CITY OF HAYWARD
AGENDA REPORT

Meeting Date: 03/16/06

Agenda Item: 1

TO: Planning Commission

FROM: David Rizk, AICP, Senior Planner

SUBJECT: **Zone Change Application No. PL-2005-0301 PD and Tentative Tract Map Application No. PL-2005-0303 TTM 7657 - KB Home of South Bay (Applicant)/Dutra Enterprises, Inc., KB Home of South Bay, Michael and Margaret Giosso (Property Owners)** - Request to Amend the Prezoning Designation for the Subject 12.5-Acre Site from Medium Density Residential (RM) to Planned Development (PD) and to Subdivide Land in Order to Develop 149 Homes.

The project site is generally located between Eden Avenue and Saklan Road, and between Middle Lane and West Street in the unincorporated Mt. Eden area.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program and approve the Zone Change, Preliminary Development Plan and Tentative Map, subject to the attached findings and conditions of approval.

BACKGROUND:

The project site is in the unincorporated Mt. Eden area. Efforts to annex such area into Hayward have failed in the past, primarily due to residents' resistance to an assessment district being formed to fund infrastructure improvements. Such a district would have placed a financial obligation on the part of owners in the area to pay for such improvements.

The City conducted a study in 2003/04 to analyze the costs and benefits of annexing most of the Mt. Eden unincorporated area into Hayward. (The study analyzed annexing three of the five unincorporated "islands" into Hayward (see attached map). Analysis of annexing the other two islands is planned in the near future.) After conducting the study, the City submitted an annexation application to the Alameda Local Agency Formation Commission (LAFCo) in November of 2004 to annex the three studied islands. That application has been deemed incomplete by LAFCo, pending adoption of a tax-sharing agreement by the County and City. The unincorporated islands in the Mt. Eden area are all in the County's Redevelopment Project Area, an issue that will need to be addressed in the tax-sharing agreement.

As was the case in the past, one of the objectives related to the proposed annexation is that a means be established for bringing all of the annexed area up to City standards, including necessary utilities and completion of all typical street improvements, such as curb, gutter and sidewalks. As part of this process, the subject property owner, Dutra Enterprises, Inc., has agreed to provide financing in the amount of $8.5 million, which is the estimated amount needed to complete all the essential improvements in the largest of the three islands, the Saklan Road Island. Reimbursement of this financing to Dutra Enterprises, Inc. will be accomplished through contributions by future developments based on establishment of a benefit district and via tax increment funds that would be generated by future new development in the area, or via other City revenue related to the annexed area. The proponents of the currently proposed development would bear responsibility to construct and fund those improvements directly related to this development, such as extending utilities and installing improvements along the Saklan Road and Eden Avenue frontages along the entire length of this development. However, final details will need to be developed addressing how the costs for construction of the entire island's improvements will be assigned and coordinated. Resolution of this process will need to be accomplished prior to recordation of the annexation.

The subject property is comprised of 12½ acres and 14 parcels, generally consisting of low-density single-family developments at approximately one unit per acre. As reflected in the tentative map, not all of the properties within the immediate area are involved in the proposed tract. Those properties are shown as shaded areas identified as "Potential Future Site Plan to Complete Housing Development" on sheet C2 of the Tentative Map. The conceptual design shown in those areas was required by staff to ensure the proposed development would not preclude compatible development on those properties in the future. The subject property has been prezoned Medium Density Residential (2,500 square foot minimum lot area), and the existing City General Plan designation is Medium Density Residential (8.7 to 17.4 units per net acre). The proposed density is 16.2 units per net acre. The development would be served by the City's public sewer and water systems, and would be located west of Greenwood Park across Eden Avenue.

The Hayward Executive Airport is located just over one-quarter mile to the north of the subject site. Although the site is not within the airport's 60 dBA noise threshold areas, future residents of homes in the tract would hear aircraft flying into and out of the airport. Staff is recommending that an avigation easement be recorded on each lot as a way to ensure aircraft operations will continue and not be impacted by development, and as a means of notifying owners of such operations.

If the proposed project is approved, a condition of approval would require that the site be annexed into Hayward prior to recordation of the final map and subsequent construction. Staff is also recommending that the approvals would only become effective upon the effective date of annexation.

Project Description

The proposal would entail construction of 149 homes on lots ranging in size from approximately 1,715 square feet to 4,154 square feet. Fifty-two of the units are proposed to be attached. The

units would be located along three private streets generally running parallel to each other in an east-west direction between Saklan Road and Eden Avenue. Parking is proposed at an overall ratio of 3.0 spaces per unit, with all units containing standard two-car garages. With the exception of 17 units (plan "2") along the southeast section and in the central, western portion of the tract, all units would have garages fronting onto private alleys. Homes would have front entrances either facing the private streets within the tract or public streets at the tract boundaries, or along common walkways or paseos that would run between rows of units. Traffic division staff has some concerns with sight distances for drivers that would exit alleys along the middle portion of proposed "B" Street, and a condition is recommended that would allow such concerns to be addressed in final design.

The proposed storm drain mains within the private streets would be private, to be maintained by the homeowners association, and sewer and water mains would be located within public utility easement in the private streets, to be maintained by the City.

The project does not provide any group open space, where typically 100 square feet per multi-family (attached) unit is normally required. Also, none of the homes would meet the minimum 20-foot front and rear yard setback typically required of single-family units, though garages for the 17 Plan "2" units would meet the minimum 20-foot setback from curb/sidewalk. Only one unit type (Plan "2") would meet the minimum 5-foot side yard setback requirement, with other units shown typically as having a 3½ to 4 foot side yard setback.

The living areas of the homes would range in size from 1,310 to 2,192 square feet. All units would have standard two-car garages. The homes consist of eight different plans in three different architectural styles (Italian, Tuscan and Spanish), as described below:

- Plans "2" and "2R" (17 units) would consist of 2 stories, 4 bedrooms and 2½ baths. They are the largest of the units with 2,192 square feet of living area and would have the main living area and kitchen on the ground floor with the garage, with bedrooms located on the second floor.
- Plan "4" (7 units), one of two three-story plans proposed, would be a stand-alone three-story unit of 1,811 square feet, located between two-story units at certain locations throughout the development. It would contain 3 to 4 bedrooms and 4 bathrooms on three floors.
- Plan "5" (38 units) would be a two-story, 1,927 square foot unit containing 4 bedrooms and 2½ bathrooms.
- Plan "6" (35 units) would also be two stories and would consist of 5 bedrooms and 3 baths, and contain 2,054 square feet of living area. Unlike Unit 5 and most of the units, its front entry would face the adjacent street and not face the central paseos common throughout the development.
- Plan "7" (28 paired units) would be a two-story, traditional duet and include 1,310 square feet of living area, with 3 to 4 bedrooms and 2½ baths.
- Plans "8" and "9" (24 paired units) would be attached three-story units providing 1,878 to 2,050 square feet of living area, with 3 bedrooms and 3½ bathrooms.

All units are proposed with stucco exteriors and tile roofs, with stone highlights for the Tuscan style. Staff is recommending architectural enhancements, such as additional details and more use of different materials, to provide more interest and variety throughout the development.

A total of 113 trees were identified on the project site, all of which are proposed to be removed, with 37 of those trees identified as being in good or excellent condition and five trees identified as "specimen" trees. Staff is recommending that the five specimen trees be preserved, if feasible, through minor adjustments to layouts. Additionally, measures suggested by the project arborist to preserve the large Evergreen Ash (#113) at the southeast boundary of the project site next to the adjacent convalescent home, including installation of tree protection fencing, are incorporated as a project condition of approval.

DISCUSSION AND ANALYSIS:

Consideration of General Plan policies should be considered when contemplating the project. Staff's discussion and analysis in the context of these policies follows.

Design

The development will be compatible with surrounding residential land uses in the City and, as conditioned, result in a high-quality project, consistent with City policy that indicates the City should, "Employ sound planning principles to promote a balance of land uses and achieve a vibrant urban development pattern that enhances the character of the city" (Land Use Section, *Balance of Land Uses – Policy 1*).

Housing

The development will further the City's goal to provide ownership housing opportunities, as well as opportunities within the City for very-low and low income households (see later discussion related to the inclusionary housing plan).

Relevant General Plan policies state that the City should, "Encourage the provision of an adequate supply of housing units in a variety of housing types which accommodate the diverse housing needs of those who live or wish to live in the city" (Housing Section, *Expand the Housing Supply, Policy 1*); "Encourage the development of ownership housing and assist tenants to become homeowners in order to reach a 70% owner-occupancy rate, within the parameters of Federal and State housing law" (Housing Section, *Preserve Owner-Occupied Housing, Policy 3*), and should "Ensure that the City's housing stock contains an adequate number of decent and affordable units for households of all income levels" (Housing Section, *Develop Affordable Housing, Policy 4).*

Parks

The City's park dedication ordinance indicates 5 acres of parkland should be provided for every 1,000 people. Per the City's park dedication ordinance, the development would be required to dedicate 2.52 acres of parkland, pay $1,751,981 in park dedication in-lieu fees, or do a combination of both. The proposed project would not entail dedication of any on-site parkland. However, the project proponent has offered to acquire land and pay for over $600,000 in park improvements, including a new restroom, related to a southerly expansion of Greenwood Park.

Such expansion is encouraged in the Mt. Eden Neighborhood Plan and is indicated on the General Plan Land Use map (see attached map). However, efforts by the project proponent to acquire such property have not been successful to date. A recommended condition of approval indicates land shall be acquired and improved to the satisfaction of the City in consultation with the Hayward Area Recreation and Park District, prior to occupancy of 80% of the units, to be paid for by the project developer. If the requisite land for the park expansion is not acquired prior to approval of the final map, the developer shall either: 1) enter into an agreement with the City to complete the improvements at such time as the City acquires an interest through eminent domain in the land that will permit the improvements to be made, or 2) in the alternative, developer shall pay the total amount of park in lieu fees required for this development, at the City's sole discretion. The developer would also be responsible for any costs associated with City's efforts to acquire such land. If deemed necessary, the decision as to whether to proceed with eminent domain to acquire land would be made by the City Council.

The envisioned park expansion would entail approximately 1 acre, which would result in a total park size of approximately 3½ acres (see attached map). The involved property, including the land containing a convalescent home to the east, is under one ownership. Staff is also recommending that if total costs related to land acquisition and improvements are less than the required in-lieu fees, additional fees shall be paid to make up that balance.

Schools

The project is located within the Eden Gardens Elementary School attendance area. Using historic student yield factors, the development would be expected to generate approximately 60 new elementary school students. However, recent student yield factors, which are based on more recent developments, would indicate a generation of only 24 elementary students, 8 middle school students and 12 high school students for the proposed development. The enrollment at Eden Gardens has been declining during the past few years, dropping by about 50 students since 2000. The 2004-05 enrollment was 602 students, which was the lowest enrollment since the 1994-95 school year.

The School District is undertaking a comprehensive study of their school facilities and needs, with the results of such study expected to be released in the next few months. The District is moving toward promoting fewer, larger schools. State law prohibits denial of a housing development based on lack of adequate school facilities. Rather, school impact fees (currently at $2.62 per square foot) are intended to satisfy the developer's obligation for schools.

Parking

The City's parking standards require that single-family units (detached) provide four parking spaces: two in the garage and two in the driveway. An additional space along the street is also typically required. Multi-family units (attached) consisting of two or more bedrooms are required to provide 2.1 spaces. The project would normally be required to provide 498 spaces, and 447 spaces are shown, which does not include potential parking capacity along Eden Avenue and Saklan Road along the tract boundaries. The resulting overall average parking ratio is 3.0 spaces per unit. Although each unit would include a standard two-car garage, most of the units would have access off the shared alleys and would not provide the standard driveway depth to accommodate two additional spaces.

The City's parking standards do not distinguish between traditional detached single-family lot subdivisions and small-lot single-family subdivisions, but rather distinguish between single-family (detached) and multi-family (attached) units. Small-lot single-family developments, such as the one proposed, have not provided parking that is commensurate with standards established for the conventional subdivisions due to increased density and small lot size; nevertheless, they typically contain as much square footage and as many bedrooms as standard single-family dwellings. One difference is that small-lot single-family developments typically have CC&Rs which contain prohibitions against using garages for general storage or some other use that would preclude their use for parking vehicles. Staff is recommending that a similar restriction be incorporated into any approval of the proposed project.

Parking requirements that were imposed by the City of Hayward on small-lot single-family development within recent years were between 2.25 and 5.3 parking spaces per dwelling. The parking spaces required are reflected in the attached table. The average lot size of the proposed development is 2,684 square feet. The proposed parking ratio of 3.0 spaces per unit compares favorably to other small-lot projects shown in the table.

Staff has also surveyed several small-lot single-family developments in Hayward, including the recently built Brighton Village off Industrial Parkway. Staff noted that the maximum demand for parking when observed was about three parking spaces per dwelling. This was based on the number of vehicles parked along the streets in front of the houses or in parking bays. This number assumed that the garages were filled with vehicles, so the parking demand of three vehicles per dwelling was extremely conservative as it is highly likely that some of the garages did not all contain two vehicles.

Several other Bay Area cities have not adopted parking requirements that relate to small-lot single-family subdivisions because these projects are usually processed as "planned unit developments" and parking is considered on a case-by-case basis. Some communities have likened the demand for parking for such developments to be more in keeping with multi-family developments than conventional single-family subdivisions. The following chart indicates parking ratios that have been used by other cities for small-lot single-family developments.

Jurisdiction	Required Number of Vehicles for Small-Lot Single-Family Development
City of Alameda	2 stalls per dwelling
City of Fremont	4 per dwelling
City of Mountain View	3.5 per dwelling
City of Newark	2 per dwelling
City of San Jose	2 per dwelling
City of San Leandro	2 per dwelling
City of San Ramon	2 per dwelling
City of Sacramento	2 per dwelling
City of Union City	2.25 per dwelling

Staff would suggest that the proposed average ratio of three parking spaces per unit is appropriate, is sufficient based on observed parking for recent developments and would be in keeping with ratios of other similar developments approved in Hayward and in the region.

Traffic

Traffic impacts associated with development in the area were analyzed in a program environmental impact report (EIR) that was certified by the City Council in 2004 as part of the Mt. Eden Annexation Study. The EIR concluded that potential development of the Mt. Eden Annexation area would cause an additional 6.8 seconds of delay during the PM peak hour at the Hesperian Boulevard-West Winton Avenue intersection, which currently operates at a level of service (LOS) of F. However, the EIR concluded that impacts associated with the Mt. Eden Annexation Area project would not be considered significant, because the planned Industrial Assessment District (IAD) improvements, when completed, would reduce congestion in the future at that intersection. The planned IAD improvements would include the construction of the West A Street extension. As an interim measure to address impacts until the IAD improvements are completed, the EIR identified upgrades/alterations to the Hesperian Boulevard-West Winton Avenue intersection, which would improve the LOS to D in the AM peak hour and to E in the PM peak hour. Such measures are incorporated into recommended project conditions of approval.

Zone Changes/Preliminary Development Plan

The proposed development is consistent with the General Plan designation of Medium Density Residential (8.7 to 17.4 units per net acre). Since none of the homes proposed would meet the minimum 20-foot front and rear yard setback standards, most would not meet the minimum side yard setback standard, about 40% of the lots would not meet the minimum 2,500 square foot size, which impacts lot coverage, and because parking proposed is less than the ratio typically required, the applicant is proposing a Planned Development (PD) District.

In order for a Planned Development District to be approved, certain findings must be made. Those findings and related discussion follow.

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

The project is consistent with the General Plan designation of Medium Density Residential (8.7 to 17.4 units per net acre) in that the development is proposed at 16.2 units per net acre. Also, the project will further the City's goal to provide ownership housing opportunities as expressed in the Housing Element of the General Plan and will help further the City's Housing Element policy to provide housing opportunities for all household income levels in that 23 rental housing units for at least very low- and low-income households will be provided in the City as a result of the project, or will be provided on-site for moderate income households. Surrounding development in the City consists of single-family residential development, though typically involving larger lots.

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

Annexation of the Mt. Eden area into Hayward, which is required for the project to be developed, would result in infrastructure and utility improvements that would be adequate to serve the development. Such improvements are shown in improvement plans that were developed approximately 14 years ago when a previous annexation proposal was pursued.

