



**CITY OF HAYWARD**  
**AGENDA REPORT**

Meeting Date 07/28/05  
Agenda Item 2

**TO:** PLANNING COMMISSION

**FROM:** Carl T. Emura, ASLA, Associate Planner  
Andrew Gaber, P.E., Development Review Engineer

**SUBJECT:** **Site Plan Review PL-2005-0232/ Tentative Map Tract 7619 PL-2005-0231 – John Xu (Applicant/Owner) - Request to Subdivide One Parcel into Nine Parcels and Construct Eight Detached Single-Family Residences with a Private Driveway**

The Property Is Located at 27222 Dobbel Avenue opposite Cotati Street in the Single-Family Residential (RS) District

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

1. Find the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) guidelines, Section 15332, class 32 In-fill Development; and
2. Approve the Site Plan Review and Tentative Tract Map applications, subject to the attached findings and conditions of approval.

**DISCUSSION:**

Project Description

The property contains seven single-family dwellings on 1.37 acres. The homes ranging from 650 square feet to 1,360 square feet were built prior to 1933 and are in fair condition. The homes are located on the front half of the property, four along the front of the property and three further behind. Only one home has a single car garage and the remaining have uncovered parking spaces.

The applicant proposes to demolish the homes and subdivide the parcel into eight lots. The lots, laid out around an L-shaped private street, would range between 5000 to 5624 square feet. The applicant proposes to build Mediterranean style homes with concrete tile roofs and stucco walls. The homes would offer 4 to 5 bedrooms with 3 bathrooms and a 2-car garage. Two floor plans,

the Monticello (2,492 square feet) and the Fortuna (2,392 square feet) would offer three different façade treatments for each floor plan. Porches, windows, trim and other accents would vary giving the homes a semi-custom appearance. Warm earth colors are proposed that would blend in with the surrounding area.

No parking would be allowed along the private street however three guest parking stalls would be provided on-site and off-site parking would be available on Dobbel Avenue. The applicant would dedicate land to widen Dobbel Avenue and install curb, sidewalk and lighting along the property frontage.

The site contains 64 trees in fair to poor condition which would be removed to allow for the development of the property. The majority are Wild Plum trees with trunk diameters less than 8 inches. Thirty-four trees, mostly Eucalyptus and Redwood trees have 8" diameter or greater trunks and are subject to the Tree Ordinance which requires that the value of the removed trees determine the number and size of replacement trees. To compensate for the removal of the existing trees, the applicant would be providing 54 trees where only 19 trees would be required for the project. Thirty-nine of these trees would be 36-inch box size, three 24-inch box size and twelve 15-gallon size. This would provide the project with a mature appearance and healthy trees with good branching structures.

All the tenants have been notified of the impending development. Two of the tenants have leases till the end of the year, three have month-to-month leases and two units are vacant.

#### Tentative Tract Map and Utilities

The project consists of 9 lots; 8 for the homes and one common lot containing the private street and a landscaped area designed to treat storm runoff prior to entering the storm drain system. A homeowners association will maintain the common private driveway, private utilities, and all common areas. The developer will be required to construct full frontage improvements along Dobbel Avenue consisting of curb, gutter, sidewalk and pave their half of the street.

The existing storm drain, water and sanitary sewer facilities abutting the subdivision can adequately serve the project. The sanitary sewer main within the subdivision shall be a public system, owned and maintained by the City of Hayward. The on-site storm drain system shall be a private system owned and maintained by the homeowners association.

The electrical, phone, and cable systems have all been under grounded around the project.

#### Environmental Review

The project is exempt from environmental review as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32 In-Fill Development. The project is less than five acres and is consistent with the General Plan, General Plan Polices and the Single-Family Residential Zoning District. The site is surrounded by urban uses and has no value as a habitat for endangered, rare or threatened species. The project would also not result in any

significant effects relating to traffic, noise, air quality or water quality and the site can be adequately served by all required utilities and public services.

**PUBLIC NOTICE:**

On July 18, 2005, a public hearing notice was mailed to property owners and residents within 300 feet of the property, to the Hayward Area Planning Association, Old Highland Homeowners Association, Hayward Highlands Neighborhood Task Force and all other interested parties who requested such notice. No response to the notice has been received to date.

**CONCLUSION:**

The homes are attractive, well designed and compatible with the surrounding uses. It is recommended that the Planning Commission recommend approval of this project, subject to the conditions of approval.

Prepared by:

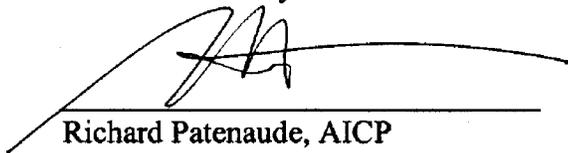


Carl T. Emura, ASLA  
Associate Planner



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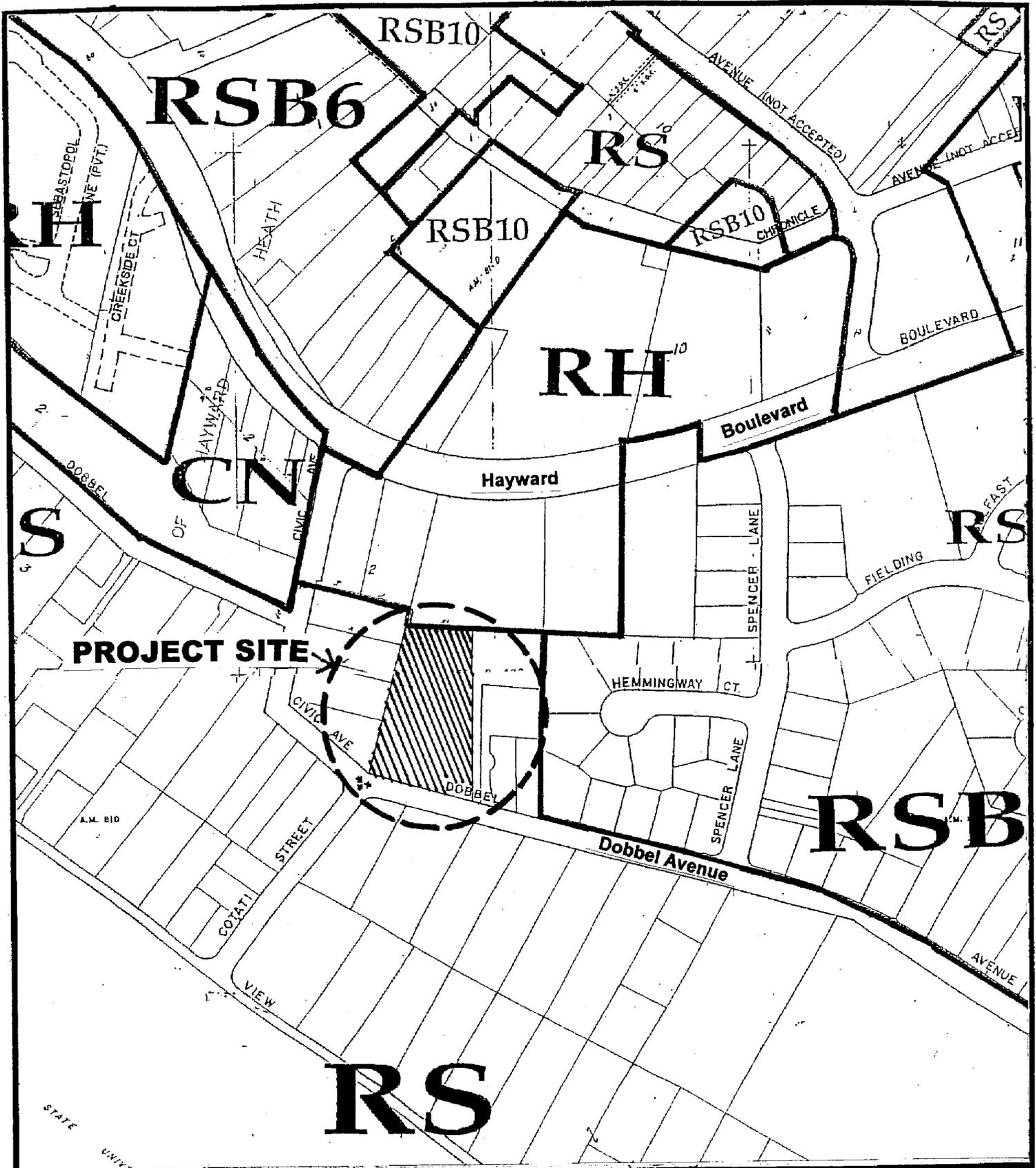
Recommended by:



Richard Patenaude, AICP  
Principal Planner

Attachments:

- A – Area Map
  - B – Findings for approval – SPR 2005-0232
  - C – Conditions of approval – SPR 2004-0232
  - D – Findings for approval – TTM 7619
  - E – Conditions of approval – TTM 7619
- Tentative Map and Project Plans



