upland transitional habitats in accordance with the performance standards and will include the results of the qualitative analysis as described above. In addition, the reports will contain a discussion of any contingency measures taken during the previous monitoring period and any recommendations for remedial actions and/or modifications to the monitoring plan. Additional reports will be produced if the need for substantial corrective action is identified. These reports would identify the performance problem(s) and include a schedule for taking corrective actions. These reports would be produced within 105 days of the date that a need for corrective action is recognized.

The final annual report will include a jurisdictional determination, prepared pursuant to the current Corps regulations and guidance, for the mitigation site to confirm that wetlands have been created to the proper extent.

VIII. POTENTIAL CONTINGENCY MEASURES

A. INITIATING PROCEDURES

If, at the end of five years, the mitigation has not met the stated performance standards, the applicant will prepare a report analyzing the cause(s) of failure and identifying appropriate remedial actions, if determined necessary by the Corps.

B. CONTINGENCY FUNDING MECHANISM

The Applicant will allocate adequate budget for implementation, maintenance, and monitoring of the mitigation sites. The funds will be dedicated solely to the mitigation program and will not be utilized for any other purpose. The budget for the mitigation program as described herein will be based upon a cost estimate developed by the project team with review by appropriate agencies.

IX. COMPLETION OF MITIGATION RESPONSIBILITIES

A. NOTIFICATION

If, at the end of five years, the mitigation has met the stated performance standards, the applicant will notify the Corps that the performance standards have been met. This notification will incorporate a jurisdictional determination for the mitigation site to be included as part of the final annual report.

B. CORPS CONFIRMATION

Completion of the mitigation effort, in terms of creating the target wetland acreage and meeting the performance standards, will be verified by the Corps upon notification that the mitigation criteria have been met.

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