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

As indicated previously, the project, as conditioned, would provide opportunity for expansion and improvement of Greenwood Park and/or payment of in-lieu park dedication fees, to be determined by the City Council. Greenwood Park, which represents the only viable opportunity for a park of sufficient size in the area, is directly adjacent to the project site across Eden Avenue. Such expansion and improvement is supported by staff of the Hayward Area Recreation and Park District, and by the Mt. Eden Neighborhood Plan. The first strategy listed under Parks and Open Space in the Mt. Eden Neighborhood Plan states, "Extend Greenwood Park to Denton Avenue." Also, the project, as conditioned, would have no significant impacts related to traffic.

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

The reduced minimum lot sizes and yard setbacks is offset by the proximity of a park immediately adjacent to the proposed development, which would provide open space and recreational opportunities for residents. The recommended conditions of approval would require the developer to pay for additional parkland and related improvements or, if determined acceptable by the City Council, to pay required park in-lieu fees.

The reduced parking ratio is reflective of the small-lot design and is consistent with other similar small-lot developments approved recently in Hayward and in the area.

Vesting Tentative Map

The subdivision proposes to subdivide 12.5 acres of land into 149 parcels for single-family and duplex units and 4 parcels for common area parking and landscaping. The parcels will be served by three private streets.

The streets have various street widths to accommodate a variety of street sections and will incorporate modified curb returns at the connections to both Eden Avenue and Saklan Road designed to protect the on-street parking stalls. The streets will be of a design approved by the City Engineer and their improvements/sections will be constructed to the same standards as a public street. The homeowners' association created for this development would maintain the private streets and common areas.

Public sanitary sewer and water mains will be installed within the private streets and connected to existing utilities within Eden Avenue and Saklan Road. The storm drain system would be a private system owned and maintained by the homeowners association.

Inclusionary Housing Plan

The City's Inclusionary Housing Ordinance requires that developments exceeding 20 residential units provide 15% of the units as affordable. For ownership projects, such as the one proposed, affordable units may be those affordable to moderate-income households (110% of the area median). For the proposed development, 23 units are required. However, the Ordinance also provides flexibility by allowing for the construction of off-site units, subject to certain determinations by the City Council.

When the City approved a 179-unit development proposal at the La Vista Quarry site in the unincorporated Mission-Garin area in July of 2005, a condition was adopted related to inclusionary housing that states in part:

> "In accordance with the applicant's Inclusionary Housing Plan, applicant will assure that 27 rental units, affordable to low and very low income households, are constructed as part of a 72-82 unit rental housing development to be built by Eden Housing, Inc. on that property [northeast corner of Saklan Road and North Lane]. The balance of the units may be reserved for possible future affordable housing obligations for other properties in which the applicant would have an equitable interest, to be used within five years from the effective date of the associated development agreement."

On March 14, the City Council is scheduled to review a development application from Eden Housing for the construction of 78 affordable apartments for at least very low and low income households at a site at the northeast corner of Saklan Road and North Lane, located approximately one-quarter mile north of the subject property. The La Vista applicant has an equitable interest in the proposed project (see attachments).

The proposed inclusionary housing plan for this project would entail construction of 23 affordable apartments at the Eden Housing project site. Should such units not be constructed, 23 units available to moderate income households would be required to be made available within this development. Should this project be approved, 69 of the 78 units at the Eden Housing site will have been allowed to fulfill inclusionary housing obligations for three developments: La Vista (27 affordable units), Garin Vista (19 affordable units) and KB Home (23 affordable units).

In order to approve off-site affordable units for a project, the following findings must be made:

a. **Off-site construction will further [promote] affordable housing opportunities in the City to a greater extent than construction of the required units as part of the proposed residential project;**

   The apartments at the Eden Housing site would be affordable to households of very-low income (50 to 60% of the area's median), with 27 available to households qualifying as

extremely low income (less than 30% of the area's median). On-site units would only be required to be affordable to moderate income households (110% of area median).

b. A schedule for completion of the off-site units concurrently with completion of the related market-rate units is provided and agreed upon as a condition of approval for the project;

The project schedule associated with development of the off-site affordable rental units by Eden Housing, Inc. indicates development of those units will begin in December of 2006, which would be approximately the same time the subject development is expected to begin construction. As described below, staff is recommending conditions to ensure that the Eden Housing development would be substantially completed prior to completion of the La Vista development.

Staff is recommending that building permits for no more than 50 on-site units be issued for the KB Home project, unless site work for the Eden Housing development is commenced, and that 50 more permits be allowed to be issued for housing units for the KB Home development if it is determined that substantial progress has been made for the Eden Housing development.

c. The off-site units are at least equal in size and amenities to Affordable Units which would be allowed in the project, or any comparative deficiency in size or amenities is compensated for by additional units, larger units or affordability to households with lower incomes; and

The rental units proposed will be affordable to very-low income households, compared to the on-site units that would only need to be affordable to moderate income households.

ENVIRONMENTAL REVIEW (CEQA)

This proposal is defined as a "project" under the parameters set forth in the California Environmental Quality Act (CEQA) Guidelines. Staff has prepared a Mitigated Negative Declaration and Initial Study (see attached), which indicates there could be potentially significant environmental impacts related to aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality and noise. However, as indicated in the Initial Study, staff concludes that those potentially significant environmental impacts will be mitigated to a level of insignificance through the implementation of mitigation measures. Those measures and the timing and implementing/monitoring responsibility for them are indicated in the attached Mitigation Monitoring and Reporting Program.

Since the Mitigated Negative Declaration and Initial Study were released for public review in mid-February, staff received a request from the California Department of Fish and Game that the City take measures to ensure potential migratory bird habitat is not destroyed as a result of the project. Specifically, a Department biologist requests that tree removal activities be conducted outside the nesting season (February through end of August), to ensure any active migratory bird nests are not destroyed, and that if any trees are removed during the nesting season, a pre-

construction survey of all trees on site be conducted to ensure no active nests are present, and that if active nests are found, a 250-foot buffer be established until young have fledged such nests. As is typically required of projects involving removal of several trees, such measure is reflected in a recommended project condition of approval.

PUBLIC NOTICE

A notice for a June 30, 2005 preliminary meeting for the proposed vesting tentative tract map was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the then-latest assessor's records asking for comments on the project. The Planning Division received comments encouraging the expansion and improvement of Greenwood Park, desires to see stop signs installed at selected locations in the area, as well as concerns associated with traffic impacts.

On February 14, 2006, a Notice of Public Hearing and Availability of a Mitigated Negative Declaration was published in the Daily Review and property owners and occupants within 300 feet of the project boundaries were notified, as were interested parties and appropriate public agencies. At the time of completion of this report, the Planning Division had not received any correspondence related to such notice. In response to circulation of environmental documents to the State Clearinghouse, aforementioned comments from the California Department of Fish and Game were received.

CONCLUSION

The project would provide public benefit by way of financing of public infrastructure improvements in the largest of the Mt. Eden unincorporated islands proposed to be annexed into Hayward, as well as provide funding for the acquisition and improvement of additional parkland associated with Greenwood Park. Homes proposed would be of high-quality design and provide much-needed housing in the area. Also, the project would provide housing for very low and extremely low income households, to be developed by a reputable affordable housing agency, at no expense to the City.

Prepared by:

David Rizk, AICP
Acting Planning Manager/Senior Planner

Attachments:

A. Findings for Approval – Zone Change to Planned Development District
B. Conditions of Approval - Zone Change to Planned Development District
C. Findings for Approval – Tentative Map (Tract 7657)
D. Conditions of Approval - Tentative Map (Tract 7657)
E. Mt. Eden Annexation Area Islands/Phases Map
F. General Plan Land Use Map (Greenwood Park area)
G. Greenwood Park Expansion Map
H. Parking Information Summary Table
I. Affordable Housing Information
J. Mitigated Negative Declaration, with two attachments
K. Initial Study
L. Mitigation Monitoring and Reporting Program

Plans and Exhibits

FINDINGS FOR APPROVAL – KB Home Development

ZONE CHANGE APPLICATION NO. PL-2005-0301 PD

Findings for Approval *– California Environmental Quality Act:*

A. The project will have no significant impact on the environment, cumulative or otherwise, the project reflects the City's independent judgment, and, therefore, a Mitigated Negative Declaration has been prepared.

Findings for Approval *– Zone Change to Planned Development District:*

B. The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies in that the project is consistent with the General Plan designation of Medium Density Residential (8.7 to 17.4 units per net acre), since the development is proposed at 16.2 units per net acre; also, the project will further the City's goal to provide ownership housing opportunities as expressed in the Housing Element of the General Plan and will help further the City's Housing Element policy to provide housing opportunities for all household income levels in that 23 rental housing units for at least very low- and low-income households will be provided in the City as a result of the project, or will be provided on-site for moderate income households, and because surrounding development in the City consists of single-family residential development.

C. Streets and utilities, existing or proposed, are adequate to serve the development, since annexation of the Mt. Eden area into Hayward, which is required for the project to be developed, would result in infrastructure and utility improvements that would be adequate to serve the development.

D. The development creates a residential environment of sustained desirability and stability since the design and layout of the development involves a variety of single-family homes of high quality design that will not result in significant visual impacts as a result of required landscaping, architecture and colors consistent with the City's Design Guidelines; sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon in that the project, as conditioned, would provide opportunity for expansion and improvement of Greenwood Park, which is supported by the Hayward Area Recreation and Park District and/or would result in payment of in-lieu park dedication fees and the development will have no substantial adverse effect upon surrounding development in that it would be compatible with existing single-family development and would not generate significant traffic impacts.

E. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards, in that the reduced minimum lot sizes

ATTACHMENT A

and yard setbacks is offset by the proximity of a park immediately adjacent to the proposed development, which would provide open space and recreational opportunities for residents, and recommended project conditions of approval would require the developer to pay for additional parkland and related improvements or, if determined acceptable by the City Council, to pay required park in-lieu fees; the reduced parking ratio is reflective of the small-lot design and is consistent with other similar small-lot developments approved recently in Hayward and in the area.

Findings for Approval – Inclusionary Housing Plan:

A. The proposed project will result in greater affordable housing opportunities in Hayward than what would normally be required for the project in that apartments affordable to households of at least very low and low incomes would be developed as a result of the project, which would be more affordable that the units available to moderate income households that would otherwise be required.

B. The project schedule, as conditioned, will result in a project schedule that will ensure progress in development of at least 23 affordable units by Eden Housing, Inc. at the northeast corner of Saklan Road and North Lane at the same time as development of the proposed project. If such units are not constructed, 23 units available to moderate income households that would normally be required shall be provided on the subject property.

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CONDITIONS OF APPROVAL

ZONE CHANGE APPLICATION NO. PL-2005-0301 PD
KB HOME – MT. EDEN DEVELOPMENT

KB Home of South Bay (Applicant)

1. The unincorporated territory involved within the boundaries of the project (Tract 7657) shall be annexed into the City of Hayward.

2. The effective date of these approvals shall be the same as the effective date of the recordation and execution of documents associated with annexation of the property into the City of Hayward.

3. Planned Development District (Application No. PL-2005-0301 PD) and Vesting Tentative Tract Map 7657 (Application No. PL-2005-0303 TTM) to accommodate construction of 149 single-family homes shall be developed according to these conditions of approval and in substantial conformance with the preliminary development plan and vesting tentative tract map labeled in the City files as "Exhibit A." Prior to final inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director and Public Works Director. (Approval of the project does not extend to the design of lots or placement of structures thereon for properties that are not a part of the tract map.)

4. The Zone Change for the Planned Development District becomes void two years following the effective date of approval of the Preliminary Development Plan by the City Council, unless before that time, a Precise Development Plan is submitted. A one-year extension for the Preliminary Development Plan, approval of which is not guaranteed, may be granted by the City Council, provided the request for such extension is submitted at least 30 days prior to the expiration of the original approval. A request for a second one-year extension, approval of which is not guaranteed, may also be granted by the City Council, provided the request for such second extension is submitted at least 30 days prior to the expiration of the first extension.

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. Any proposals for minor alterations to the proposed site plan and/or design that do not require a variance to the Zoning Ordinance standards require approval by the Planning Director prior to implementation.

Precise Development Plan

7. Prior to or in conjunction with submittal of improvement plans and final map(s) for the development, a Precise Development Plan consistent with the approved Preliminary Development Plan shall be submitted for review and approval by the Planning Director and shall include the following information:

   a. A color and materials board, consistent with that proposed with the preliminary development plan and with the City's Design Guidelines. No changes to colors shall be made after construction unless previously approved by the Planning Director.

   b. Plans for grouped mailboxes, to reflect high-quality, locking mailboxes within covered decorative shelters. Plans shall be submitted showing the locations, design, material, and color of these structures and are to be consistent with the overall project design theme. If grouped mail boxes are not used, a design for attractive, decorative mail box supports shall be provided.

   c. Plans reflecting that all air conditioners and utility connections for air conditioners will be located such that all external equipment is within an area that can be screened and located so as to minimize noise impacts on adjacent properties (e.g., away from non-living areas). Infrastructure for air conditioning systems is required to be installed as a standard feature.

   d. Plans showing how all above-ground utility meters, mechanical equipment and water meters will be enclosed within the buildings or architecturally screened or screened from the streets with minimum 5-gallon shrubs.

   e. Plans showing garbage and recycling receptacle storage areas will be adequately screened from public view with landscaping and/or solid screens or be provided within garages, in which case such areas shall be clear of the required parking area for two cars.

   f. Plans showing the design and location of proposed fencing. Fences/walls about private yard areas along public streets and paseos shall be attractive and consist of a mixture of stucco and decorative metal. Fencing shall provide for both privacy and interaction between neighbors.

   g. Architectural drawings shall be revised to reflect the following:
      i. Side elevations facing public and private streets shall be further enhanced, e.g., with pop-outs, extension of decorative building materials.
      ii. Garage doors shall be inset at least 1 foot.
      iii. Where there is a change of building materials, they shall be extended from the front façade around the side(s) of the house.
      iv. Greater architectural relief shall be provided to the front elevations of Plan 6 and Plan 2 (Tuscan).

v. Plan 7 shall also include a Tuscan style.
vi. The front door entry of Plan 4 shall be architecturally enhanced.
vii. Provide details of architectural elements, such as grille work, and porches and window and door trim.
viii. Where exterior building materials consist primarily of stucco, incorporate another building material(s), such as heavy wooden trim members, tile embellishments, grill work, Bermuda shades, shutters, etc.
ix. Where secondary entry doors face public or private streets, glass door must be decorative and multi-paned (e.g.. French doors).
x. On Plan 7 (duets), create greater individuality between units by offsetting them, providing privacy barriers between entries, changing color shades, etc.
xi. All garages shall provide the minimum required clear space of 14 feet by 20 feet.
xii. Window placement and/or type (obscured glass) shall take into consideration the privacy of adjacent homes.
xiii. Tile or concrete tile roofs shall be used.