**Area & Zoning Map**

PL-2005-0231 SPR

Address: 27222 Dobbel Avenue

Applicant/Owner: John Xu

- CN – Neighborhood Commercial
- RH – High Density Residential
- RS – Single-Family Residential, RSB6



**CITY OF HAYWARD**  
**Planning Division**  
**Site Plan Review Application No. PL 2005-0232**  
**27222 Dobbel Avenue**  
**July 28, 2005**

**FINDINGS FOR APPROVAL**

- A. Approval of Site Plan Review No. PL-2005-0232 authorizes the development of 8 detached single family dwellings. This project is exempt from the provisions of California Environmental Quality Act pursuant to Section 15332, Class 32 (b), In-Fill Development.
- B. The project is compatible with surrounding structures and is an attractive addition to the neighborhood, in that it is consistent with new development in the area and that street improvements would be made to tie into other developments.
- C. The project takes into consideration the physical and environmental constraints in that a new curb and sidewalk would replace the steep bank adjacent to the roadway and trees in fair to poor conditions would be replaced by 36-box trees with good branching structures. This would improve the roadway and maintain the character of the neighborhood.
- D. The project as conditioned complies with applicable City polices including the City's Design Guidelines, the Single-Family Residential minimum design and performance standards in that it meets all the setback, height, parking and lot coverage requirements.
- E. The project as conditioned will be operated in a manner acceptable and compatible with surrounding development in that a homeowner's association is required and it will be responsible to comply with the conditions imposed on this project as well as other city regulations.

**CITY OF HAYWARD**  
**Planning Division**  
**Site Plan Review Application No. PL 2005-0232**  
**27222 Dobbel Avenue**  
**July 28, 2005**

**CONDITIONS OF APPROVAL**

**GENERAL**

1. Site Plan Review Application No. PL-2005-0232, is approved subject to the plans labeled Exhibit "A" and the conditions listed below. This permit becomes void one year after the effective date of approval, unless (a) either a building permit has been issued or a building permit application has been submitted for processing and said application has not expired; or (b) residential occupancy has commenced in accordance with all applicable conditions of approval. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.
2. If a building permit is issued for construction of improvements authorized by the administrative use permit approval, the administrative use permit approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the administrative use permit approval.
3. The applicant / developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of the issuance of the building permits:
  - a. Supplemental Building and Construction and Improvement Tax;
  - b. School Tax; and
  - c. Park Dedication In-Lieu Fees are required for 8 new dwelling units. Fees to be paid prior to approval of occupancy.
4. Individual garbage can(s) shall be kept within the garage of each unit except upon pick-up day.
5. 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.

6. Violation of these conditions or the Hayward Municipal Code is cause for revocation of permit after a public hearing before the duly authorized review body.
7. Prior to the sale of any individual unit, or prior to the acceptance of tract improvements, whichever occurs first, a homeowners association shall be created to maintain the common area landscaping and the driveways. The Conditions, Covenants and Restrictions shall be reviewed and approved by the Planning Director prior to recordation. A reserve fund shall be established and maintained to cover replacement and major repair costs.
8. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.
9. The Homeowners Association shall maintain in good repair all common area fences lighting, drainage facilities, driveways, parking areas, and any other project features in the common area. The premises shall be kept clean and free of debris at all times.
10. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence or notification by the City's Community Preservation Officer.
11. Each resident shall participate in the City's recycling program.
12. The garages shall be maintained for off-street parking and shall not be converted to a living or storage area. An automatic garage door opening mechanism shall be provided for all garage doors.
13. The "Guest Parking" stalls shall be used only for, and maintained as visitors' spaces and shall not be used for recreational vehicles, camper shells, boats or trailers. These spaces shall be clearly marked and monitored by the homeowner's association. Parking stalls shall be used only for vehicles in operating condition.
14. The CC&Rs shall include provisions for towing unauthorized vehicles from the site.
15. If the homeowners' association fails to maintain the common landscaping and common irrigation and common driveway, so that owners, their families, tenants, guests or adjacent owners suffer or will suffer substantial diminution in the enjoyment, use of property value of the project, the City of Hayward shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas, after reasonable notice, and lien the properties for their proportionate share of the costs.

## BUILDING

16. The colors and materials used on the exterior of the building shall be those submitted for Site Plan Review Application No. PL-2005-0232.
17. Exterior lighting shall be designed by a qualified illumination engineer, and erected and maintained so that adequate lighting is provided in all public access areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties.

## FIRE

18. The private driveway shall be a dedicated fire lane with an all-weather surface pavement designed and engineered to withstand 50,000 lbs. GVW;
19. Fire lane signage and red-painted curbing shall be installed as per Hayward Fire Department Standards;
20. Grades shall not be in excess of 15%.
21. The private driveway shall be a dedicated fire lane with an all-weather surface pavement designed and engineered to withstand 50,000 lbs. GVW.
  - a. Fire hydrant installation shall be per COH Standards
  - b. The fire hydrant shall be a dedicated private fire hydrant. The fire line will be required to be installed looped and/or interconnected (no dead-end runs) to the public water main.
  - c. The minimum fire flow required for this development is 1,500 gpm at 20 PSI.
  - d. Type of fire hydrant shall be modified steamer.
  - e. Crash post protection may be required for the fire hydrant if it is installed in a location subjected to any vehicular damage.
  - f. A blue reflective hydrant marker shall be installed on the pavement adjacent to the fire hydrant location.
22. Building addresses shall be reviewed and approved by the City. Address numbers shall be installed on the front of each building and shall be self-illuminated with 4-inch minimum numbers or 6-inch minimum numbers on a contrasting background.

23. The development rests within the urban/wildland interface and shall meet the requirements for fire protection as stated in the COH Urban/Wildland Interface Guidelines. Each home shall meet the following requirements:
- a. Automatic fire sprinkler systems shall be installed as per NFPA 13-D (Modified) Standards, which shall include fire sprinkler protection within all living areas, garage, foyers/porches, attic space, within crawl spaces and under any combustible deck construction;
  - b. Interior residential smoke detectors shall be installed per the CBC;
  - c. Class A roofing materials are required;
  - d. Exterior non-combustible siding materials shall be used for construction;
  - e. Boxed eave construction required;
  - f. Double-paned windows shall be installed;
  - g. Spark arrestor required on any chimney caps;
  - h. Heavy timber deck construction, OR use of fire sprinklers under combustible decking materials;
  - i. An exterior alarm bell shall be installed on the fire sprinkler system riser;
  - j. Interior alarm signaling device shall be installed within each SFR and interconnected to the fire sprinkler system waterflow;
  - k. Fire permits are required for each fire sprinkler system installation.
24. The new driveway shall be a dedicated fire lane with no vehicle parking allowed on either side. All landscape curbs within the driveway shall be painted red and fire lane signs shall be posted at the driveway entrance and at the dead-end of the driveway adjacent to the southwest corner lot.

#### LANDSCAPING

25. Detailed landscaping and irrigation plans prepared by a licensed landscape architect shall be approved by the City Landscape Architect prior to issuance of a building permit. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. Mylar originals of the approved landscape plans shall be stamped approved and signed off by the City Landscape Architect and City Engineer. Approved original mylars shall be left on file with the Department of Public Works.

26. A complete automatic sprinkler system with an automatic on/off mechanism shall be installed for required landscape areas prior to occupancy. The system shall include adjustable flood bubblers at each tree, 15-gallon size or larger, and shall utilize a reduce pressure backflow device for common landscape areas. After initial installation, the sprinkler system shall be maintained, including replacement where necessary.
27. Class 'B' Portland Cement concrete curbs shall be constructed to a height of 6 inches above the finished pavement for any landscaped area that adjoin driveways and/or parking areas.
28. A tree removal permit is required prior to the removal of any tree 8" in diameter, or larger. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.
29. Street Trees. Provide one 36-inch box street tree for each lot which is 50 feet wide or less. Lots greater than 50 feet but less than 100 feet wide shall have two street trees. Wider lots will require additional trees. On a corner lot, there should also be one 36-inch box tree per 40' or fraction thereof along the side yard setback. The trees should be 20' from the corner, 10' from a light pole and 5' from any utility. Trees shall be planted according to the City Standard Detail SD-122
30. All above ground utilities, and mechanical equipment shall be screened from the street with shrubs.
31. Fences along perimeter property lines or open space shall be screened with vines and shrubs.
32. Front yards shall be limited to a maximum 50% Fescue turf.
33. Landscape improvements shall be installed according to the approved plans and a Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted prior to the issuance of a Certificate of Occupancy.
34. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever comes first.
35. Landscaping shall be maintained in a healthy, weed-free condition at all times. The homeowner's association representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size

determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.

36. A covenant or deed restriction shall be recorded with each lot requiring the property owner to properly maintain the front yard landscaping, slope landscaping, and street trees, and to replace any dead or dying plant material (over 30% of the plant dead) within 15 days of first notification.
37. Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees shall be fenced at the drip line throughout the construction period and shall be maintained in a healthy condition throughout the construction period.

#### GRADING/DRAINAGE

38. Prior to issuance of a building permit, a drainage plan shall be submitted and approved by the City Engineer.
39. Grading and construction hours shall be limited to the hours of 7:00 A.M. to 5:00 P.M. on weekdays; there will be no grading or construction activities on Saturdays or Sundays or national holidays. Grading and construction equipment shall be properly muffled.
40. Applicant/Developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents (within 200 feet of the project boundary) with this information.
41. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable. It is highly recommended that a grassy swale be installed to intercept the surface runoff.
42. The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3.d of the ACCWP NPDES permit (page 22). In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5 – 12 has a section titled "BMP Design Criteria for Flow and Volume." This should be available on their website at [www.cabmphandbooks.com](http://www.cabmphandbooks.com).
43. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete the Development Building Application Form Information: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.

44. The storm drain system shall be private. All on-site storm drain inlets shall be labeled with "No Dumping – Drains to Bay or equivalent, using methods approved by the City.
45. The Developer's Engineer shall provide hydraulic calculations sufficient to analyze downstream impact. The storm drain system shall be reviewed and approved by the ACFC & WCD.
46. The owner/developer shall prepare a Storm Treatment Measures Maintenance Agreement (available in the Engineering and Transportation Division); the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
47. A copy of the Notice of Intent (NOI) from the State Water Resources Control Board shall be provided to the City prior to the start of grading.
48. A Storm Water Pollution Prevention Plan (SWPPP), showing how storm water quality will be protected during and after construction, shall be submitted for review and approval by the City Engineer.

#### DRIVEWAY AND PARKING

49. The proposed street shall be private.
50. Standard street lights shall be installed along the property frontage on Dobbel Avenue.
51. The proposed fire truck turn around is subject to Fire Department's approval.
52. "No Parking" signs shall be installed and spaced 150 feet apart in the private street. The curbs shall be painted red except at driveways and parking stalls.
53. All open parking stalls and maneuvering areas on site shall comply with the City's Off-Street Parking Regulations.
54. The new entry driveway shall be designed to meet current Fire Department and Engineering Standards. The driveway shall be constructed as per City Standard Detail SD-109.

#### UTILITIES

55. The proposed water main shall be a public system, owned and maintained by the City. The proposed water main shall be looped. Dead end water mains shall not be allowed because they create future water quality problems. They shall be connected to other water mains via easements.

56. Ductile Iron Pipe shall be required in all easements. Control valves shall be required in street prior to easements.
57. Calculations shall be provided to show proposed water mains are adequate to supply required fire flows. Show on plans, the gallons per minute water demand so that the proper size meter can be determined. Water mains shall be located 5-feet from face of curb.
58. Each residential unit must have an individual water meter.
59. Development shall be served by radio read meters.
60. The sanitary sewer main shall be public and shall be installed with a straight grade and alignment between manholes. The sanitary sewer main shall be located 6-feet from the face of curb with manholes at the beginning and end of the line. Sanitary sewer main shall be 8 inches.
61. The private street shall be dedicated as water main easement, sanitary sewer easement and public utility easement. Any dedication of water and sewer easements outside the private street shall be 10 feet wide. Six feet PUE abutting the street right-of-way shall also be dedicated.
62. Water and sewer service available subject to standard conditions and fees in effect at time of application for water service.
63. Prior to occupancy, water services shall be installed for each residential unit by city crews at applicant's expense. The application for water services shall be presented to the city inspector.
64. Keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate shall be provided to the City as per Hayward Municipal Code 11-2.02.1.
65. All transformers, switch gear cabinets or other facilities necessary for underground services, shall be placed underground, unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
66. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.

**FINDINGS FOR APPROVAL**  
**TENTATIVE TRACT MAP 7619**

1. The approval of Tentative Map Tract 7619, as conditioned, will have no significant impact on the environment, cumulative or otherwise. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, per Section 15332, Class 32, In-fill Development.
2. The tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.
3. The site is physically suitable for the proposed type of development.
4. The design of the subdivision and the proposed improvements are **not** likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and the proposed improvements are **not** likely to cause serious health problems.
6. Existing streets and utilities are adequate to serve the project.
7. None of the findings set forth in Section 64474 of the Subdivision Map Act<sup>1</sup> have been made.

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<sup>1</sup> The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

**CONDITIONS OF APPROVAL  
TENTATIVE TRACT MAP 7619**

Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.

All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, and Standard Specifications and Details – unless otherwise indicated hereinafter.

The applicant/developer's engineer shall perform all design work unless otherwise indicated.

**IMPROVEMENTS**

Improvement plans shall be submitted to the City Engineer for review and approval. Subject plans shall, in addition to the standard improvements, incorporate the following special design requirements:

**Dobbel Avenue**

1. An Encroachment Permit must be obtained prior to the start of any construction within the public right-of-way.
2. The applicant shall dedicate the necessary right-of-way for the widening of Dobbel Avenue.
3. Curb, gutter, sidewalk and conform paving shall be constructed across the entire project frontage. Handicap ramps shall be installed where required by the City Engineer. Trees to remain along the street frontage shall be protected in place and shall remain unless removal is authorized by the City Landscape Architect.
4. The entrance to the development shall be designed as a street type opening. Curb returns shall have a minimum radius of 30 feet at the curb face unless it is shown that a smaller radius is necessary and is approved by the City Engineer.
5. New standard streetlights shall be installed along the street frontage. The design and location shall be approved by the City Engineer.
6. The developer shall underground the existing overhead utilities along the Dobbel Avenue frontage.

**Interior Private Street**

7. The interior private street shall have a 25 foot right-of-way width, 24 feet curb to curb to allow for two travel lanes. The street design shall utilize standard curb and gutter. A slotted curb design may be utilized to facilitate flow into the grassy swale. The street sections shall be constructed to public street standards.

8. The private street shall end 5 feet beyond the driveway into lot 4. Street grades shall not exceed 15%.
9. The private street shall be dedicated as a water main, sanitary and public utility easement. Any easements to be dedicated for water and sanitary sewer facilities outside the private street shall be 10 feet wide. A 6 foot Public Utility Easement abutting the street right-of-way shall also be dedicated.
10. The private street shall be designated as a fire lane and no parking will be allowed except in the designated parking areas. Curbs shall be painted red and fire lane signage installed every 100 linear feet. Installation of red-curbings and signs shall meet Fire Department and City Engineer standards.
11. The hammerhead intersection shall be designed to meet Fire Department access and turning requirements.
12. Streetlights and pedestrian lighting shall be owned and maintained by the homeowners association and shall have a decorative design approved by the Planning Director and the City Engineer.
13. If ganged mailboxes are to be utilized, they shall be placed adjacent to the visitor parking spaces or in another location as approved by the Planning Director.

#### **Parking and Driveways**

14. Driveways shall be 20 feet from face of garage to back of curb or back of sidewalk as appropriate.
15. Visitor parking spaces shall be meet City standards for full size vehicles.

#### **Landscaping and Irrigation**

16. Prior to the approval of the improvement plans a detailed landscaping and irrigation plan for the site shall be prepared by a licensed landscape architect and submitted for review and approval by the City's Landscape Architect. Planting and irrigation shall comply with the City's Water Efficient Landscape Ordinance.
17. Within all required landscape areas, a complete automatic sprinkler system with an automatic on/off mechanism shall be installed. A hose bib shall be provided within each private yard.

#### **Storm Drainage**

18. The on-site storm drain system shall be a private system owned and maintained by the homeowners association or property owners.

19. The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the Alameda County Flood Control and the City Engineer. The hydrology study shall substantiate that there will be no net increase in the quantity of runoff from the site versus the flow rate derived from the original design of County line. If there is augmented runoff, off-site and/or on-site mitigation measures will be necessary.
20. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with a design to reduce discharge of pollutants and sediments into the downstream storm drain system. The plan shall meet the approval of the City Engineer.
21. The developer shall provide a copy of the Notice of Intent filed with the State Water Resources Control Board, prior to the issuance of a grading permit for the project site.
22. The project plans shall include storm water measures for the operation and maintenance of the project to be approved by the City Engineer. The project plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted onsite to effectively prevent the entry of pollutants into storm water runoff. Roof leaders shall discharge into a landscaped area prior to storm runoff entering a pipe system.
23. The developer shall prepare a Maintenance Agreement for storm water BMP's constructed as part of this project. The Maintenance Agreement shall be reviewed and approved by the City prior to recordation with the Alameda County Recorder's Office. The Agreement shall be recorded to ensure that the responsibility for maintenance is bound to the property in perpetuity.
24. The project street and parking areas shall be designed to facilitate street sweeping. The HOA shall be responsible for street sweeping on a regular basis.
25. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
26. The applicant/developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.
27. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all the areas tributary to the project area. The developer is required to mitigate augmented runoffs with off-site and/or on-site improvements.

28. All storm drain inlets must be labeled "No Dumping - Drains to Bay" using City approved methods.
29. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

### **Sanitary Sewer System**

30. Sanitary sewer service is available from the City, subject to standard conditions and fees in effect at the time of application.
31. The sanitary sewer mains shall be public and shall be installed with a straight grade and alignment between manholes. The sanitary sewer main shall be located 6 feet from the face of curb with manholes at the beginning and end of the line. Sanitary sewer mains shall be 8 inch pipe.