Landscaping

h. Provide a street tree plan and front yard landscaping and irrigation plans Front yards shall be limited to a maximum 50 percent Fescue turf.

i. Provide a detailed landscaping and irrigation plans for all common areas, which has been prepared by a licensed landscape architect and in compliance with the City's *Water Efficient Landscape Ordinance.*

j. Fence design and locations shall be shown on landscape plans.

k. Plans shall indicate which trees are to be removed. International Society of Arboriculture's worksheets shall be provided, which indicates the value of each tree to be removed.

l. The landscape plan shall include trees to mitigate the loss of removed protected trees. The City's Tree Preservation Ordinance requires mitigation for trees removed, in addition to any required trees associated with proposed development.

m. The landscape plan shall show preservation of specimen trees in place wherever feasible, to preserve the character of the neighborhood. The project landscape architect shall work with the City's landscape architect to make every effort to preserve such trees.

n. The landscape plan shall address the use of evergreen screening trees in areas to enhance compatibility between the project and adjacent uses.

o. In all landscape areas that are not behind a sidewalk and street curb, there shall be a 6-inch curb around the landscape planter to protect the landscaping from vehicular traffic. This would apply to both sides and at the end of the alleys. The decorative paving directly in front of the garage entrances should flare out to reduce the chance of damage to curbs and landscaping. Show details of decorative paving.

p. *Cotoneaster* and *Dodonea* plants shall not be used in that they are considered invasive plants. *Myrtus*, which tends to die back in patches, shall not be used. *Arctostaphylos, Lantana, Ribes* and other woody types of groundcover plants shall not be used.

q. The landscape plan shall be revised to address the following issues: Street trees may not be averaged for an area. Trees shall not be located on property lines; trees shall be clearly located on each separate parcel.

r. Show trees along the streets where there are missing street trees, where the frontage of a lot is over 50 feet, or where the units' sides face the street. The sides of lots require trees at 20 to 40 feet on-center, depending on the variety of tree proposed.

s. Street Trees: City policy requires one street tree for every 20 to 40 feet of frontage. On single-family lots, one 24-inch street tree is required for every 50-foot wide lot. When the lot is wider than 50 feet, two street trees are required per lot. When the lot is wider than 100 feet, one tree is required per every 40 feet or fraction thereof. On a corner lot, there should also be one tree per 40-foot or fraction thereof in the side yard setback. The trees should be at least 20 feet from the corner, 10 feet from a light pole and 5 feet from any utility. There should never be a case where a lot does not have at least one street tree. Trees shall be planted according to the City Standard Detail SD-122.

t. Where site improvements or home construction would occur within the drip lines of off-site trees that are proposed to remain in place, tree protection measures information shall be provided.

u. Show all site utilities, including cable, water meter and other above-grade utility boxes, on 'Typical Frontage and Alley Loaded Landscape Plan" and provide landscape design that is coordinated with civil grading and drainage plan and utilities plan. Trees shall be planted a minimum of five feet from all utilities. When conflict occurs, relocation of utilities shall be studied before eliminating trees or planting areas.

v. Show and label all air conditioning units on the landscape plans, to be screened with five gallon shrubs.

Greenwood Park Expansion

8. Greenwood Park shall be expanded southward as reflected in the General Plan Land Use map and as recommended in the Mt. Eden Neighborhood Plan, and improved to the satisfaction of the City, in consultation with the Hayward Area Recreation and Park District. Park acquisition and improvements shall be completed no later than occupancy of 80 percent of the homes. The costs of land acquisition and improvements, to be borne by the project developer, shall at least equal park dedication in-lieu fees for the development in effect at time of approval. If the amount of the required park in-lieu fees exceeds the costs associated with park acquisition and related improvements, the developer shall pay the difference to the City, with such fees to be used for park purposes elsewhere. In the event that the requisite land for the park expansion is not acquired prior to approval of the final map, the developer shall (1) either enter into an agreement with the City to complete the improvements at such time as the City acquires an interest in the land that will permit the improvements to be made or, (2) in the alternative, developer shall pay the total amount of park in-lieu fees required for this development, at the City's sole discretion. The developer shall also be responsible for any costs associated with City's efforts to acquire such land.

Inclusionary Housing

9. Prior to recordation of the first final map, the applicant will make a good-faith effort to assure that at least 23 rental units, affordable to at least low and very low income households, will be constructed as part of the 78 unit rental housing development proposed to be built by Eden Housing, Inc. at the northeast corner of North Lane and Eden Road, to the north of the project site. No more than 50 building permits shall be issued for this development prior to the commencement of site work for the Eden Housing project. Furthermore, building permits for an additional 50 more housing units for this development may be issued if it is determined by the City that substantial progress has been made in development of the Eden Housing site. In the event that the Eden Housing project has not reached Certificate of Occupancy for the minimum 23 rental units associated with this project that would be affordable to at least low and very low income households, the project developer shall make 23 units of ownership housing in this development available for purchase by households of moderate income at a price set forth for such units in accordance with the City's Inclusionary Housing Ordinance.

10. The builder shall comply with the Federal Migratory Bird Act. The removal of any mature trees on the project site shall ensure that avian species are not adversely affected during the nesting season, defined as. Tree removal activities shall be performed outside of the nesting season (February 1 through August 31), or pre-construction surveys of all trees to be removed on site shall be performed by a qualified biologist to ensure that there are no any active nests used by raptors

or other birds. A 250-foot buffer should be established around any trees with active nests until the young have fledged to ensure nesting is not adversely affected by construction activities.

11. Mitigation Measure IV-e: In accordance with Hayward's Tree Preservation Ordinance, any "protected" trees as defined by the City's Tree Preservation Ordinance that are to be removed as a result of the project shall be replaced with like-size, like-kind trees or trees equal in value to them, as determined by the City's Landscape Architect. Also, if feasible through adjustments to location of roads or buildings, efforts should be made to preserve the five specimen trees identified as being in good or moderate condition. Additionally, measures recommended by the project arborist to preserve the large Evergreen Ash (#113) at the southeast boundary of the project site, including installation of tree protection fencing, shall be implemented.

12. Mitigation Measure XI-a: Sound-reducing measures, including possibly clear panels on front patios, shall be incorporated in project design so that outdoor spaces for such units would comply with the City's outdoor noise standards for single-family residential development.

Landscaping

13. Proposed trees that are located adjacent to "not a part" parcels shall be installed with the street improvements, including where trees are being removed as a part of these improvements. Replacement trees should be of equal value to the trees being removed.

14. Front yard landscaping and street trees shall be installed prior to occupancy of each lot.

15. Landscape improvements shall be installed according to the approved plans. An Irrigation Schedule shall be submitted and a Certificate of Substantial Completion acquired prior inspection of landscaping by the City's Landscape Architect and prior to the issuance of a Certificate of Occupancy.

16. Landscaping shall be maintained in a healthy, weed-free condition at all times. Plants shall be replaced when necessary. Required street, parking lot and buffer trees that are severely topped or pruned shall be replaced immediately, as determined by the City Landscape Architect.

17. A covenant or deed restriction shall be recorded with each lot requiring the property owner to properly maintain the front yard landscaping and street trees, and to replace any dead or dying plant material (over 30% of the plant dead) within 15 days of first notification.

18. A tree removal permit is required prior to the removal of any tree on a lot. Replacement trees shall be required for any trees removed, as determined by the Tree Preservation Ordinance.

Fire Protection

19. Interior residential smoke detectors shall be installed as required by the California Building Code (CBC), hardwired with battery back-up.

20. Spark arrestors shall be installed on any chimney cap of a fireplace.

21. Addresses shall be installed with a minimum 4-inch self-illuminated number in a location on the building visible from the street. Address numbers shall be decorative.

22. Due to the design of this development, an address sign shall also be required at the shared private alley entrances to each courtyard. The minimum number size shall be 6 inches, placed on a contrasting background. The sign shall be installed with illumination to provide lighting on the sign at night.

23. An automatic fire sprinkler system shall be installed in all three-story structures. The fire sprinkler system shall be designed and installed meeting NFPA 13-D standards.

24. All structures equipped with an automatic fire sprinkler system shall have an exterior alarm bell installed on each fire sprinkler system riser.

25. An interior alarm bell is required and shall be installed within each structure equipped with an automatic fire sprinkler system. The interior alarm bell shall activate upon any fire sprinkler water flow activity.

26. Prior to installation, fire sprinkler system plans and permits shall be submitted to the Hayward Fire Department for review and approval.

Other

27. A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.

28. Show an exterior hose bib for each private yard, patio or porch area on the ground floor.

29. No mechanical equipment shall be placed on the roof unless it is completely screened from view by the proposed roof structure. Roof apparatus, such as vents, shall be painted to match the roof color. All roof vents shall be shown on

roof plans and elevations. Vent piping shall not extend higher than required by Building Code.

30. The developer shall cause to be recorded an avigation easement for each unit to the satisfaction of the Public Works Director, prior to occupancy.

FINDINGS FOR APPROVAL

TENTATIVE TRACT MAP 7657

1. The approval of Tentative Map Tract 7657, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.

2. The tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.

3. 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[1] have been made.

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[1] 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.

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CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 7657

1. The unincorporated territory involved within the boundaries of the project (Tract 7657) shall be annexed into the City of Hayward.

2. The effective date of the approval of this tentative tract map shall be the same as the effective date of the recordation and execution of documents associated with annexation of the property into the City of Hayward.

3. 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.

4. 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.

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

6. The following interim roadway improvements to the West Winton Avenue/Hesperian Boulevard intersection shall be implemented, which would improve the intersection level of service (LOS) to D in the AM peak hour and to E in the PM peak hour:
   a. Convert the West Winton Avenue westbound right-turn lane into a shared through/right-turn lane, with other adjustments made to accommodate the three westbound acceptor lanes and moving the Hesperian Boulevard southbound right turn lane.
   b. Lengthening the West Winton Avenue westbound left-turn lane by approximately 300 feet.

   The project proponent shall pay for the costs of such improvements. Reimbursement for such costs to the developer from future projects in the area may occur through formation of a benefit district, with the amount of such reimbursements to be determined via a study to be paid for by the project proponent, to be approved by the City Engineer. The developer shall also initiate the benefit district and assume all costs associated with processing the establishment of the district.

PRIOR TO FILING OF FINAL MAP

7. Improvement plans shall be submitted to the City Engineer for review and approval. In addition to complying with the City of Hayward's Standard Specifications and Details, the improvement plans shall incorporate the following conditions and design requirements:

Streets

Public Streets

8. New curb, gutter, sidewalk and tie-in paving shall be installed along the project's sides of Saklan Road and Eden Avenue along the project frontage, as well as along the frontage of

properties identified as "Potential Future Site Plan to Complete Housing Development" as shown on sheet C2 of the Tentative Map set. The street improvements and utility installations shall be consistent with the proposed Mt. Eden Area Annexation improvement plans and any right-of-way to accommodate these improvements shall be dedicated to the City.

9. The design and location of street openings shall be approved by the City Engineer and include handicap ramps.

Private Streets

10. The private street cross-sections shall have the following dimensions:
    a. Unless otherwise specified herein, all private streets shall incorporate a cross-section of a 46-foot-wide right-of-way with a 36-foot curb-to-curb width, accommodating two travel lanes and parking on each side of the street. A 4.5-foot-wide sidewalk shall be located adjacent to the back of curb on each sides of the street.
    b. The single-loaded portion of "A" Street as identified on the tentative map, shall incorporate a 35.5-foot-wide right-of-way with a 30-foot curb-to-curb width accommodating two travel lanes and parking on one side of the street. A 4.5-foot-wide sidewalk, abutting the back of-curb, shall be located on one side of the street.
    c. The single-loaded portion of "B" Street as identified on the tentative map, shall incorporate a 30-foot-wide right-of-way with a 24.5-foot curb-to-curb width, accommodating two travel lanes with no parking on the street. A 4.5-foot-wide sidewalk, abutting the back of-curb, shall be located on one side of the street.

11. The private streets pavement sections shall be designed to public street standards.

12. At mid-block of "B" Street, modify the configuration and design of the alley entrance to units 87 through 89, as well as the alley entrance on the opposite side of the street, to provide for adequate sight distances, to be approved by the City Engineer.

13. The private street entrances shall be enhanced with decorative paving (e.g., interlocking pavers or stamped colored concrete, or bands of decorative paving, etc.). The Planning Director shall approve the material, color and design and the City Engineer shall approve the pavement section for the decorative paving.

Alleys

14. Alley approaches shall meet City of Hayward's Standard Detail SD-109, with allowances as approved by the City Engineer to meet handicap accessibility slope standards across the alley. Where an alley is provided to access more than one unit, the driveway shall be a minimum width of 24 feet.

15. No parking shall be allowed within the alleys. Curbs shall be painted red and "No Parking" signs shall be installed along the sides of the alleys.

16. The on-site streetlights and pedestrian lighting shall have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Such fixtures shall have shields to minimize "spill-over" lighting on adjacent properties that are not part of the tract. If independent street light poles are proposed within the alleys, an alternative plan for providing decorative lighting attached to the buildings shall be provided.

17. The alleys shall not extend more than 5 feet beyond the garage door entries of the end units served by such alleys, unless needed for designated parking spaces.

Storm Drainage

18. The subdivision storm drain system shall be a private system owned and maintained by the homeowners association.

19. The owner shall prepare a Stormwater 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.

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 pollution prevention and control measures for the operation and maintenance of the project during and after construction, for review and approval of the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prevent the entry of pollutants into storm water runoff. Options include utilization of grassy swales, use of unit pavers for all paved areas, or installation of an inline treatment system.

23. The project should be designed to direct runoff to the landscaped yards and common space, prior to entry into the storm drain system. Unit pavers should also be considered for impervious areas such as the driveways, parking areas and fire truck turn-arounds.

24. The proposed BMP's shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program's NPDES permit (page 22). Further design requirements are provided in The California Storm water Quality Association's Storm water Best Management Practice Handbook: New Development and Redevelopment, Subsection 5.5 on pages 5-12, Titled "BMP Design Criteria for Flow and Volume." Access to this BMP criteria is available on their website at www.cabmphandbooks.com.

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 existing 33-inch storm drain pipe along Eden Avenue shall be replaced with a 42-inch reinforced concrete pipe, as per the proposed Mt. Eden Annexation Area improvement plans, or as approved by the City Engineer.

28. The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District staff and the City Engineer. Development of this site is not to augment runoff to the District's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities. If there is augmented project-generated runoff, off-site and/or on-site mitigation measures will be necessary as approved by Alameda County Flood Control and Water Conservation District.

29. The storm drains in the private street shall be located 1 foot from the face of curb for pipes 24 inches in diameter and smaller and 2 feet from the face of curb for pipes 27 to 48 inches in diameter.

30. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with off-site and/or on-site improvements.

31. No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.

32. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where feasible, as determined by the City Engineer and Landscape Architect, landscaping should be designed and operated to treat stormwater runoff. Landscaping shall also comply with the City's "water efficient landscape ordinance."

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

Sanitary Sewer System

34. Sanitary sewer service is available subject to standard conditions and fees in effect at the time of application.

35. The sanitary sewer mains within the private streets and private alleys shall be designed in accordance with the City of Hayward Standard Details.

36. All on-site sanitary sewer mains shall be 8 inches in diameter and a manhole shall be required at the beginning and the end of each sanitary sewer main. The sanitary sewer mains shall be located in the middle of the streets.

37. Each residential unit shall have a separate sanitary sewer lateral.

38. Any existing sanitary sewer laterals shall be abandoned. The laterals shall be severed at the sewer main and the wyes shall be plugged using a mechanical plug. This work shall be paid for by the developer.

39. New sanitary sewer mains shall be installed along the property frontages on Saklan Road and Eden Avenue, as well as along the frontage of properties identified as "Potential Future Site Plan to Complete Housing Development" as shown on sheet C2 of the Tentative Map set.

Water System

40. Water service is available subject to standard conditions and fees in effect at the time of application.

41. The water mains within the private streets shall be public mains, shall be designed and constructed to City standards and shall meet the approval of the City Engineer and Fire Chief.

42. Water meters and services are to be located a minimum of 2 feet from top of driveway flares, as per City of Hayward Standard Details 213 through 218. Water meters are to be located a minimum of 6 feet from sanitary sewer laterals, as per State Health Code. Driveway cuts shall be staked before service laterals are installed.

43. New water mains shall be installed along the property frontages on Saklan Road and Eden Avenue, per the proposed Mt. Eden Annexation Area improvement plans, as well as along the frontage of properties identified as "Potential Future Site Plan to Complete Housing Development" as shown on sheet C2 of the Tentative Map set.

44. All water mains shall be looped and located 5 feet from the face of curb.

45. Each residential unit shall have an individual radio read water meter.

Fire Protection

46. Fire Department requirements shall be as follows:
    a. Design of the public streets and private streets and alleys shall meet City of Hayward Fire Department Standards.
    b. All public and private streets and alleys, shall be designed with an all-weather surface pavement.

c. Private streets and alleys shall be dedicated fire lanes. Parking of vehicles shall only be allowed in designated parking stalls. Where there is no on-street parking, the street curbs shall be painted red and fire lane signage shall be installed in locations required by the Hayward Fire Department.
d. All public streets, private streets and private alleys shall be designed and engineered to withstand 50,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
e. Addressing of the buildings shall be in compliance with the Hayward Fire Department requirements. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each alley entrance, indicating the building addresses for the units served by such driveway. Minimum size numbers shall be 6 inches in height on a contrasting background.
f. Fire hydrants shall be spaced (at minimum) every 400 feet and shall be installed in locations as approved by the Hayward Fire Department. The type of fire hydrant shall be a modified steamer, capable of flowing 1,500 gallons per minute at 20 PSI for a two-hour duration. The design and layout of the hydrants shall be reviewed and approved by the Fire Department.
g. Blue reflective pavement markers shall be installed at fire hydrant locations.
h. If fire hydrants are located so as to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
i. Fire hydrants for the development shall be operational and in service prior to the start of any combustible construction and /or storage of combustible construction materials.
j. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substances Control or the California Regional Water Quality Control Board – San Francisco Bay Region.

Utilities

47. All overhead lines along the property frontage, as well as along the frontage of properties identified as "Potential Future Site Plan to Complete Housing Development" as shown on sheet C2 of the Tentative Map set, shall be undergrounded.

48. All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. All facilities necessary to provide service to the dwellings, including transformers and switchgear, shall also be undergrounded.

49. The joint trench design and location shall meet the approval of the City Engineer.

50. All utilities, including water mains, located underneath decorative paving or "turf block" shall be encased in steel sleeves.

51. Ductile iron pipe is required in all "off-street" easements, and control valves are required in streets before entering such easements.

52. All surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed private

streets, driveways or public streets shall be located outside of the sidewalk within the Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Hayward Fire Chief.

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

54. The electroliers shall be installed along the Saklan Road and Eden Avenue frontages, as well as along the frontage of properties identified as "Potential Future Site Plan to Complete Housing Development" as shown on sheet C2 of the Tentative Map set. The design and location shall be approved by the City Engineer. The electroliers shall be public.

55. Decorative street lights shall be installed along the private streets and driveways. The design and location of these lights shall meet the approval of the Planning Director and the City Engineer. The lights will be private lights and the cost of operation and maintenance shall be born by the homeowners association created for this subdivision. Such fixtures shall have shields to minimize "spill-over" lighting on adjacent properties that are not part of the tract.

56. No utilities shall be located in the small planting areas between two driveways for all duplex units.

Dedications, Easements and Encroachment Permits

57. The final map shall reflect all easements needed to accommodate the public portions of the sanitary sewer and water systems that are outside of the private streets. The easements shall be a minimum of 12 feet wide. The private streets shall be designated as a Public Utility Easement, (PUE) Sanitary Sewer Easement (SSE) and Emergency Vehicle Access Easement (EVAE).

58. The final map shall reflect a right-of-way dedication along the Saklan Road and Eden Avenue subdivision frontages, consistent with the proposed Mt. Eden Annexation Area improvement plans.

59. The final map shall reflect easements that would reserve access rights (ingress/egress) over the streets and alleys as approved by this tentative tract map for use as access in the future development of those properties that are shown as "Potential Future Site Plan to Complete Housing Development" on sheet C2 of the Tentative Map.

60. Prior to the approval of the final map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other outstanding charges accrued to the City for the processing of the subdivision application shall be paid.

Subdivision Agreement

61. The developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements per Section 10-3.332 of the

Municipal Code: Security for Installation of Improvements. Insurance shall be provided per the terms of the subdivision agreement.

Homeowners Association and Covenants, Conditions and Restrictions

62. A property homeowners association shall be created and shall be responsible for maintaining all private streets, private street lights, private utilities, and other privately owned common areas and facilities on the site, including, but not limited to landscaping, preservation and replacement of trees, as well as decorative paving that extends into public streets. For any necessary repairs done by the City in locations under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the homeowners association established to maintain the common areas within the subdivision boundary.

63. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever first occurs, Conditions, Covenants and Restrictions (CC&R's) creating a property homeowners association shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
    a. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.
    b. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association.
    c. The association shall be managed and maintained by a professional property management company.
    d. The homeowners' association shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed–free condition at all times. The homeowner's association representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
    e. A covenant or deed restriction shall be recorded with each lot requiring the property owner to properly maintain the front yard landscaping, and street trees, and to replace any dead or dying plant material (over 30% of the plant dead) within 15 days of first notification.
    f. A provision that if the homeowners' association fails to maintain the landscaping and irrigation in all common areas for which it is responsible so that owners, their families, tenants, or adjacent owners will be impacted in the enjoyment, use or property value of the project, the City shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs, in accordance with Section 10-3.385 of the Hayward Subdivision Ordinance.

g. A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 72 hours of inspection or within 72 hours of notification by the City.
h. A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
i. The garage of each unit shall be maintained for off-street parking of two vehicles and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.
j. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, the formation of a design review committee and its power to review changes proposed on a building exterior and its color scheme, and the right of the homeowners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
k. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
l. Any transformer shall be located underground and shall be located within the right-of-way or public utility easement.
m. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
n. The CC&Rs shall specify the outdoor collection locations of trash and recycle containers. In addition, trash and recycle containers shall not be moved to the collection location more than 24 hours prior to collection and shall be removed within 24 hours after collection.
o. Streetlights and pedestrian lighting shall be owned and maintained by the homeowners association and shall have a decorative design approved by the Planning Director and the City Engineer.
p. In the event that property identified within boundaries of "Potential Future Site Plan to Complete Housing Development" on sheet C2 of the Tentative Map is developed in conformance with that Site Plan, the CC&R's shall be modified to include the additional units and property owners associated with such development. The CC&R's shall also be modified to reflect access rights over the streets and alleys as approved by this tentative tract map for use as access in the future development of those properties.

PRIOR TO CONSTRUCTION OR GRADING

64. Prior to the issuance of a grading or building permit, the developer shall provide a tree preservation bond, surety or deposit, equal in value to the trees to be preserved. The bond, surety or deposit shall be returned two years after the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees at that time.

65. Tree removal activities shall be performed outside of the nesting season (February 1 through August 31), or pre-construction surveys of all trees to be removed on site shall be performed by a qualified biologist to ensure that there are no any active nests used by raptors or other birds. A 250-foot buffer should be established around any trees with active nests until the young have fledged to ensure nesting is not adversely affected by construction activities.

66. An encroachment permit shall be obtained from the Alameda County Flood Control and Water Conservation District prior to connection to the County's storm drain system on Saklan Road and Eden Avenue.

67. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete the Development Building Application Form Information: 1) Impervious Material Form and 2) Operation and Maintenance Information for Storm Water Treatment measures Form.

68. All existing water services shall be abandoned by turning off the corporation stop and cutting the existing line. This work shall be done under the direct supervision of a City inspector.

69. Recommendations of the project geotechnical consultant, TerraSearch, Inc., shall be implemented, including those related to ground-motion parameters for use in structural design of buildings.

70. A full geotechnical evaluation shall be conducted; and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented.

71. A full geotechnical evaluation shall be conducted and if highly-expansive soils are determined to be present, measures as recommended by the project geotechnical consultant shall be implemented.

72. At times as specified below:
    I. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substance Control or the California Regional Water Quality Control Board (SF Bay Region), prior to start of grading or construction.
    II. State-certified lead-based paint (LBP) and asbestos professional(s) shall be retained to perform a LBP and asbestos containing material (ACM) survey of structures for testing and confirmation of LBP and ACM within and around the structures, and if such surveys show toxic levels of such substances, remediation plans shall be developed and implemented, in accordance with State and federal regulations. This information shall be provided before issuance of any deconstruction permits.
    III. All domestic water wells and septic tanks and leach lines from the project site shall be destroyed and removed, in accordance with local, County and State regulations.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

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

DURING CONSTRUCTION

74. 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; there shall be no grading or construction activities on the weekend or national 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 units.
    e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise.
    f. The developer shall participate in the City's recycling program during construction.
    g. Daily clean up of trash and debris shall occur along all peripheral streets.
    h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions.
    i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site.
    j. All unpaved access roads, parking areas and staging areas at construction sites shall be paved, have water applied three times daily, or non-toxic soil stabilizers applied.
    k. All paved access roads, parking areas and staging areas at construction sites shall be swept daily (with water sweepers).
    l. Inactive construction areas (previously graded areas inactive for 10-days or more) shall have non-toxic soil stabilizers applied, or shall be hydroseeded.
    m. Exposed stockpiles (dirt, sand, etc.) shall be enclosed, covered, watered twice daily or applied with non-toxic soil binders.
    n. Construction debris shall be gathered on a regular basis and placed in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, tarps on the ground are to be used to collect fallen debris or splatters that could contribute to storm water pollution.
    o. All dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site shall be removed. During wet weather, driving vehicles off paved areas and other outdoor work areas shall be avoided.
    p. The sidewalks and public street pavement adjoining the project site shall be broom-swept on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
    q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
    r. Filter materials (such as sandbags, filter fabric, etc.) shall be installed at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; 3) street washing activities; or 4) saw

cutting asphalt or concrete activities, or in order to retain any debris or dirt flowing into the storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles shall be properly disposed in the trash.

s. A contained and covered area shall be created on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill.

t. Cleaning machinery, tools, brushes, etc., or rinsing containers, into a street, gutter, storm drain or stream is prohibited (see City's *"Building Maintenance/Remodeling"* flyer for more information).

u. Concrete/gunite supply trucks or concrete/plasters finishing operations shall not discharge washwater into street gutters or drains.

v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.

75. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.

76. 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.

77. Tree protection measures information shall be provided for the off-site trees that are proposed to remain in place, where the site improvements or home construction would occur within the drip lines of such trees.

78. Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees shall be fenced at the drip line throughout the construction period and shall be maintained in a healthy condition throughout the construction period. Where trees are being removed, mitigation for the removed trees equal to their value shall be provided as outlined in the City Tree Preservation Ordinance.

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

79. The applicant/developer shall pay the following fees:
    a. Supplemental Building Construction and Improvement Tax
    b. School Impact Fee
    c. Water Facilities Fee and Sewer Connection Fee for each dwelling unit at the rate in effect when the utility service permit for the dwelling unit is issued.

80. A reduced pressure backflow preventer shall be installed behind the water meter for

irrigation services, per City of Hayward Standard Detail 202.

81. Prior to granting occupancy, water service meters shall be installed by City crews at the developer's expense. The application for water services shall be presented to the City Inspector.

82. Prior to the City setting the water meters, the subdivider shall provide the Water Department with certified costs covering the installation of the public water mains and appurtenances.

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

84. Only water distribution personnel shall perform operation of valves on the Hayward Water System.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

85. 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.

86. 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.

87. The improvements associated with the Pacific Gas and Electric Company, SBC (phone) company and local cable company shall be installed to the satisfaction of the respective companies.

88. Prior to the sale of any individual unit/lot, or prior to the acceptance of tract improvements, whichever first occurs, a homeowners' association shall be created to maintain the common area landscaping and open space amenities. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover the costs of replacement and repair of all improvements shown on the approved plans.

89. The subdivider shall submit an "as built" plan indicating the following:
    a. All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.
    b. All the site improvements, except landscaping specie, buildings and appurtenant structures.

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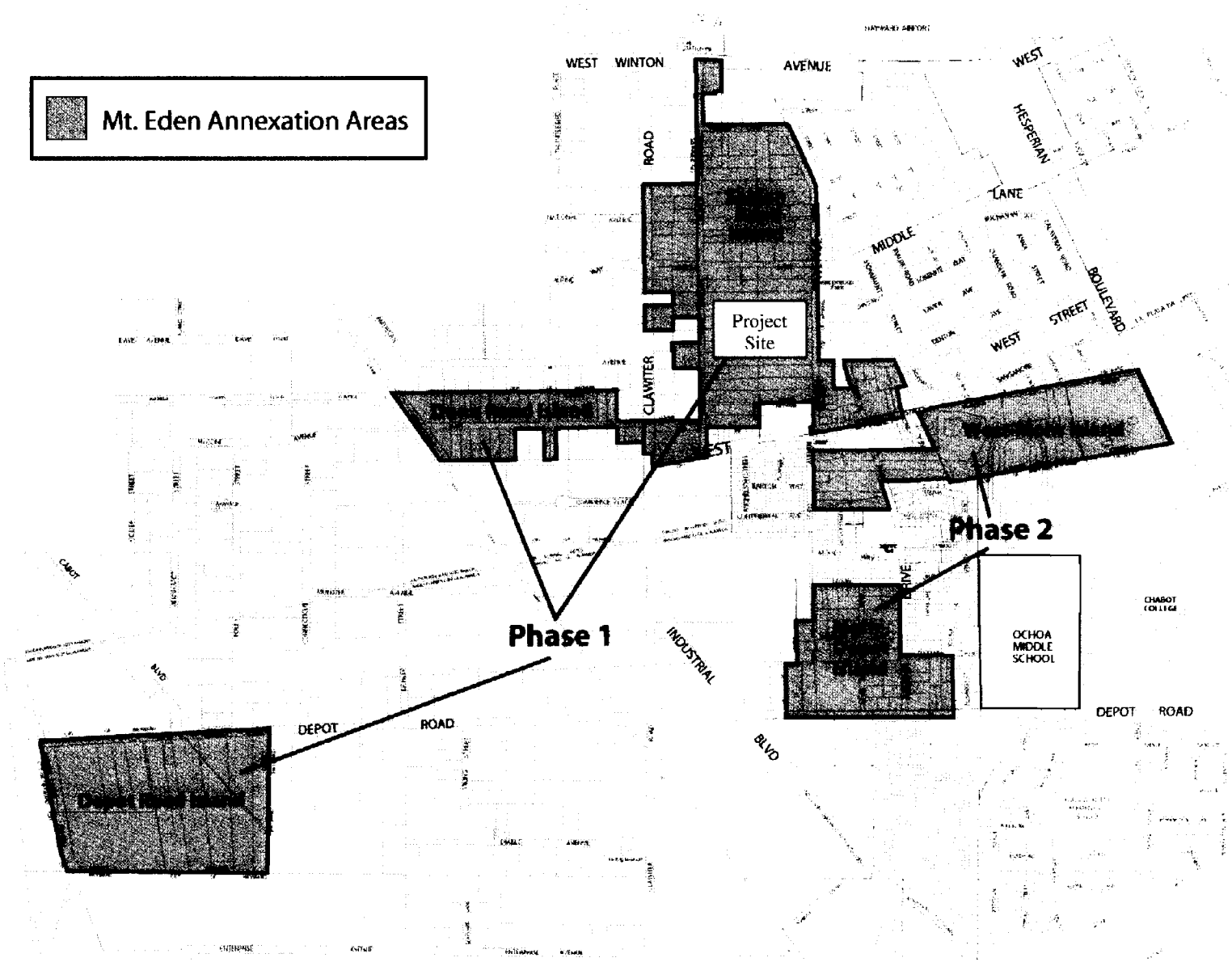