### **Water System**

32. Water service is available from the City and is subject to standard conditions and fees in effect at the time of application. The proposed water main shall be a public system, owned and maintained by the City. The applicant shall provide calculations that demonstrate that proposed and existing water mains are adequate to supply required fire flows. Each home must have an individual radio read water meter.
33. The proposed system shall be a looped system. Water mains within easements shall be constructed of ductile iron pipe with control valves in the street at each end.
34. A fire hydrant shall be provided within the development and location shall be approved by the Fire Department prior to start of construction. Fire hydrant locations shall be identified with blue reflective pavement markers installed in the street adjacent to the fire hydrant.
35. Fire hydrants shall be modified steamer type which shall be installed per City standards. Crash post protection may be required for the fire hydrant if it is installed in an unprotected area susceptible to potential vehicular impact.
36. Fire flow requirements for this development shall be 1,500 gallons per minute at 20 psi.

### **Utilities**

37. All utility services shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, SBC and SBC Broadband Company regulations. Transformers, and switch gear cabinets, shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.

38. The joint trench must be located within the private street so as not to conflict with the installation of landscaping in front yards. The joint trench can be located under the sidewalk as appropriate. Junction or pull boxes must also be located within the sidewalk.
39. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
40. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.
41. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

### **Fire Protection**

42. The design and construction of the proposed development shall be in accordance with the City's Urban/Wildland Interface Guidelines, to include, but not be limited to.
  - a. Class A roofing materials;
  - b. Exterior non-combustible siding materials;
  - c. Spark arrestors on chimney caps;
  - d. Double paned windows;
  - e. Boxed eave construction;
  - f. Wire mesh vent screens;
  - g. Non-combustible perimeter fencing (unless approved by the Fire Department);
  - h. Heavy timber or non-combustible construction materials for exterior decking and balconies (that are attached to the structure), accessory structures such as gazebos, atriums, walkways for decks, etc. If combustible construction materials are proposed for any of the proposed mentioned accessory structures, automatic fire sprinklers shall be provided and installed where applicable.
43. Each single-family dwelling shall be equipped with an automatic fire sprinkler system, designed and installed per NFPA 13-D(Modified) Standards. The fire sprinkler protection shall be supplied from the domestic water line and independently controlled. Fire sprinkler protection shall be provided within all living areas, including fire sprinkler heads within attic and garage space, under crawl spaces and/or any attached decking or

balconies constructed with combustible construction materials, with foyers and porches and other areas where access or storage concerns exist.

44. Each single-family dwelling unit shall have an interior alarm signaling device which will activate upon any sprinkler head activation.
45. Each single-family dwelling unit shall have an exterior alarm bell installed in on the fire sprinkler system riser in a location approved by the Fire Department.
46. Residential smoke detectors shall be installed per the California Building Code.
47. Addressing for each single family dwelling shall be assigned and approved by the Fire Department. Numbers shall be a minimum of 4 inches in height (self-illuminated) or 6 inches on a contrasting background and be visible from the street.

#### **Retaining Walls**

48. All retaining walls shall be constructed with decorative reinforced concrete. The exposed face of any retaining wall shall not exceed 6 feet from ground to top of wall.

#### **Dedications, Easements and Deed Restrictions**

49. The final map shall reflect:
  - a. Dedication of the right-of-way necessary to allow construction of Dobbell Avenue to it's ultimate half street width along the project;
  - b. Five-foot-wide public utility easements (PUE) along the edge of the public/private streets where necessary as determined by the City Engineer;
  - c. 10 foot wide easements for water mains not within the public or private street.

#### **Subdivision Agreement**

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

#### **PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS**

51. Required water system improvements shall be completed and operational prior to the start of combustible construction to the satisfaction of the Fire Chief.
52. A minimum 24-foot-wide all-weather access road, engineered for 50,000 pounds gross vehicle weight, shall be maintained for emergency vehicle access.

## DURING CONSTRUCTION

53. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and construction activities shall be limited to the hours 7:00 AM to 6:00 PM on weekdays and Saturdays; there shall be no grading or construction activities on Sundays or holidays;
  - b. Grading and construction equipment shall be properly muffled;
  - c. Unnecessary idling of grading and construction equipment is prohibited;
  - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
  - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents (within 200 feet of the project boundary) with this information.
  - f. The developer shall participate in the City's recycling program during construction;
  - g. Daily clean-up of trash and debris shall occur on Dobbel Avenue and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
  - h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
  - i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
  - j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
  - l. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
  - m. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - n. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps

- on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
- o. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
  - p. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
  - q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
  - r. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
  - s. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
  - t. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See *"Building Maintenance/Remodeling"* flyer for more information;
  - u. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
  - v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
54. A representative of the soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe grading operations with recommended corrective measures given to the contractor and the City Engineer.
55. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

56. The developer shall be responsible to adhere to all aspects of the Storm Water Pollution Prevention Plan (SWPPP) as approved per conditions of approval above.
57. Construction Administration services shall be provided by the project landscape architect. Services to include:
  - a. Observation of irrigation system before burying pipes;
  - b. Observation of plant material upon delivery to the site;
  - c. Observation of layout and placement of plant material upon delivery to the site;
  - d. Observation for maintenance period commencement; and
  - e. Observation for final acceptance.

**PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY**

58. The applicant/developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits;
  - a. Supplemental Building Construction and Improvement Tax;
  - b. School Tax; and
  - c. Park In-lieu fees for each dwelling unit at the rate in effect when the building permit for unit is issued.
59. Any damaged curb, gutter and/or sidewalk along the Kelly Street property frontage shall be repaired or replaced to the satisfaction of the City Engineer.
60. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
61. The on-site street light electroliers shall be in operating condition as approved by the Planning Director and the City Engineer.

**PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED**

62. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.

63. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80 percent of the dwelling units, whichever first occurs.
64. The improvements associated with the Pacific Gas and Electric Company, EBMUD, SBC and ComCast shall be installed to the satisfaction of the respective companies.
65. The subdivider shall submit an "as built" plan indicating the following:
  - a. All the underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric Company, EBMUD, SBC and Comcast, etc; and
  - b. All the site improvements, except landscaping species, buildings and appurtenant structures.

DUE TO THE LENGTH OR COLOR OF  
THE REFERENCED EXHIBITS, THEY  
HAVE BEEN ATTACHED AS SEPARATE  
LINKS.

BENCH MARK EL. = 572.32

CUT "T" IN SOUTHERLY CORNER OF THE BOTTOM LANDING OF CONCRETE STEPS LOCATED AT # 2513 CIVIC AVE.

**BASIS OF BEARINGS**

PAR. 2 CITY STD. MON. ALONG CIVIC AVENUE BEARS AS SHOWN ON THAT CERTAIN PARCEL, MAP NO. 5711 WHICH BEARS N 47°27'09" W WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

**LEGEND (TOPOGRAPHIC SURVEY)**

- EXTERIOR BOUNDARY
- (R) RADIAL BEARING
- BUILDING LIMITS
- ⊙ BENCH MARK REFERENCE

**FOUND SURVEY REFERENCES**

- ⊙ CITY STD. CONC. MONUMENT
- ⊕ SCHEDULE "H" ON CURB/CONC. WALL
- ⊕ S/PT BEAR W/ CAP
- ⊕ NAIL OR 7 & BRASS TAG

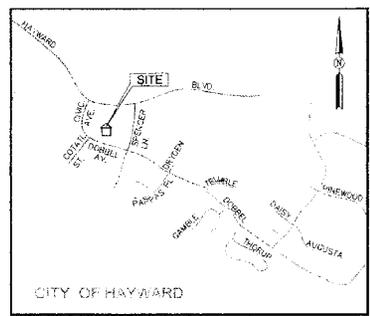
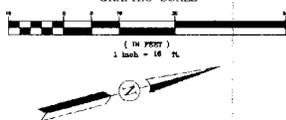
**FOUND UTILITIES**

- ⊙ CABLE PULLBOX
- ⊙ ELECTRICAL PULLBOX
- ⊙ TELEPHONE PULLBOX
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTROJER
- ⊙ FIRE HYDRANT
- ⊙ DRAIN INLET
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE

**SHEET INDEX**

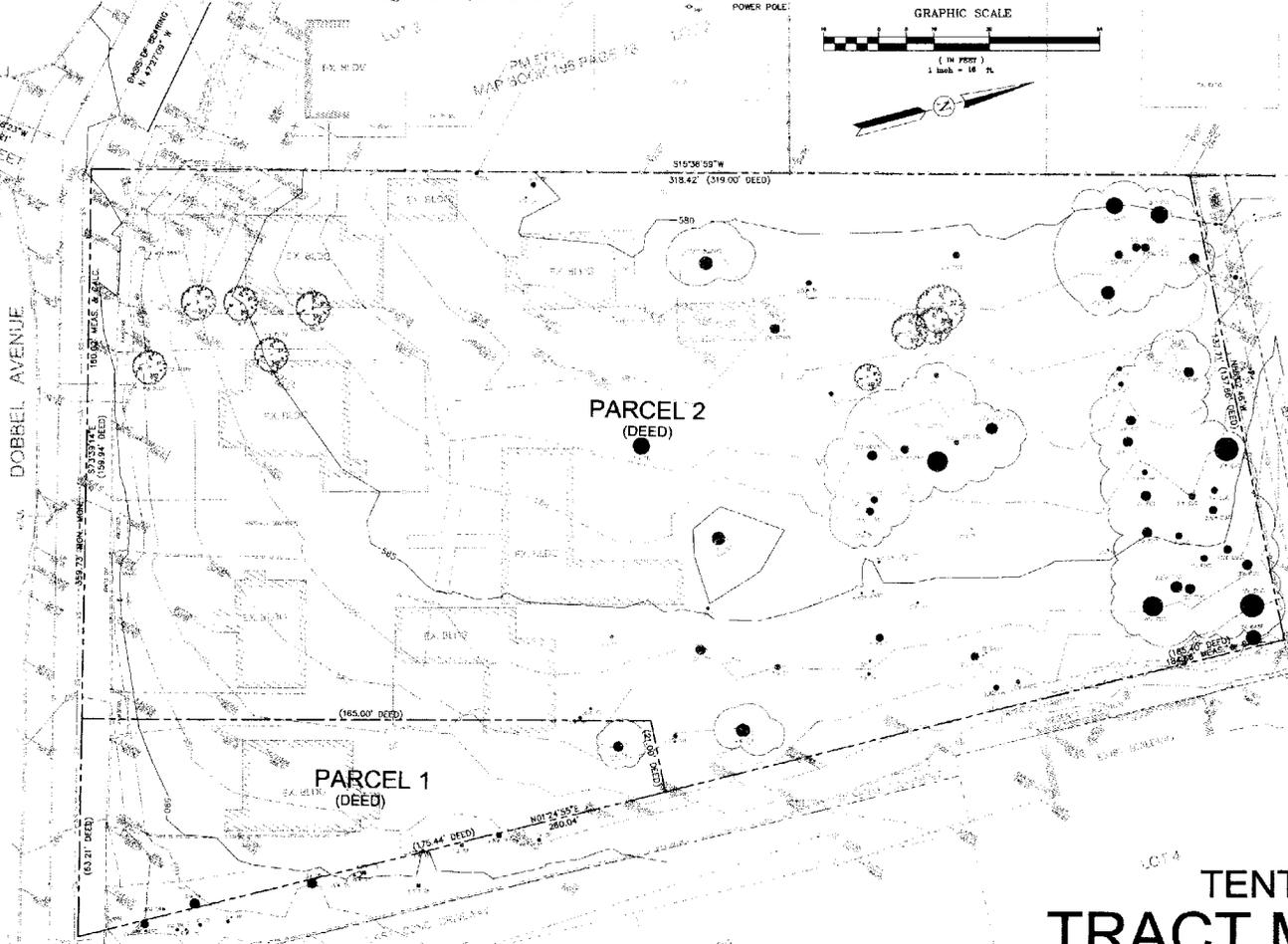
DESCRIPTION	SHEET NO.
TOPOGRAPHIC AND BOUNDARY SURVEY	1
TENTATIVE TRACT MAP	2
TREE ASSESSMENT SURVEY	3

**GRAPHIC SCALE**



VICINITY MAP

NOT TO SCALE



- 1 OWNER:  
JOHN XU  
65645 AMBER PLACE  
FREMONT, CA 94509  
TEL. 610-658-1509
- 2 ENGINEER:  
HERNANDO G. CAMPANED  
G.A. CIVIL ENGINEERS, INC.  
414 MARSON STREET, SUITE 404  
SAN FRANCISCO, CA 94102  
TEL. NO. 415-956-6707; FAX: 415-956-6708
- 3 SOIL ENGINEER: FRANK LEE AND ASSOCIATES  
10 ROCKTOWN COURT  
FREMONT, CA 94539  
VOICE: 510-897-7792; FAX: 510-873-7792
- 4 SANITARY SEWER: ORCO LOMA SANITARY DISTRICT
- 5 WATER: E.B.M.U. 05181601
- 6 FIRE PROTECTION: HAYWARD FIRE PROTECTION DISTRICT
- 7 STORM WATER: ALAMEDA COUNTY FLOOD CONTROL
- 8 ELEVATIONS BASED ON CITY OF HAYWARD BENCH MARK
- 9 ASSESSOR MAP NOS. APN: 61D-1615002
- 10 ZONING: EX. SINGLE FAMILY RESIDENCE  
PROPOSED SINGLE FAMILY RESIDENCE - 3,008 SF MIN.
- 11 AREA TO BE SUB-DIVIDED = ACRES  
NET AREA TO BE SUB-DIVIDED = ACRES  
NUMBER OF SUB-DIVIDED LOTS = 8

**OWNERS CERTIFICATE:**

I, JOHN XU, HEREBY AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCES AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF THIS MAP.

JOHN XU



*H. Campaned*

# TENTATIVE TRACT MAP 7619

A PORTION OF LOT 10 BLOCK 15, "HAYWARD FARM TRACT, SUBDIVISION NO. 1" SITUATED IN EDEN TOWNSHIP, ALAMEDA COUNTY  
27222 DOBBEL AVENUE HAYWARD, CA.

TOPOGRAPHIC AND BOUNDARY SURVEY  
**DOBBL VILLA**  
APN: 61D-1615002 / 27222 DOBBEL AVENUE  
CITY OF HAYWARD CALIFORNIA  
PH: 502003  
EMAIL: RALPH@GLENENGINEERS.COM

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/13/07	ISSUED FOR PERMITTING

DATE: 7/13/07  
SHEET: 1 OF 3

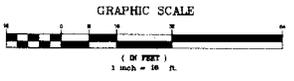
502003.TMAP / MAY 13, 2005



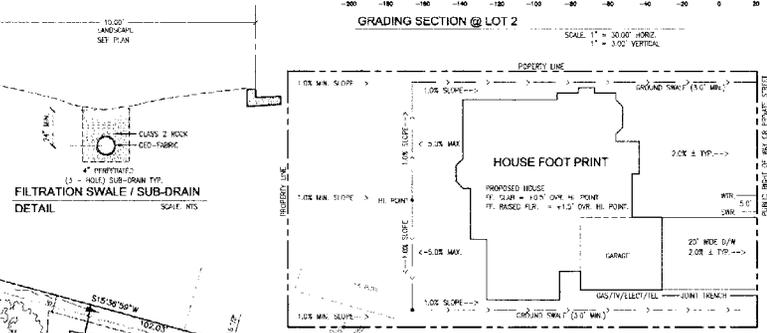
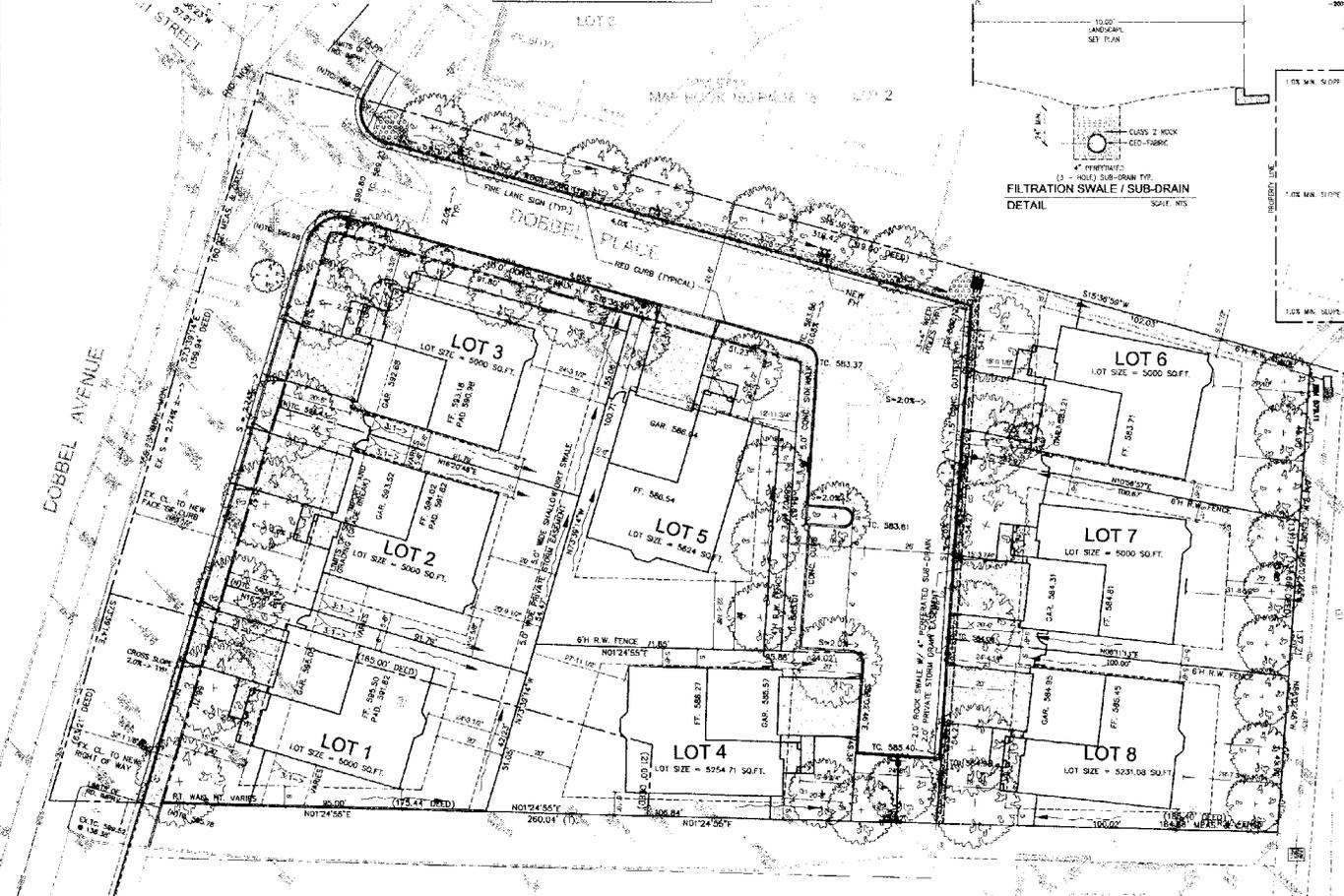
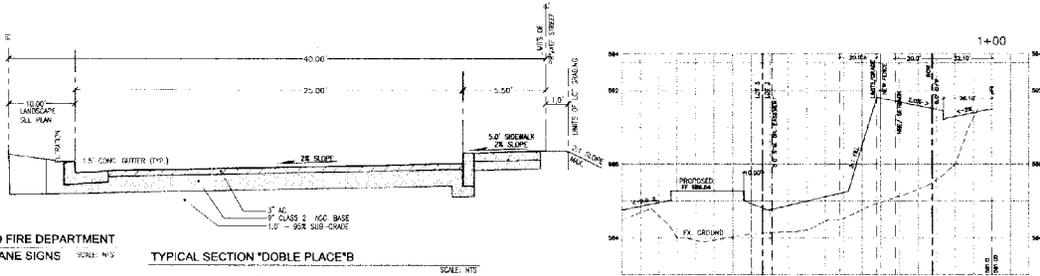
# TENTATIVE TRACT MAP 7619