Attachment E

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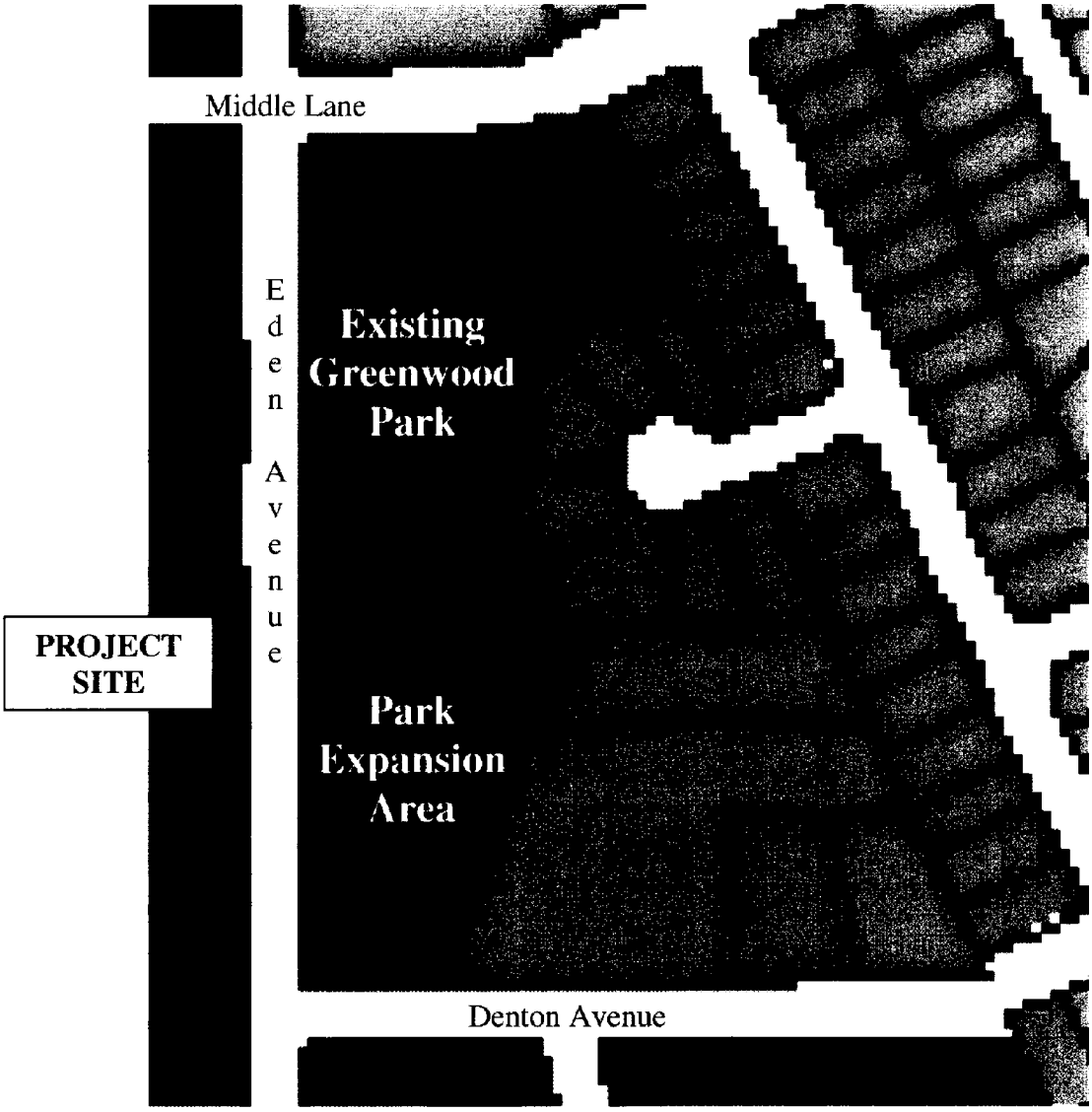
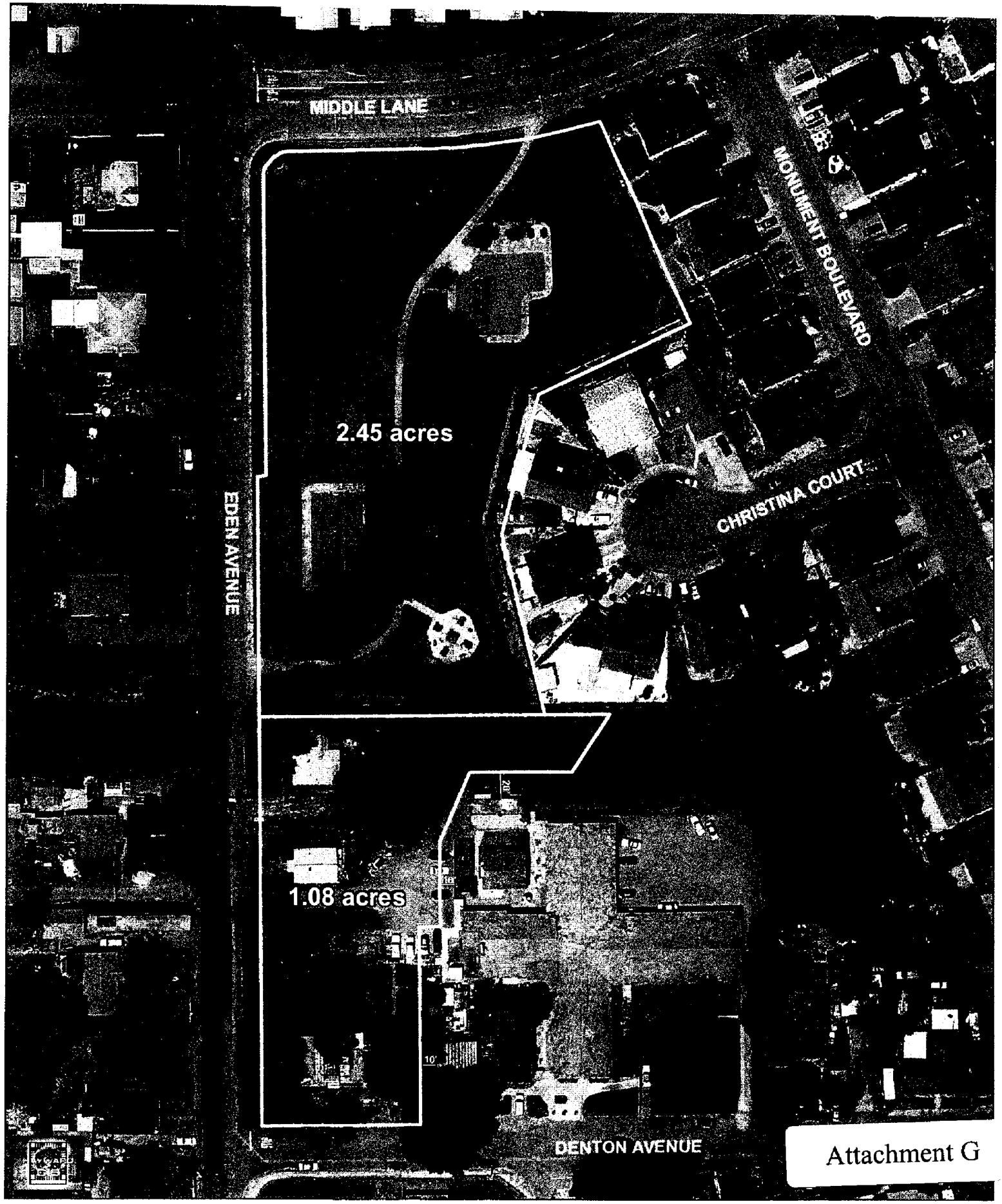


Hayward General Plan Land Use Map (portion)

Attachment F

GREENWOOD PARK ACREAGE INFORMATION



Attachment G

Project	Number Of Dwellings	Density Dwellings Per Acre	Parking Spaces	Parking Spaces/ Dwelling	Distance Between Buildings	Lot Size Sq, ft,	Private Open Space Per Dwelling	Group Open Space	Date Approved
Brighton Village Stratford @ Industrial	72		288	4		3,306 min.	496 - 1000+	18,377	2002
Alice @ Winton	8	11.3	18	2.25		2,150 -2,650	300 - 400	800	2001
Garin Crest Garin Ave @									
Oliver East Marina Blvd @ Eden Shores Blvd	139'	7.8'	429	3	8'	2,244 typical	420 - 900+	31,562	2005
Hayward Commons Hayward Blvd @	14	12.7	36	2.57	6'	1,837 - 5,200	250 per unit	4,619 sq. ft.	2003
Orchard Walk Orchard @ O'Neil									
Whitman Village (Domoto Nursery)	46	11.9	178	3.8	8'	1,703 - 7,574	100	6,800	2004
Highland Village Hayward Blvd @Tribune	14	10.8	55	3.9	6' - 10'	1,726 - 7,187	0 - 100	1,731	2005
Cryer Estates Cryer @ Adrien	12	5.5	64	5.3	10'	3,772 - 7,021	<1,000	0	2005
La Vista Quarry	126	9.8		4		3,000 - 7,745		1.9 acres	

Attachment H

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The DeSilva Group

VIA FACSIMILE AND FEDERAL EXPRESS

January 17, 2006

Jesus Armas, City Manager
City of Hayward
777 B Street
Hayward, CA 94541

Dear Jesus:

The DeSilva Group LLC ("DSG") has completed its negotiations with KB Home South Bay, Inc. ("KB") and has acquired an equitable interest in KB's Mt. Eden Project. The terms of our agreement include DSG making available to KB approximately 24 affordable housing units in order to satisfy KB's Affordable Housing Requirements for the Mt. Eden Project. Affordable Housing Requirements means all requirements imposed on the Mt. Eden Project for KB to provide residential units at prices other than "market" rate, whether pursuant to the City of Hayward Inclusionary Housing Ordinance (commencing at Section 10-17 of the City of Hayward municipal code) or imposed by the City as Condition(s) of Approval for the Mt. Eden Project.

In conformance with Condition 3 of DSG's Conditions of Approval for the La Vista Project we are hereby notifying the City that approximately 24 of the Affordable Housing Units in excess of those to be used for the La Vista and Garin Vista Projects will be used to satisfy the Affordable Housing Requirements on the Mt. Eden Project.

Thank you for your courtesy and cooperation.

Sincerely,

James B. Summers
President

JBS:dla

P.O. Box 2922 • Dublin, California 94568 • 925/828-7999 • Fax 925/803-4327

Attachment I

March 2, 2006

Mr. David Rizk, AICP
Senior Planner
Dept. of Community and Economic Development
Planning Division
777 "B" Street
Hayward, CA 94541

RE: Inclusionary Housing Transfer – Acknowledgement of Equitable Interest

Dear David:

This letter is intended to provide an acknowledgement for the City of Hayward the terms of an agreement between KB Home South Bay Inc. ("KB Home") and The DeSilva Group, LLC ("DSG") as they relate to issues regarding inclusionary housing and equitable interest.

The agreement, signed by both parties on November 18, 2005, transferred from DSG to KB Home affordable housing units to satisfy KB Home's affordable housing obligation for the Mt. Eden planned community currently under review with the City. The affordable housing obligations were defined in the agreement as those either pursuant to the City's Inclusionary Housing Ordinance (Sec. 10-17) or to a condition of project approval. In exchange, KB Home transferred to DSG an equitable interest in the Mt. Eden project.

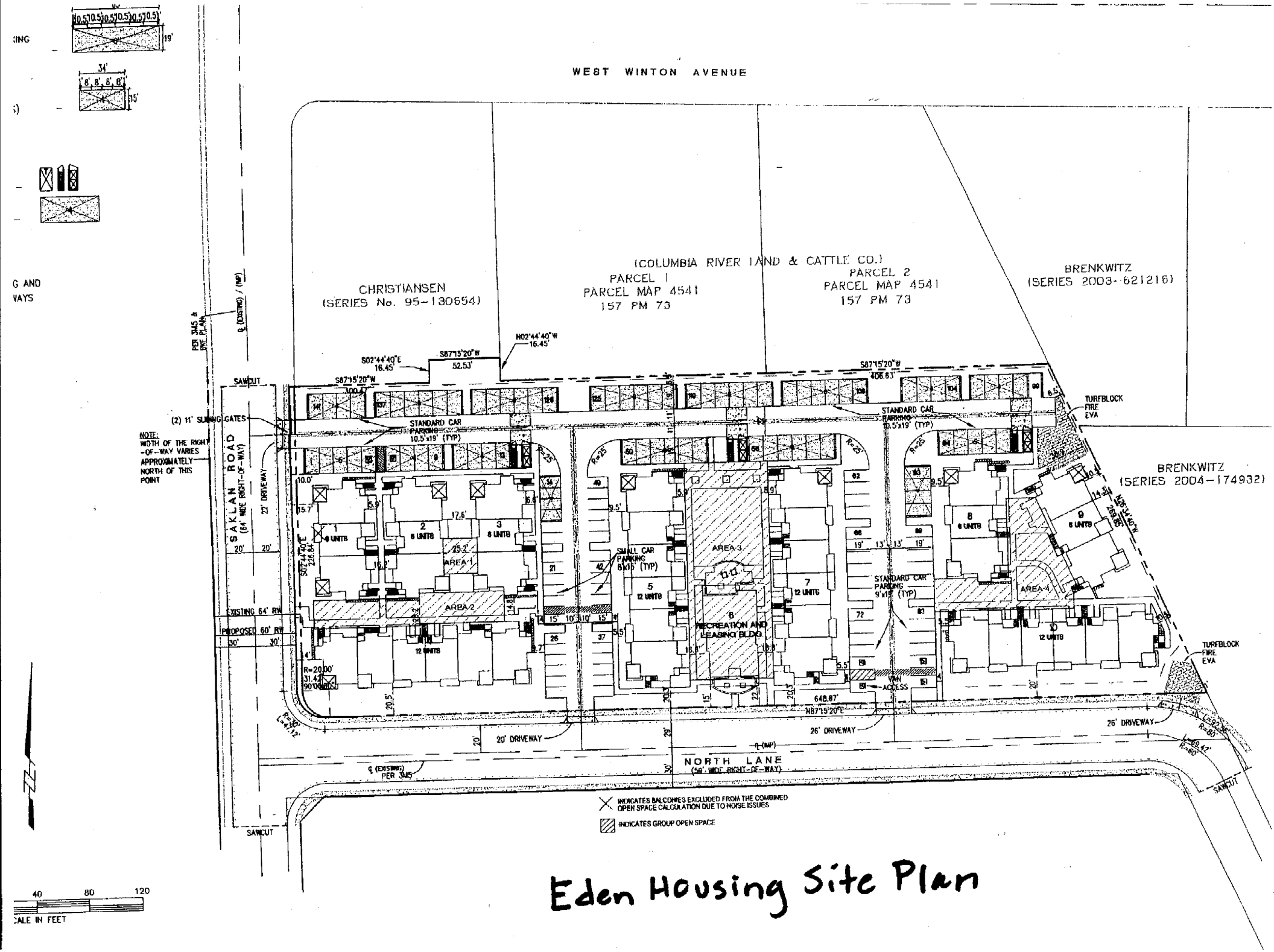
Please let me know if there is any additional information I can provide in this matter.

Sincerely,

Derek Farmer
Forward Planner
KB Home South Bay Inc.

cc: Jeffrey McMullen, KB Home South Bay Inc.
James Summers, The DeSilva Group, LLC

KB HOME SOUTH BAY INC. 6700 KOLL CENTER PARKWAY STE 200 PLEASANTON, CA 94566
TEL 925 750 1700 FAX 925.750.1800 KBHOME.COM



Eden Housing Site Plan

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CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION

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

I. PROJECT DESCRIPTION:

Zone Change Application No. PL-2005-03301PD; Vesting Tentative Tract Map Application No. PL-2005-0303 TTM 7657; KB Home (Applicant) / Dutra Enterprises, Inc. (Property Owner) - Request to subdivide 12.5 acres to develop 150 single-family lots.

The project site is generally located between Eden Avenue and Saklan Road, and between Middle Lane and West Street in the Mt. Eden area.

The project proposes a subdivision of approximately 12½ acres in order to develop 150 single-family homes along three private streets. Fifty-two of the units are proposed to be attached, with the remaining 98 units are proposed as detached. The subject site is currently in unincorporated Alameda County and is proposed for annexation into Hayward (see attached Exhibit A).

Approval of the project would require a change to the prezoning designation for the site, from *Medium Density Residential* (RM) to *Planned Development* (PD). The property is proposed to be annexed into the City of Hayward, and an environmental impact report (SCH # 2003122009) was certified by the City of Hayward related to the proposed Mt. Eden Annexation in October of 2004.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

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

FINDINGS SUPPORTING DECLARATION:

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

2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.

Attachment J

3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland and has been used and continues to be used for an active surface mining operation.

4. The project is consistent with the General Plan Land Use designation for the site and will not result in significant impacts related to air quality, as indicated in the Mt. Eden Annexation Program EIR (SCH #: 2003122009), which was certified by the City of Hayward in October of 2004.

5. The project will not result in significant impacts to biological resources, including protected trees, in that like-size, like-kind trees or trees equal in value will be required to be planted to replace any protected trees to be removed, as approved by the City's Landscape Architect, in accordance with the City's Tree Preservation Ordinance.

6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleonotological resources, unique topography or disturb human remains.

7. The project site is shown on the State Seismic Hazard Zone Map as being within a Liquefaction Zone. The project geotechnical engineer indicates in a preliminary evaluation that the potential for liquefaction on the site is low. However, should a subsequent subsurface investigation indicate the potential for liquefaction, proper measures regarding treatment of soil and foundation design will be required as part of project development. Furthermore, recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as expansive soils and seismic shaking. Construction will also be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground shaking.

8. Any hazardous materials, including potential lead and asbestos associated with buildings to be demolished, as well as existing septic systems, will be required to be removed/treated in accordance with State and local regulations. A site clearance will also be required to be obtained from either the State Department of Toxic Substances Control or the Regional Water Quality Control Board.

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

10. The project proposes amendments to the Hayward prezoning designations for the site. The project site will be required to be annexed into the City of Hayward prior to issuance of building permits and be consistent with the City of Hayward's Design Guidelines.

11. Noise reducing measures/features will be required for patios associated with units along Saklan Road and Eden Avenue, so that such areas comply with the City's noise standards. Also, as is typical for larger development projects in Hayward, construction noise will be mitigated through

restriction on construction hours, mufflers, etc., to be approved as part of a Construction Noise Management Plan.

12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan Environmental Impact Report (SCH #: 2001072069), certified by Hayward in March of 2002, and in the Mt. Eden Annexation Project Program Environmental Impact Report (SCH #: 2003122009), certified by Hayward in October of 2004.

13. The project will not result in a significant impact to public services in that development at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and Mt. Eden Annexation Project Program EIR and found to have less-than-significant impacts.

14. The project could impact the level of service at the intersection of Hesperian Boulevard and West Winton Avenue. Although future plans for circulation in this portion of the City envision a connector road from A Street to Corsair Boulevard, such improvements will not be done prior to the proposed project being built. To address such impacts, the developer will be required to pay for the costs for improvements at such intersection, which will ensure such impacts at that intersection will be less than significant.

III. PERSON WHO PREPARED INITIAL STUDY:

David Rizk, AICP, Senior Planner
Dated: February 10, 2006

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) 583-4004, or e-mail david.rizk@hayward-ca.gov.

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TENTATIVE TRACT MAP #7657

MOUNT EDEN (DUTRA PROPERTIES)

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE SHEET, NOTES
2	COMPLETED FUTURE SITE PLAN / GRAPHICAL INDEX
3	EXISTING CONDITIONS AND DEMOLITION PLAN – NORTH
4	EXISTING CONDITIONS AND DEMOLITION PLAN – SOUTH
5	SITE PLAN – NORTH
6	SITE PLAN – SOUTH
7	GRADING PLAN – NORTH
8	GRADING PLAN – SOUTH
9	UTILITY PLAN – NORTH
10	UTILITY PLAN – SOUTH
11	DETAILS, SECTIONS, LEGEND AND ABBREVIATIONS
12	PARKING EXHIBIT

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

3/10/06

CHARLES J. HUMPAL
P.E. #53325
BKF ENGINEERS

DATE

REGISTERED PROFESSIONAL ENGINEER
CHARLES J. HUMPAL
No. 53325
EXP. 06/30/07
CIVIL
STATE OF CALIFORNIA

OWNER'S STATEMENT

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

APN: 441-0087-005-02, 441-0087-006, 441-0087-008, 441-0087-009, 441-0087-010, 441-0087-019, 441-0087-020, 441-0087-021, 441-0087-022, 441-0087-024, 441-0087-027-02, AND 441-0087-028-02

OWNER: DUTRA ENTERPRISES, INC. DATE
JOHN DUTRA

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

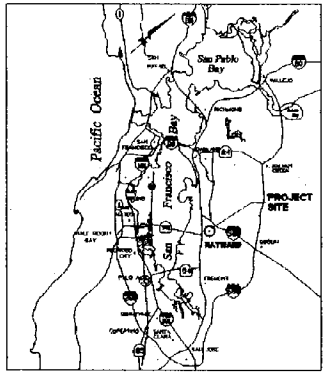
APN: 441-0087-011-02

OWNER: MR. GIOSSO DATE

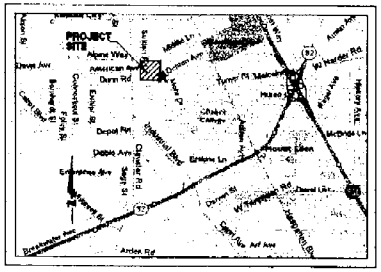
I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

APN: 441-0087-012

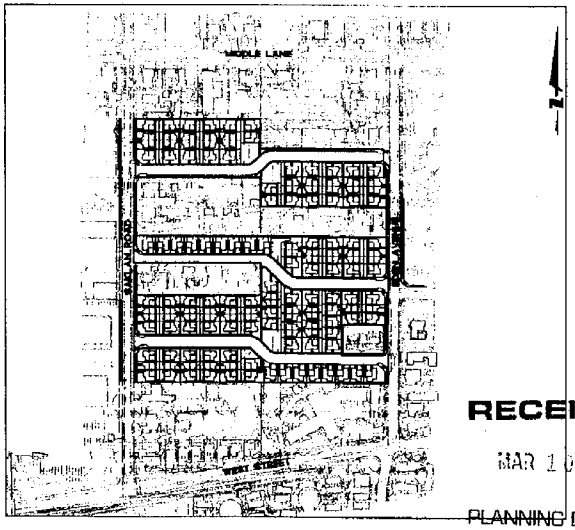
OWNER: KB HOME SOUTH BAY, INC. DATE
CHRIS REDER



VICINITY MAP
NTS



LOCATION MAP
NTS



SITE PLAN
SCALE 1"=200'

RECEIVED
MAR 10 2006
PLANNING DIVISION

PROJECT SUMMARY

OWNERS:	DUTRA ENTERPRISES, INC. 260 TRAMINER COURT FREMONT, CA 94539 (510) 657-6871 CONTACT: JOHN DUTRA KB HOME SOUTH BAY, INC. 6700 KOLL CENTER PARKWAY, SUITE NO. 200 PLEASANTON, CA 94566 (925) 750-1700 CONTACT: CHRIS REDER MR. GIOSSO 24361 EDEN AVE HAYWARD, CA 94545 CONTACT: MR. GIOSSO
SUBDIVIDER:	KB HOME 6700 KOLL CENTER PARKWAY, SUITE NO. 200 PLEASANTON, CA 94566 (925) 750-1743 CONTACT: STEVE BULL
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE NO. 200 REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: CHUCK HUMPAL
GEOTECHNICAL ENGINEER:	TERRASEARCH 257 WRIGHT BROTHERS AVENUE LIVERMORE, CA 94551 (925) 243-6662 CONTACT: SIMON MAKDESSI
AREA:	12.5 ACRES
ASSESSOR PARCEL NOs:	SEE LOWER LEFT
EXISTING ZONING:	PD R-1 L 8-20 (ALAMEDA COUNTY)
PREZONING DESIGNATION:	RM
PROPOSED ZONING:	PD
EXISTING LAND USE:	MIXED USE – PRIMARILY RESIDENTIAL
PROPOSED LAND USE:	PLANNED DEVELOPMENT – 149 HOMES
PARKING:	SEE PARKING EXHIBIT ON SHEET 12
UTILITIES:	
WATER SUPPLY:	WATER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS, UP TO AND INCLUDING WATER METERS, WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
FIRE PROTECTION:	CITY OF HAYWARD
SEWAGE DISPOSAL:	SANITARY SEWER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
STORM DRAIN:	ON-SITE – PRIVATE OFF-SITE – CITY OF HAYWARD
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	SBC
CABLE TELEVISION:	COMCAST
SITE ACCESS:	EDEN AVENUE AND SAN AMAN ROAD WILL PROVIDE ACCESS TO THE SITE AND WILL BE PUBLIC CITY STREETS.
PRIVATE STREETS:	STREETS A, B & C WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL INCLUDE PUBLIC ACCESS EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS.
PRIVATE DRIVEWAYS:	ACCESS AND UTILITY SERVICE TO REAR LOADED HOMES WILL BE PROVIDED VIA PRIVATE DRIVEWAYS, WHICH WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL INCLUDE PUBLIC ACCESS EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS.
FEMA ZONE:	FLOOD ZONE C (MINIMAL FLOODING) PER FIRM DATED 2/9/2000

GENERAL NOTES

1. TENTATIVE MAP:
   THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT AND WITH ARTICLE 3, CHAPTER 10 OF THE CITY OF HAYWARD MUNICIPAL CODE.
2. MULTIPLE FINAL MAPS:
   DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
3. BUILDINGS:
   THE BUILDING FOOTPRINTS SHOWN ARE FOR INFORMATION, WILL BE FINALIZED PRIOR TO APPLICATION FOR BUILDING P

Exhibit A

BKF
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS | SURVEYORS | PLANNERS

MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
TITLE SHEET
ALAMEDA COUNTY
HAYWARD CALIFORNIA

Revisions

No.	Date
	03/03/06

Scale AS SHOWN
Design LMW
Drawn LMW
Approved CJH
Job No 2004009

Sheet Number: C1

DRAWING NAME: J:\2004\04009\DWG\TM\01-METES.dwg
PLOT DATE: 03-10-06 PLOTTED BY: lalk

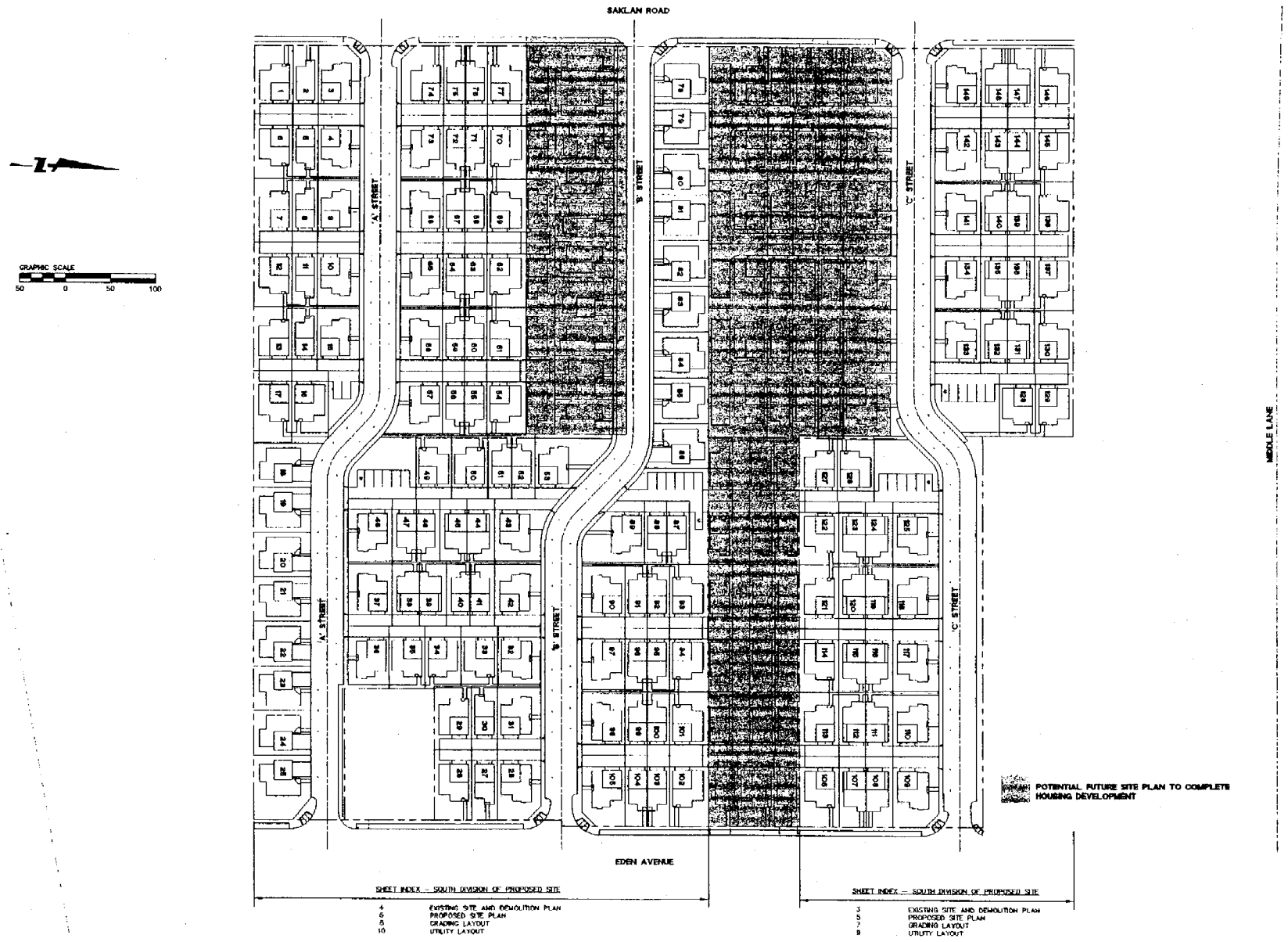


Exhibit B

©BKF

BKF
ENGINEERS | SURVEYORS | PLANNERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
COMPLETED FUTURE SITE PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

No	Revisions

Date 03/03/06
Scale 1"=50'
Design LMW
Drawn RSE
Approved CJH
Job No 20040080

Sheet Number:
C2

RAW/RG NAME: J:\EN004\040080\DWG\TM\02-METMFU.dwg
LOT DATE: 03-10-06 PLOTTED BY: fark

CITY OF
HAYWARD
HEART OF THE BAY

Initial Study Checklist
pursuant to the California Environmental Quality Act

1. **Project title:** Mt. Eden – KB Home

2. **Lead agency / project sponsor's name and address:**
City of Hayward, 777 B Street, Hayward, CA 94541.

3. **Contact person and information:** David Rizk, AICP
Senior Planner
david.rizk@hayward-ca.gov
(510) 583-4004

4. **Project location:** Generally between Eden Avenue and Saklan Road, and between Middle Lane and West Street, in unincorporated Alameda County in the Mt. Eden area of Hayward;
Assessor's Parcel Numbers: 441-0087-005-02, 441-0087-006, 441-0087-008, 441-0087-009, 441-0087-010, 441-0087-011-02, 441-0087-012, 441-0087-019, 441-0087-020, 441-0087-021, 441-0087-022, 441-0087-024, 441-0087-027-02, 441-0087-28-02

5. **Existing General Plan Land Use designations:** Medium Density Residential (8.7-17.4 dwelling units per net acre)

6. **Existing Prezoning designation:** Medium Density Residential(RM)

7. **Project description**: The project proposes a subdivision of approximately 12½ acres in order to develop 150 single-family homes along three private streets. Fiftytwo of the units are proposed to be attached, with the remaining 98 units are proposed as detached. The subject site is currently in unincorporated Alameda County and is proposed for annexation into the City of Hayward.

   Approval of the project would require a change to the prezoning designation for the site, from *Medium Density Residential* (RM) to *Planned Development* (PD). The property is proposed to be annexed into the City of Hayward, and an environmental impact report (SCH # 2003122009) was certified by the City of Hayward related to the proposed Mt. Eden Annexation in October of 2004.

8. **Existing land uses and setting**: The project site is comprised of 14 parcels, which primarily contain low-density residential developments of about one acre in size each, served generally by on-site private wells and septic systems. Between portions of the site are similarly-developed residential sites that are not part of the proposed tract. The general area is in the western portion of the City and is completely surrounded by incorporated Hayward.

9. **Surrounding land uses and setting**: Industrial uses exist towards the west, low-density single-family residential uses exist to the north, a convalescent home and higher-density single-family homes exist to the south. A local neighborhood park and another convalescent home, along with additional single-family residences, exist to the east.

10. **Other public agencies whose approval may be required**: Local Agency Formation Commission of Alameda County, California Regional Water Quality Control Board, Bay Area Air Quality Management District, California Department of Toxic Substances Control, California Occupational Safety and Health Administration.

Attachment K

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, 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 & Utilities	☐	Transportation	☒	Mandatory Findings of Significance

DETERMINATION:
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 casebecause 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.