A PORTION OF LOT 10 BLOCK 15, "HAYWARD FARM TRACT, SUBDIVISION NO. 1"  
SITUATED IN EDEN TOWNSHIP, ALAMEDA COUNTY

27222 DOBBEL AVENUE  
HAYWARD, CA.



**FIRE LANE**  
NO PARKING  
VEHICLES & TRAILERS IN PARKING ZONES SHALL BE TOWED AWAY AT OWNER'S EXPENSE



- OWNER: JOHN XU, 40545 AMBER PLACE, FREMONT, CA 94538, TEL: 510-556-1508
- ENGINEER: HERNANDEZ G. CAMPBELL, GLA CIVIL ENGINEERS, INC., 414 MASON STREET, SUITE 404, SAN FRANCISCO, CA 94102, TEL: 415-506-6707, FAX: 415-986-6708
- SOIL ENGINEER: FRANK LEE AND ASSOCIATES, 10 KOOJENA COURT, FREMONT, CA 94538, VOICE: 510-467-7792, FAX: 510-573-7792
- SANITARY SEWER: ORIO LOMA SANITARY DISTRICT
- WATER: E.B.M.U. DISTRICT
- FIRE PROTECTION: HAYWARD FIRE PROTECTION DISTRICT
- STORM WATER: ALAMEDA COUNTY FLOOD CONTROL
- ELEVATIONS BASED ON CITY OF HAYWARD BENCH MARK
- ASSESSOR MAP NOS. APN: 81D-181800Z
- ZONING: EX. SINGLE FAMILY RESIDENCE PROPOSED SINGLE FAMILY RESIDENCE, 6,000 SF MIN.
- AREA TO BE SUB-DIVIDED = ACRES, NET AREA TO BE SUB-DIVIDED = ACRES, NUMBER OF SUB-DIVIDED LOTS = 8

OWNERS CERTIFICATE:  
I, JOHN XU, HEREBY AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF THIS MAP.

JOHN XU



REVIEWED BY: [Signature]  
DATE: [Date]

GLA Civil Engineers, Inc.  
414 Mason Street, Suite 404  
San Francisco, CA 94102-1716  
Tel: (415) 956-6707 Fax: (415) 956-6708  
R.D. CAMPBELL, P.E., 50924

CITY OF HAYWARD, CALIFORNIA

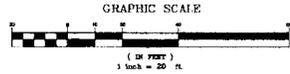
TENTATIVE TRACT MAP 7619  
DOBBEL VILLA  
APN: 81D-181800Z / 27222 DOBBEL AVENUE  
CITY OF HAYWARD, CALIFORNIA

PN: 820003  
EMAIL: RALP@GLAENGINEERS.COM

507037MAP / FEB. 22, 2005

# TENTATIVE TRACT MAP 7619

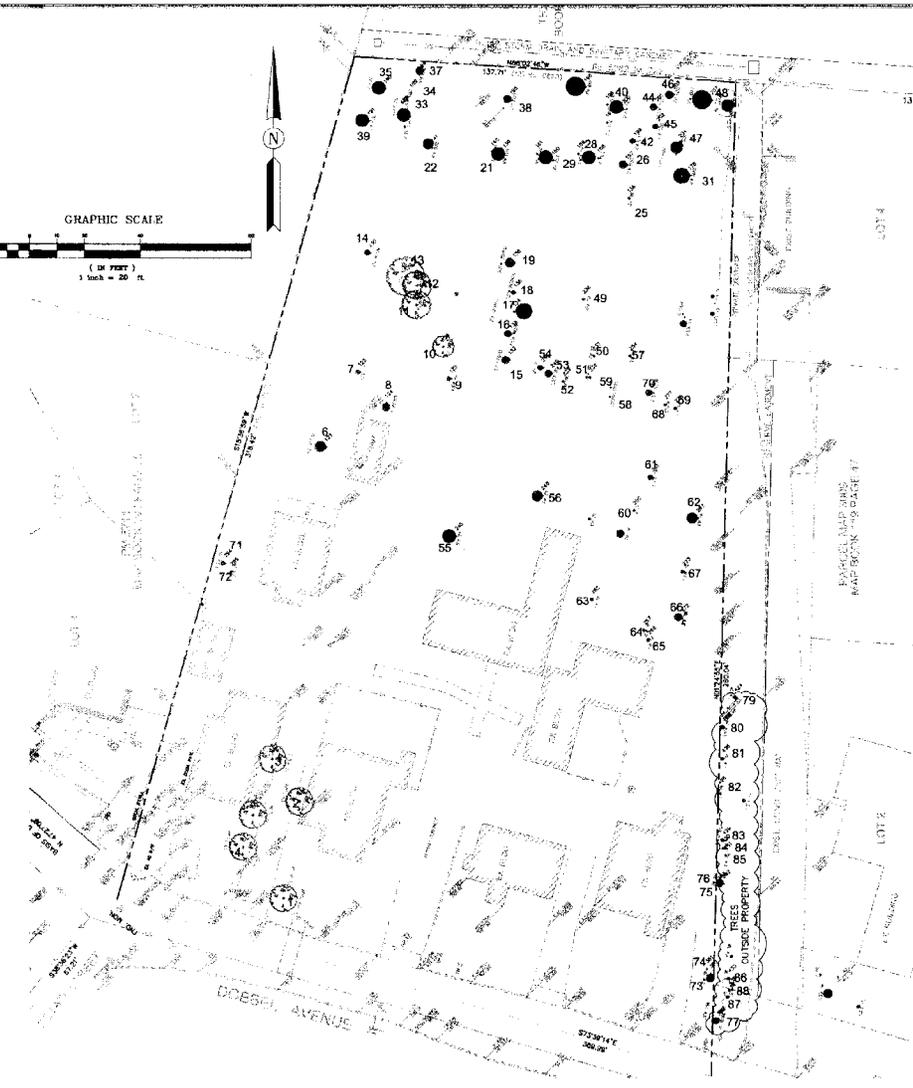
A PORTION OF LOT 10 BLOCK 15, "HAYWARD FARM TRACT, SUBDIVISION NO. 1"  
SITUATED IN EDEN TOWNSHIP, ALAMEDA COUNTY  
27222 DOBBLE AVENUE HAYWARD, CA.