David Rizk — February 10, 2006
Signature — Date

David Rizk, AICP, Senior Planner — City of Hayward
Printed Name — For

EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista? ***Comments:*** *The project site is completely surrounded by the City of Hayward in a suburban setting, with industrial uses to the west and north and residential uses to the south and east. No impacts to a scenic vista would occur as a result of the project.*	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ***Comments:*** *The project site is not within a State scenic highway view corridor.*	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings? ***Comments:*** *The development would result in new roads and homes at a higher density than currently exists in the area (generally 15 units per acre versus 1 unit per acre). However, the development would be consistent with the existing residential setting and closer to densities of development within the City to the east and south. Therefore, the project would not be expected to generate substantial impacts related to the existing visual character of the site and surroundings.*	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? ***Comments:*** *The project would be located in a suburban setting where existing residential development exists. Although new street lights are proposed within the development, where no such lights currently exist, the impacts of such lights would not be expected to be a substantial source of light or glare.*	☐	☐	☒	☐
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:*** *The site does not involve Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the most recent "Important*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland in California" map of the Farmland Mapping and Monitoring Program of the California Department of Conservation, Division of Land Resource Protection.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ***Comment:*** *The site does not involve a Williamson Act contract and, given the active quarry use, does not have potential for an agricultural use.*	☐	☐	☐	☒
c) Involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural use? ***Comment:*** *See comments IIa) and IIb) above.*	☐	☐	☐	☒
III. AIR QUALITY - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? ***Comment:*** The proposed project would not result in any changes to the Hayward General Plan. Although the project would result in an increase in the number of dwellings in the area, such increase would not exceed that anticipated in the General Plan adopted by the City of Hayward in 2002. The General Plan Update EIR states on page 8-13 that, "Although the total population living within the City could be expected to increase as the area reaches buildout under the General Plan Update, this growth in population is not expected to exceed the population or vehicle trip projections which have been made by the Association of Bay Areas Governments..." The General Plan Update EIR indicates on pages 8-13 through 8-16 that based on the CEQA guidelines established by the Bay Area Air Quality Management District (BAAQMD), impacts related to consistency with the regional air quality plan associated with the General Plan Update would be less than significant. Since this project would not exceed the General Plan assumptions, project impacts would be expected to be less than significant related to conflicts or obstructions with the existing air quality plan.	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ***Comment:*** As indicated on page 8-17 of the Hayward General Plan Update EIR, such impacts are considered less than significant. Since the project would not exceed assumptions in the	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
General Plan, the proposed project would be expected to have *less-than-significant impacts* related to this impact area.				
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? ***Comment:*** For the reasons noted in a), the project would not contribute to emissions exceeding those considered in the General Plan, with such Plan determined to be consistent with the local air quality plan; therefore, project impacts would be considered *less than significant*	☐	☐	☒	☐
d): Expose sensitive receptors to substantial pollutant concentrations? ***Comment:*** *Future construction could generate temporary impacts related to localized particulate matter emissions, resulting from project grading. However, standard conditions of approval for such development required by the City would include dust-control measures that would reduce such impacts to levels of insignificance.*	☐	☐	☒	☐
e): Create objectionable odors affecting a substantial number of people? ***Comment:*** *The project entails a residential development, which is not expected to create objectionable odors.*	☐	☐	☐	☒

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 General Plan EIR notes that the City's urban area (which encompasses the project area), is composed of common upland habitat which does not provide suitable habitat conditions for special-status animal spies. The General Plan EIR also notes that special-status plant species are found along the bay front and within the Hayward hills area, neither of which includes the project area. Since the project area is largely developed and disturbed, no significant impact related to special-status species is anticipated as a result of the project.*	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ***Comment:*** *No such riparian habitat or other sensitive natural communities were identified within the limits of the proposed project development.*	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act? ***Comment:*** *The project area does not contain wetlands. No impacts related to wetlands are anticipated as a result of the project.*	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ***Comment:*** *The project site is largely developed with urban uses that preclude movement of fish and wildlife species. No impacts related to wildlife movement or corridors are anticipated as a result of the project.*	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***Comment:*** *The project would not conflict with any local policies or ordinances established to protect biological resources, except possibly Hayward's Tree Preservation Ordinance, which encourages preservation of trees. A tree survey was conducted by HortScience, Inc., dated June 2005, Revised August 2005, which identifies 113 trees, representing 39 species. The most common species identified are Coast Live Oak (20 trees), Almond (13 trees) and English Walnut (10 trees). The report indicates all trees are considered protected trees per Hayward's Tree Preservation Ordinance, with 37 identified trees considered in good or excellent condition. Five trees are indicates as specimen trees, per the City's Ordinance, with two of those trees indicated as good condition and two indicated in moderate condition.* ***Impact:*** *The project proposes removal of all trees identified on the site. A large Evergreen Ash (multi-trunked, 24 and 16 inch diameter) is located along the southeastern boundary of the project site and tree preservation measures are recommended to save it. Hayward's Tree Preservation Ordinance recommends*	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
that all "protected" trees be preserved or, if not feasible to be saved, to be replaced with "like-size, like-kind trees or an equal value tree or trees as determined by the City's Landscape Architect." The tree survey report indicates the value of all surveyed trees at $266,800. ***Mitigation Measure IV-e:*** ***In accordance with Hayward's Tree Preservation Ordinance, any "protected" trees as defined by the City's Tree Preservation Ordinance that are to be removed as a result of the project shall be replaced with like-size, like-kind trees or trees equal in value to them, as determined by the City's Landscape Architect. Also, if feasible through adjustments to location of roads or buildings, efforts should be made to preserve the four specimen trees identified as being in good or moderate condition. Additionally, measures recommended by the project arborist to preserve the large Evergreen Ash (#113) at the southeast boundary of the project site, including installation of tree protection fencing, shall be implemented. Such measures will ensure impacts due to removal of protected trees are less than significant.***				
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:*** *No Habitat Conservation Plan, Natural Community Conservation Plan or any other local, regional or stat habitat conservation plans exist that would involve the project site.*	☐	☐	☐	☒
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5 of the CEQA Guidelines? ***Comment:*** *Given the project site is largely developed, no such resources are not anticipated to occur.*	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5 of the CEQA Guidelines? ***Comment:*** *See comment Va) above.*	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Comment: *See comment Va) above.*				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
Comment: *Given the site is already largely developed, it is unlikely any human remains will be disturbed as a result of the proposed project. However, in accordance with State law and standard grading procedures, if any human remains are discovered, work in the vicinity of such remains shall cease and the County Coroner contacted for a determination as to whether such remains may be those of Native Americans. Any subsequent activity regarding such remains shall follow procedures as outlined in CEQA Guidelines Section 15064.5(e).*				
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?	☐	☐	☐	☒
Comment: *The project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated.*				
ii) Strong seismic ground shaking?	☐	☒	☐	☐
Comment: *The severity of ground shaking at a particular site is controlled by several factors, including the distance from the earthquake source, the earthquake magnitude, and the type, thickness and condition of underlying geologic materials. The project geotechnical consultant, TerraSearch, Inc., indicates in a preliminary geotechnical feasibility evaluation report dated March 21, 2005, that ground shaking impacts could be expected at the site.*				
Impact: *The active Hayward fault is located 2.3 miles to the east of the site, which could result in substantial ground-shaking impacts at the project site during a major seismic event, which could result in loss of life and/or property.*				
Mitigation Measure VI-aii: ***Recommendations of the project geotechnical consultant, TerraSearch, Inc., shall be implemented, including those related to ground-motion parameters for use in structural design of buildings. Implementation of such measures will ensure such impacts are less than significant.***				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction? ***Comment:*** *Although the project geotechnical engineer indicates in a preliminary geotechnical evaluation report that the potential for liquefaction is considered low for the site, the project site is shown within a liquefaction zone, according to the State's Seismic Hazard Zones Map.* ***Impact:*** *The site could be subject to high liquefaction, which could result in damage to property or loss of life.* ***Mitigation Measure VI-aiii:*** ***A full geotechnical evaluation shall be conducted and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of landslide-related impacts to a level of insignificance.***	☐	☒	☐	☐
iv) Landslides? ***Comment:*** *The site is relatively flat and no landslide hazards exist on the site.*	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? ***Comment:*** *Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.*	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ***Comment:*** *The site is relatively flat and such impacts are not anticipated.*	☐	☐	☐	☒
d) Be located on expansive soil, creating substantial risks to life or property? ***Comment:*** *The project geotechnical engineer's preliminary geotechnical evaluation dated March 21, 2005 indicates there is potential for near-surface, highly expansive clays at the project site.* ***Impact:*** *The site could be subject to highly expansive, near-surface soils, which could result in damage to property or loss of life.* ***Mitigation Measure VI-d:*** ***A full geotechnical evaluation shall be conducted and if highly-expansive soils are determined to be present, measures as recommended by the project***	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems? ***Comment:*** *The development would be required to connect to the City's public sewer system.*	☐	☐	☐	☒
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:*** *The project would entail construction of 150 single-family homes and related improvements. Therefore, no such hazards related to routine project operations or functions are anticipated.*	☐	☐	☐	☒
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:*** *A Phase I environmental site assessment, dated March 16, 2005, and a Phase II environmental site assessment, dated march 25, 2005, were conducted by TerraSearch, Inc. The assessments indicate the potential for lead-based material (LBM) and asbestos-containing material (ACM) hazards on the site, since many of the structures on the site that will be demolished were built prior to 1978, when such materials were commonly used in construction.* ***Impact:*** *The site may contain buildings that may contain lead-based or asbestos-containing material hazards. Also, soil samples taken show elevated concentrations o f DDT and lead at a site adjacent to the proposed development areas. Such materials are considered toxic and could negatively impact residents and workers in the area.* ***Mitigation Measure VII-b:*** *I.* ***A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substance Control or the California Regional Water Quality Control Board (SF Bay Region), prior to start of grading or construction.*** ***II. State-certified lead-based paint (LBP) and asbestos professional(s) shall be retained to perform a LBP and asbestos containing material (ACM) survey of structures for testing and confirmation of LBP and ACM within and around the structures,***	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
and if such surveys show toxic levels of such substances, remediation plans shall be developed and implemented, in accordance with State and federal regulations. ***III. All domestic water wells and septic tanks and leach lines from the project site shall be destroyed and removed, in accordance with local, County and State regulations.*** ***IV. All abandoned vehicles, household items, refused mechanical and/or landscaping tools, debris, etc., shall be carefully and properly removed from the site and disposed in accordance with local, County and State regulations.*** ***Such measure will ensure impacts related to hazards will be insignificant.***				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***Comment:*** *The project site is not within one-quarter mile of an existing or proposed school.*	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ***Comment:*** *The site is not included on the California Department of Toxic Substances Control's Cortese list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore, no such impact would occur as a result of the project.*	☐	☐	☐	☒
e) Result in a safety hazard for people residing or working within an area subject to an airport land use plan or within two miles of a public airport or public use airport? ***Comment:*** *Although the site is located within two miles of the Hayward Executive Airport, development is proposed that is consistent with the Hayward General Plan, consisting of two- to three-story residential units. Therefore, impacts related to the airport as a result of the project are considered to be less than significant.*	☐	☐	☒	☐
f) Result in a safety hazard for people residing or working in the vicinity of a private air strip? ***Comment:*** *The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***Comment:*** *The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in extension of the City's public water system to the area, thereby improving fire-fighting capabilities in the area.*	☐	☐	☐	☒
h) Expose people or structures to a significant risk involving wildland fires? ***Comment:*** *The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.*	☐	☐	☐	☒