NO.	TREE	MAP	TREE SPECIES	SIZE	CONDITION	EST. VALUE
1	2	3	4	5	6	7
1	47	1	wild plum (Prunus americana)	2"	poor condition	\$50
2	48	2	wild plum (Prunus americana)	2"	poor condition	\$30
3	49	3	wild plum (Prunus americana)	2"	poor condition	\$30
4	50	4	wild plum (Prunus americana)	2"	very poor condition	\$10
5	122	6	Coast redwood (Sequoia sempervirens)	3"	fair condition	\$3,000
6	123	7	wild plum (Prunus americana)	2"	poor condition	\$50
7	124	8	Coast redwood (Sequoia sempervirens)	2"	fair condition	\$2,000
8	125	9	Silky leaved (Ulmus californicus)	10"	fair condition	\$500
9	126	10	wild plum (Prunus americana)	2"	very poor condition	\$10
10	127	11	wild plum (Prunus americana)	2"	very poor condition	\$10
11	128	12	wild plum (Prunus americana)	2"	very poor condition	\$10
12	129	13	wild plum (Prunus americana)	2"	very poor condition	\$50
13	130	14	wild plum (Prunus americana)	2"	poor condition	\$10
14	132	15	Coast redwood (Sequoia sempervirens)	22"	very poor condition	\$450
15	133	16	Coast redwood (Sequoia sempervirens)	20"	fair condition	\$300
16	134	17	Coast redwood (Sequoia sempervirens)	20"	very poor condition	\$100
17	136	18	Coast redwood (Sequoia sempervirens)	15"	very poor condition	\$50
18	140	21	Rhymenacanthus (Eucalyptus globulus)	3"	poor condition	\$100
19	141	22	Rhymenacanthus (Eucalyptus globulus)	11"	poor condition	\$170
20	137	23	Rhymenacanthus (Eucalyptus globulus)	10"	poor condition	\$100
21	146	28	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$50
22	190	29	Rhymenacanthus (Eucalyptus globulus)	2"	fair condition	\$180
23	178	31	Rhymenacanthus (Eucalyptus globulus)	2"	fair condition	\$80
24	188	33	Rhymenacanthus (Eucalyptus globulus)	11"	poor condition	\$100
25	189	34	Rhymenacanthus (Eucalyptus globulus)	10"	poor condition	\$130
26	180	35	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$80
27	191	36	Rhymenacanthus (Eucalyptus globulus)	11"	poor condition	\$150
28	196	37	Rhymenacanthus (Eucalyptus globulus)	13"	poor condition	\$130
29	195	38	Rhymenacanthus (Eucalyptus globulus)	12"	poor condition	\$170
30	197	39	Rhymenacanthus (Eucalyptus globulus)	13"	poor condition	\$70
31	197	40	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$100
32	198	41	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$30
33	199	42	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$10
34	201	43	Rhymenacanthus (Eucalyptus globulus)	7"	poor condition	\$30
35	202	44	Rhymenacanthus (Eucalyptus globulus)	2"	poor condition	\$50
36	203	46	Rhymenacanthus (Eucalyptus globulus)	11"	poor condition	\$100
37	204	47	Rhymenacanthus (Eucalyptus globulus)	11"	poor condition	\$170
38	207	48	Rhymenacanthus (Eucalyptus globulus)	10"	poor condition	\$210
39	236	49	wild plum (Prunus americana)	2"	fair condition	\$10
40	237	50	wild plum (Prunus americana)	2"	fair condition	\$10
41	238	51	wild plum (Prunus americana)	2"	fair condition	\$10
42	239	52	wild plum (Prunus americana)	2"	fair condition	\$10
43	240	53	Live Oak (Quercus agrifolia)	13"	fair condition	\$1,500
44	241	54	wild plum (Prunus americana)	2"	very poor condition	\$0
45	245	56	Coast redwood (Sequoia sempervirens)	27"	good condition	\$9,500
46	246	58	Coast redwood (Sequoia sempervirens)	20"	very fair condition	\$1,700
47	254	57	California walnut (Juglans hindsii)	2"	poor condition	\$500
48	257	58	wild plum (Prunus americana)	15"	very poor condition	\$50
49	258	59	California walnut (Juglans hindsii)	2"	poor condition	\$250
50	260	60	Dollar gum (Eucalyptus polyanthemos)	16"	poor condition	\$2,200
51	281	61	Coast redwood (Sequoia sempervirens)	10"	fair condition	\$400
52	282	62	Live Oak (Quercus agrifolia)	18"	fair condition	\$4,600
53	285	63	wild plum (Prunus americana)	2"	very poor condition	\$0
54	287	64	wild plum (Prunus americana)	2"	very poor condition	\$0
55	288	65	Valley Oak (Quercus lobata)	2"	fair condition	\$1,000
56	272	66	wild plum (Prunus americana)	2"	very poor condition	\$0
57	273	67	wild plum (Prunus americana)	2"	very poor condition	\$0
58	277	68	wild plum (Prunus americana)	2"	poor condition	\$10
59	278	69	wild plum (Prunus americana)	2"	poor condition	\$10
60	279	70	wild plum (Prunus americana)	2"	poor condition	\$10
61	284	71	wild plum (Prunus americana)	2"	very poor condition	\$0
62	285	72	wild plum (Prunus americana)	2"	fair condition	\$30
63	380	73	wild plum (Prunus americana)	2"	poor condition	\$10
64	381	74	China Elm (Ulmus parviflorus)	12"	very poor condition	\$25
TOTAL						\$38,150



*R. Gagnier*



TREE ASSESSMENT SITE PLAN

SCALE: 1" = 20.00'

RENEWED BY: \_\_\_\_\_  
 MAP NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 R.C.C. 2800

**GL A** Civil Engineers, Inc.  
 414 Mason Street, Suite 404  
 San Francisco, CA 94102-1716  
 Tel. (415) 556-6707 Fax. (415) 556-6707  
 HERNANDEZ G. CAMPILLO  
 CALIFORNIA

TREE ASSESSMENT SURVEY  
**DOBBEL VILLA**  
 APN: 510-16-16002 / 27222 DOBBEL AVENUE  
 CITY OF HAYWARD  
 CALIFORNIA

P.N. 502003  
 E-MAIL: RALPHG@GAGNIER.COM

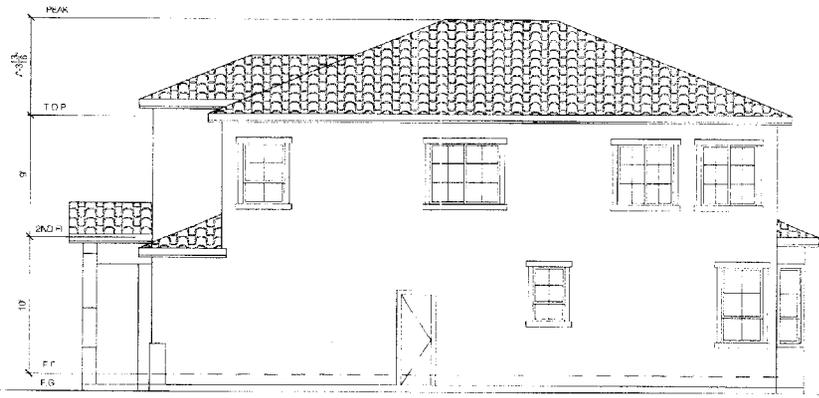
SHEET  
**3**  
 OF 3 SHEETS

502003TRAP / JULY 7, 2005









**LEFT ELEVATION** (MONTICELLO B)  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION** (MONTICELLO B)  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION** (MONTICELLO B)  
SCALE: 1/4"=1'-0"



**BACK ELEVATION** (MONTICELLO B)  
SCALE: 1/4"=1'-0"

REV.	DESCRIPTION	DATE



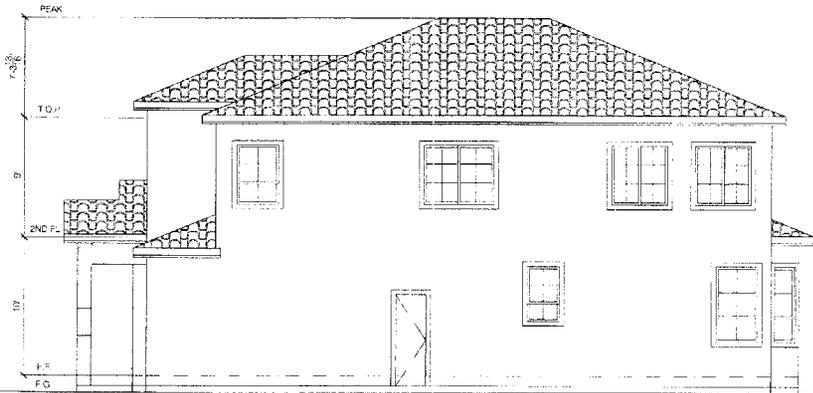
Steve Young  
& Associates  
architects/planners  
interior  
landscape  
design

1518 HILLCOURT AVE  
SAN JOSE, CA 95125-5500  
(408) 950-1818

**DOBDEL VILLA**  
SINGLE FAMILY HOMES  
27222 DOBBEL AVENUE  
HAYWARD, CA

DATE	5/11/05
SCALE	AS SHOWN
PLAN NO.	DW
NO.	05403

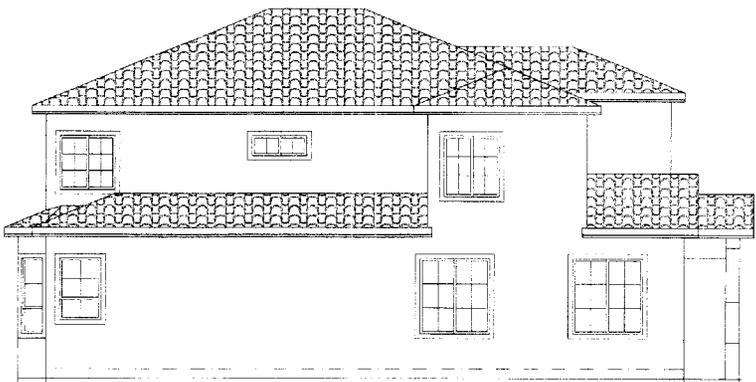
**A-4**



**RIGHT ELEVATION** (MONTICELLO MODEL C)  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION** (MONTICELLO MODEL C)  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION** (MONTICELLO MODEL C)  
SCALE: 1/4"=1'-0"



**BACK ELEVATION** (MONTICELLO MODEL C)  
SCALE: 1/4"=1'-0"

REV	REVISIONS	BY

Shaw Yong & Associates  
architectural and  
interior design  
& design

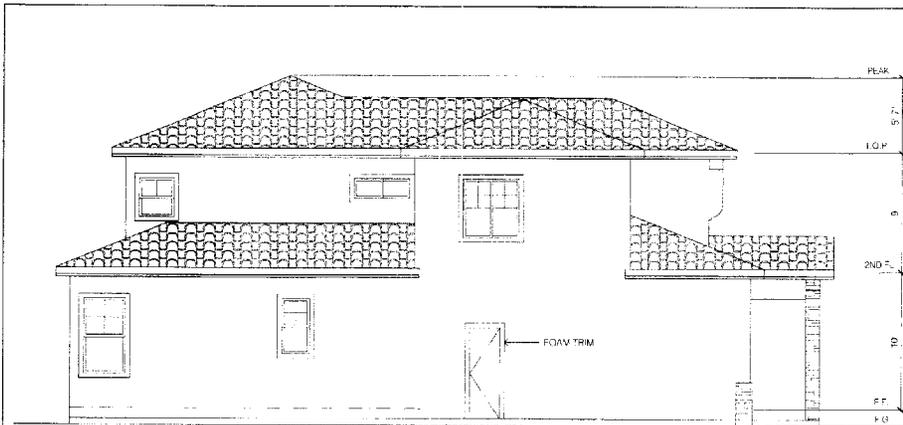
18 B MILLCROFT AVE.  
SAN JUAN, CA 92078-5962  
(408) 536-1818

**DOBDEL VILLA**  
SINGLE FAMILY HOMES  
2722Z DOBBEL AVENUE  
FAYARD, CA

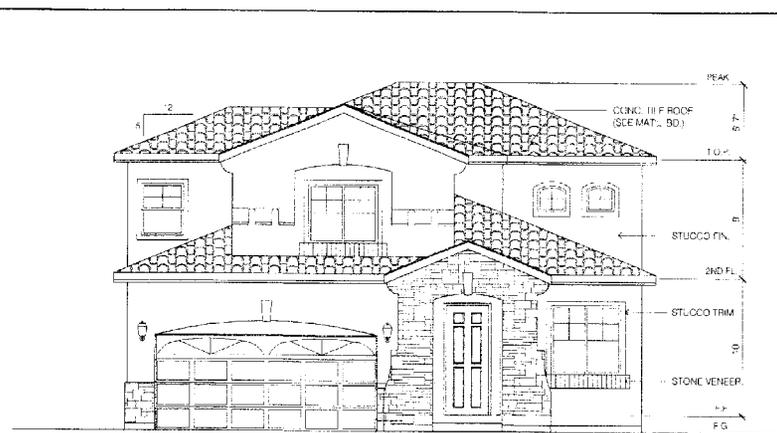
DATE	5-11-05
SCALE	AS SHOWN
DRAWN BY	DW
CHECKED BY	DS403
PROJECT	A-5



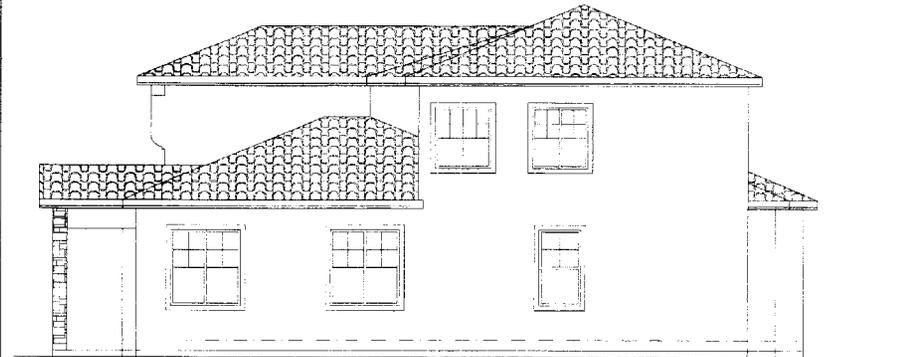




**LEFT ELEVATION** (FORTUNA MODEL B)  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION** (FORTUNA MODEL B)  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION** (FORTUNA MODEL B)  
SCALE: 1/4"=1'-0"



**BACK ELEVATION** (FORTUNA MODEL B)  
SCALE: 1/4"=1'-0"

REVISED BY

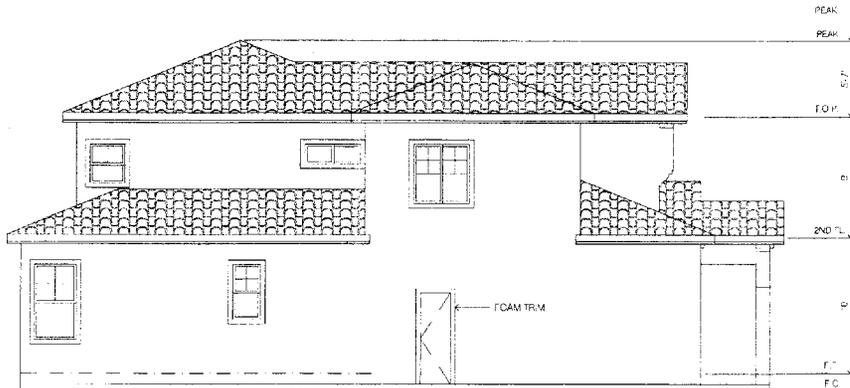
**QVA**

Steve Yang  
& Associates  
Architects/Interior  
Designers/Engineers  
& Planners

1111 WILSON STREET  
SAN JOSE, CA 95128-3000  
(408) 298-9115

**DOBDEL VILLA**  
SINGLE FAMILY HOMES  
27222 DOBBEL AVENUE  
HAYWARD, CA

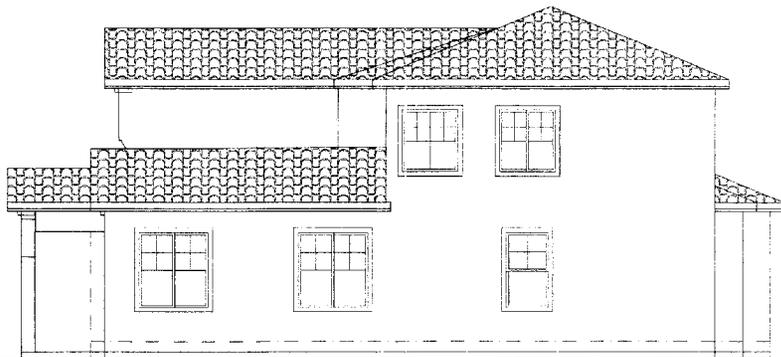
DATE	5/11/05
SCALE	AS SHOWN
DRAWN BY	DW
CHECKED BY	US-403
TITLE	<b>A-8</b>



**LEFT ELEVATION** (FORTUNA MODEL C)  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION** (FORTUNA MODEL C)  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION** (FORTUNA MODEL C)  
SCALE: 1/4" = 1'-0"



**BACK ELEVATION** (FORTUNA MODEL C)  
SCALE: 1/4" = 1'-0"

REVISED	BY
<b>SYL</b>	
Steve Yang & Associates ARCHITECTS INC. planning production & design	
1615 W. COMBES AVE. SAN JOSE, CA 95128-5566 (408) 994-1999	
<b>DOBDEL VILLA</b> SINGLE FAMILY HOMES 27222 DOBBEL AVENUE HAYWARD, CA	
DATE	5/11/05
SCALE	AS SHOWN
PROJECT	DW
APP	02-403
FILE	A-9