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements? ***Comment:*** *The project proposes a drainage system that would result in storm water flowing westward into County stormdrain facilities (Zone 4, Lines A, A-2 and A-3).* ***Impacts:*** *During construction and after project completion, there is the potential for erosion of exposed surfaces to enter the stormwater system, which could negatively impact water quality and violate water quality standards.* ***Mitigation Measure VIII-a:*** ***Per State regulations, a Notice of Intent (NOI), and Storm Water Pollution Prevention Plan (SWPPP) and Stormwater Quality Protection Plan shall be prepared and submitted to the State for review and approval. These documents shall also be submitted along with the grading permit application for review and approval by the City of Hayward. Grading and construction plans shall incorporate erosion and sedimentation control measures to be implemented during all phases of construction activities.*** ***The improvement plans for the project shall incorporate Best Management Practices (BMP's) designed in accordance with applicable provisions of the Alameda County Clean Water Program NPDES permit Section C.3, including the hydraulic sizing criteria, which will ensure that storm water runoff is treated prior to discharge from the site and that runoff rates are such that downstream impacts are reduced to the maximum extent practical. Such measures will ensure that water quality impacts are less than significant.***	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level? ***Comment:*** *The project would be served by the City's public water system and would not rely on groundwater for a source of water. Therefore, impacts on groundwater are anticipated to be minimal.*	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? ***Comment:*** *The project would not substantially alter the existing drainage pattern in the area, which is relatively flat.*	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? ***Comment:*** *No such impacts are anticipated in that the drainage system will be required to be approved by the City of Hayward and the Alameda County Flood Control and Water Conservation District.*	☐	☐	☐	☒
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 comment under VIII-d above.*	☐	☐	☐	☒
f) Otherwise substantially degrade water quality? ***Comment:*** *No such impacts other than those identified in subsections a) and c) are anticipated.*	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ***Comment:*** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area.*	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? ***Comment:*** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area.*	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
as a result of the failure of a levee or dam? ***Comment:*** *No such impacts are anticipated.*				
j) Inundation by seiche, tsunami, or mudflow? ***Comment:*** *No such impacts are anticipated.*	☐	☐	☐	☒
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? ***Comment:*** *The development is proposed in a developed suburban setting and would not divide an established community.*	☐	☐	☐	☒
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 is located in unincorporated Alameda County, whose regulations currently govern the property. The project would entail amendments to Hayward's prezoning designation for the property from Medium Density Residential (RM) to a Planned Development (PD) district, consistent with the General Plan Land Use designation density of 8.7 to 17.4 units per net acre. Any approval of the proposal would include a condition that the site be annexed into the City of Hayward prior to recordation of the final map. The project will be required to be in compliance with the City's Design Guidelines, within the context of the Planned Development District provisions, which allows for consideration of deviations from typical development standards, provided offsetting facilities or amenities are provided. Therefore, project impacts related to these types of impacts are anticipated to be less than significant.*	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ***Comment:*** *The project would not conflict with any such plan.*	☐	☐	☐	☒
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:*** *The project site is not identified as a known mineral resource of state, regional or local significance, per the State's Mineral Resource Classification maps. Therefore, no impacts related to this land use issue are anticipated.*	☐	☐	☐	☒
b) Result in the loss of availability of a locally important				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site? ***Comment:*** *See comments under item 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:*** *A noise monitoring survey was conducted on May 12th and 16th, 2005 by the project's acoustical consultant, Illingworth & Rodkin, Inc. The survey indicates readings of 57 to 59 dBA during aircraft overflights, and traffic noise along Saklan Road generated maximum noise levels of about 72 dBA. Calculated day-night average noise levels including both traffic and aircraft noise along Eden Avenue was 64 dBA L_{dn} and along Saklan Road was 63 dBA L_{dn}. The report indicates interior noise levels would be expected to comply with the City's standard of 45 dBA L_{dn}, with standard construction techniques, "with the incorporation of an adequate forced air mechanical ventilation system in the residential units to allow residents the option of controlling noise by maintaining the windows closed." The City's Noise Element of the General Plan, Appendix N, Figure 1, indicates normally acceptable outdoor noise levels for single family residential units is 55 to 60 dBA Ldn.* ***Impact:*** *The front porches of new housing units along Eden Avenue and Saklan Road could be exposed to decibel levels that exceed the threshold found normally acceptable for single-family residential development.* ***Mitigation Measure XI-a:*** ***Sound-reducing measures, including possibly panels on front patios, shall be incorporated in project design so that outdoor spaces for such units would comply with the City's outdoor noise standards for single-family residential development. Such measures will reduce noise impacts to levels of insignificance.***	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ***Comment:*** *As indicated in the Mt. Eden Annexation Program Draft EIR on page 35 and 36, no significant vibration impacts are anticipated for the project site.*	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment:*** *The project would entail development of single-family homes, consistent with the existing*	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
environment. Noise associated with such development would not be expected to generate a substantial permanent increase in ambient noise levels in the vicinity.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment:*** *The project would entail demolition of existing buildings and construction of new homes and related facilities. Section 4-1.03 of the Hayward Municipal Code governs persistent noise and construction noise. Under this section, repeated or persistent loud noise is considered unlawful. Construction activities generating noise are limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday. Construction hours on Sundays are limited to 10 a.m. to 6 p.m. Also, Section 10-8.20(a)(7) of the City's Grading Ordinance indicates grading operations shall not be conducted on Saturdays, Sundays, or holidays, or outside the hours of 7:30 a.m. to 6:00 p.m., without the specific authorization of the City Engineer.* ***Impact:*** *The project could negatively impact nearby residents due to temporary excessive construction noise.* ***Mitigation Measure XI-d:*** ***A Construction Noise Management Plan shall be prepared and implemented. Such plan must be approved by the City prior to issuance of grading permits and shall contain, at minimum, a listing of hours of construction operations (which shall be in accordance with the City's construction hours), use of mufflers on construction equipment, limitation of on-site speed limits, identification of haul routes to minimize travel through residential areas and identification of noise monitors. Specific noise management measures shall be included in appropriate contractor specifications. Such measures will reduce temporary construction noise impacts to levels of insignificance.***	☐	☒	☐	☐
e) Exposure of people residing or working in the project area to excessive noise levels due to location within an airport land use plan or within two miles of a public airport or public use airport? ***Comment:*** *As indicated in the Mt. Eden Annexation Final EIR, based on Figure 7.3 in the General Plan EIR, the Project area is not impacted by significant noise levels from Oakland International Airport or Hayward Executive Airport. Concerns with nuisance issues associated with touch and go aircraft flights*	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
will be addressed with project conditions of approval, which will require that avigation easements be recorded that would ensure disclosure and notification to future property owners of touch and go aircraft operations in the vicinity.				
f) Exposure of people residing or working in the project area to excessive noise levels due to location within the vicinity of a private airstrip? ***Comment:*** *No such airstrips are within two miles of the project site.*	☐	☐	☐	☒
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:*** *Utilizing an average household size of 3.08 (Census 2000 median household size for Hayward), the project would introduce an additional approximately 462 persons to the area. However, such development on the subject site would fall within the range of development anticipated and analyzed in the Hayward General Plan, adopted by the City in March of 2002. Therefore, impacts related to increased population would be less than significant.*	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***Comment:*** *No existing housing would be displaced that would necessitate the construction of replacement housing.*	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***Comment:*** *No residents would be displaced as a result of the project.*	☐	☐	☐	☒
XIII. PUBLIC SERVICES & UTILITIES - Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 the following public services:				
Fire protection?				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Comment: *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒
Police protection? ***Comment:*** *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒
Schools? ***Comment:*** *The project site is within the Eden Gardens Elementary School attendance area of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation.*	☐	☐	☒	☐
Parks/Recreation? ***Comment:*** *The project proponent would be required to at least pay park dedication in-lieu fees. Additionally, a project condition of approval will require the proponent to pay for acquisition and improvement of area associated with expansion of Greenwood Park, across Eden Avenue from the project site to the east. Such measures would reduce such impacts to levels of insignificance.*	☐	☐	☒	☐
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ***Comment:*** *Impacts associated with a greater number of units on this site that were analyzed in the Mt. Eden Annexation Program EIR in Section 4.6 were determined to be insignificant. Since the number of units proposed for this project would be less than the maximum analyzed in the Mt.Eden EIR, project impacts would be expected to be insignificant.*	☐	☐	☒	☐
c) 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:*** *As indicated in the Mt. Eden Annexation Program EIR in Section 4.6, adequate capacity exists at the City's wastewater treatment facility to accommodate the proposed development. Therefore, such impacts are not expected to be significant.*	☐	☐	☒	☐
d) 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:*** *No significant impacts associated with such construction are anticipated.*	☐	☐	☒	☐
e) Require new or expanded water supplies from existing entitlements and resources?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Comment: *As indicated in Section 4.6 of the t. Eden Annexation Program EIR, Hayward has virtually unlimited water supply from the Hetch-Hetchy system. Therefore, no such impacts would be anticipated.*				
f) 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:*** *As indicated on pags 59 and 60 of the Mt. Eden Annexation Program Draft EIR, the City has sufficient capacity to serve the amount of development proposed on the subject site.*	☐	☐	☒	☐
g) Require additional landfill capacity? ***Comment:*** *Sufficient landfill capacity exists and such impacts are not anticipated to be significant.*	☐	☐	☒	☐
h) Comply with federal, state, and local statutes and regulations related to solid waste? ***Comment:*** *The project would be required to do so, including complying with the City's demolition and recycling ordinance.*	☐	☐	☒	☐
XIV. TRANSPORTATION - Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? ***Comment:*** *West A Street is a two-lane east-west collector north of the Project area and west of Hesperian Boulevard that provides access to the Hayward Executive Airport. East of Hesperian Boulevard, A Street is four lanes and connects with I-880. Future plans call for the extension of A Street to Corsair Boulevard as part of the I-880/Route 92 Reliever Route project. When completed, the West A Street extension would relieve the heavily congested Hesperian-Winton intersection. Although the West A Street project has been under consideration for a number of years, it is not an approved project. Although operations at the Hesperian Boulevard/West Winton Avenue intersection under project conditions will continue to operate at LOS F, the planned Industrial Assessment District improvements or other roadway improvements will address the congestion at this location. Specifically, construction of the West A Street extension is projected to improve the level of*	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
service at this intersection to C. ***Impact:*** *The Mt. Eden Annexation Program EIR identified the intersection of West Winton Avenue and Hesperian Avenue as potentially being impacted by development in the annexation area.* ***Mitigation Measure XIVa:*** *The following interim roadway improvements are recommended, which would improve the LOS to D in the AM peak hour and to E in the PM peak hour:* *a. Convert the West Winton Avenue westbound right-turn lane into a shared through/right-turn lane, with other adjustments made to accommodate the three westbound acceptor lanes and moving the Hesperian Boulevard southbound right turn lane.* *b. Lengthening the West Winton Avenue westbound left-turn lane by approximately 300 feet.* *The project proponent shall pay for the costs of such improvements. Reimbursement for such costs to the developer from future projects in the area may occur through formation of a benefit district, with the amount of such reimbursements to be determined via a study to be paid for by the project proponent, to be approved by the City Engineer. Such measures will ensure such impacts are reduced to levels of insignificance.*				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ***Comment:*** *The project is consistent with the density envisioned in the Hayward General Plan and therefore, would not be expected to generate such impacts.*	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? ***Comment:*** *The project will not impact air traffic patterns.*	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ***Comment:*** *No such undesirable design features are proposed. All roads will be required to meet City standards.*	☐	☐	☐	☒
e) Result in inadequate emergency access? ***Comment:*** *The project would be located between two*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
public roads, and be served by three interior private streets that would be required to meet City standards for such streets. Therefore, no such impacts are anticipated.				
f) Result in inadequate parking capacity? ***Comment:*** *The development would provide two-car garages for each unit, as well as parking spaces at mid-block locations and along streets within the development, resulting in an overall parking ratio of 3 spaces per unit. Additional parking capacity would be provided along Eden Avenue and Saklan road, although such spaces are not counted for the project total, per City practice No parking inadequacy is anticipated.*	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ***Comment:*** *The project would not conflict with such plans.*	☐	☐	☐	☒

XV. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ***Comment:*** *As discussed under the Biology Resources section, the project would entail removal of a substantial number of protected trees, as defined by the City of Hayward's Tree Preservation Ordinance. Mitigation measures have been identified to reduce such impacts to levels of insignificance.*	☐	☒	☐	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? ***Comment:*** *No such impacts have been identified. The project would provide housing opportunities for Hayward area residents.*	☐	☐	☐	☒
c) 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:*** *No such impacts have been identified.*	☐	☐	☐	☒
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? ***Comment:*** *As indicated in the Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise and Transportation sections, the project could cause substantial adverse effects on human beings due to potential seismic ground shaking, liquefaction and expansive soils, lead-based paint and asbestos containing materials in existing buildings to be demolished, water quality impacts related to grading and development, noise exposure or residents in new housing units located along roadways at the development perimeter and temporary noise construction impacts on existing*	☐	☒	☐	☐

residents, and impacts related to project-generated traffic at the Hesperian Boulevard/West Winton Avenue intersection. Mitigation measures have been identified to reduce such impacts to levels of insignificance.

Sources:

A Preliminary Geotechnical Feasibility Evaluation, by TerraSearch, Inc., dated March 21, 2005.
B Tree Report, by HortScience, Inc., dated June 2005, Revised August 2005.
C Updated Phase I Environmental Site Assessment, by TerraSearch, Inc., dated March 16, 2005.
D Phase II Environmental Site Assessment on "Proposed Residential Development...24131 Eden Avenue, Hayward, California," by TerraSearch, Inc., dated March 25, 2005.
E Dutra Property Environmental Noise Assessment, Hayward, California, by Illingworth & Rodkin, Inc., dated May 20, 2005.

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Mt. Eden – KB Home Development
Mitigation Monitoring and Reporting Program

Planned Development Application No. PL-2005-0301 PD;
Tentative Tract Map Application No. PL-2005-0303 (TTM 7657);
KB Home (Applicant)
Dutra Enterprises, Inc. (Owner)

February 13, 2006

Attachment L

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Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact IV-e (tree preservation): *The project proposes removal of all trees identified on the site. A large Evergreen Ash (multi-trunked, 24 and 16 inch diameter) is located along the southeastern boundary of the project site and tree preservation measures are recommended to save it. Hayward's Tree Preservation Ordinance recommends that all "protected" trees be preserved or, if not feasible to be saved, to be replaced with "like-size, like-kind trees or an equal value tree or trees as determined by the City's Landscape Architect." The tree survey report indicates the value of all surveyed trees at $266,800.*	***Mitigation Measure IV-e:*** ***In accordance with Hayward's Tree Preservation Ordinance, any "protected" trees as defined by the City's Tree Preservation Ordinance that are to be removed as a result of the project shall be replaced with like-size, like-kind trees or trees equal in value to them, as determined by the City's Landscape Architect. Also, if feasible through adjustments to location of roads or buildings, efforts should be made to preserve the four specimen trees identified as being in good or moderate condition. Additionally, measures recommended by the project arborist to preserve the large Evergreen Ash (#113) at the southeast boundary of the project site, including installation of tree protection fencing, shall be implemented. Such measures will ensure impacts due to removal of protected trees are less than significant.***	Project developers, including project landscape architect and contractor.	City of Hayward Planning Division, Engineering and Transportation Division and Building Division	Tree protection fencing: Prior to start of grading or construction. New trees planted: Prior to project finalization.

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact VI-aii (seismic ground shaking: *The active Hayward fault is located 2.3 miles to the east of the site, which could result in substantial ground-shaking impacts at the project site during a major seismic event, which could result in loss of life and/or property.*	***Mitigation Measure VI-aii:*** ***Recommendations of the project geotechnical consultant, TerraSearch, Inc., shall be implemented, including those related to ground-motion parameters for use in structural design of buildings. Implementation of such measures will ensure such impacts are less than significant.***	Project Developers, including project geotechnical consultant and grading and building contractors	City of Hayward Planning and Building Divisions	Plan review letter due prior to issuance of building permits; "as-built" letter due prior to project finalization and before framing inspections, confirming on-site observations by project geotechnical consultants were done.
Impact VI-aiii (liquefaction): *The site could be subject to high liquefaction, which could result in damage to property or loss of life.*	***Mitigation Measure VI-aiii:*** ***A full geotechnical evaluation shall be conducted and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of landslide-related impacts to a level of insignificance.***	Project Developers, including project geotechnical consultant and grading and building contractors	City of Hayward Planning and Building Divisions	Plan review letter due prior to issuance of building permits; "as-built" letter due prior to project finalization and before framing inspections, confirming on-site observations by project geotechnical consultants were done.

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact VI-d (expansive soils): *The site could be subject to highly expansive, near-surface soils, which could result in damage to property or loss of life.*	***Mitigation Measure VI-d:*** ***A full geotechnical evaluation shall be conducted and if highly-expansive soils are determined to be present, measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.***	Project Developers, including project geotechnical consultant and grading and building contractors	City of Hayward Planning and Building Divisions	Plan review letter due prior to issuance of building permits; "as-built" letter due prior to project finalization and before framing inspections, confirming on-site observations by project geotechnical consultants were done.

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact VII-b (hazardous materials): *The site may contain buildings that may contain lead-based or asbestos-containing material hazards. Also, soil samples taken show elevated concentrations o f DDT and lead at a site adjacent to the proposed development areas. Such materials are considered toxic and could negatively impact residents and workers in the area.*	***Mitigation Measure VII-b:*** ***I. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substance Control or the California Regional Water Quality Control Board (SF Bay Region), prior to start of grading or construction.*** ***II. State-certified lead-based paint (LBP) and asbestos professional(s) shall be retained to perform a LBP and asbestos containing material (ACM) survey of structures for testing and confirmation of LBP and ACM within and around the structures, and if such surveys show toxic levels of such substances, remediation plans shall be developed and implemented, in accordance with State and federal regulations.*** ***III. All domestic water wells and septic tanks and leach lines from the project site shall be destroyed and removed, in accordance with local, County and State regulations.***	Project Developers, including project grading and construction contractors	I. Department of Toxic Substances Control or California Regional Water Quality Control Board II. Department of Toxic Substances Control and Hayward Fire Department – Hazardous Materials Division III. Alameda County Environmental Health Department IV. Hayward Fire Department – Hazardous Materials Division and Alameda County Environmental Health Department	Prior to start of grading or construction. For item II, prior to start of demolition of buildings.

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact VIII-a (water quality): *During construction and after project completion, there is the potential for erosion of exposed surfaces to enter the stormwater system, which could negatively impact water quality and violate water quality standards.*	***Mitigation Measure VIII-a:*** ***Per State regulations, a Notice of Intent (NOI), and Storm Water Pollution Prevention Plan (SWPPP) and Stormwater Quality Protection Plan shall be prepared and submitted to the State for review and approval. These documents shall also be submitted along with the grading permit application for review and approval by the City of Hayward. Grading and construction plans shall incorporate erosion and sedimentation control measures to be implemented during all phases of construction activities. The improvement plans for the project shall incorporate Best Management Practices (BMP's) designed in accordance with applicable provisions of the Alameda County Clean Water Program NPDES permit Section C.3, including the hydraulic sizing criteria, which will ensure that storm water runoff is treated prior to discharge from the site and that runoff rates are such that downstream impacts are reduced to the maximum extent practical. Such measures will ensure water quality impacts are insignificant.***	Project developers, including project designers and engineers, and grading and construction contractors	San Francisco Bay Regional Water Quality Control Board, Hayward Public Works Department and Hayward grading inspector consultant	Approvals of plans to be obtained prior to issuance of grading permits; requirements of plans to be implemented throughout project construction and confirmed prior to project finalization

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact XI-a (exposure of persons to noise): *The front porches of new housing units along Eden Avenue and Saklan Road could be exposed to decibel levels that exceed the threshold found normally acceptable for single-family residential development.*	***Mitigation Measure XI-a:*** ***Sound-reducing measures, including possibly panels on front patios, shall be incorporated in project design so that outdoor spaces for such units would comply with the City's outdoor noise standards for single-family residential development. Such measures will reduce noise impacts to levels of insignificance.***	Project developers, including project architect, sound consultant and contractors	Hayward Planning and Building Divisions	Measures to be shown on building plan sets, as confirmed by sound consultant. Measures shown on plans to be incorporated during construction of units, to be confirmed by Building Division inspectors.

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact XI-d (temporary construction noise): *The project could negatively impact nearby residents due to temporary excessive construction noise.*	***Mitigation Measure XI-d:*** ***A Construction Noise Management Plan shall be prepared and implemented. Such plan must be approved by the City prior to issuance of grading permits and shall contain, at minimum, a listing of hours of construction operations (which shall be in accordance with the City's construction hours), use of mufflers on construction equipment, limitation of on-site speed limits, identification of haul routes to minimize travel through residential areas and identification of noise monitors. Specific noise management measures shall be included in appropriate contractor specifications. Such measures will reduce temporary construction noise impacts to levels of insignificance.***	Project developers, including project grading and construction contractors	Hayward Public Works Department. Planning and Building Divisions and Hayward Police Department	Construction Noise Management plan to be developed and approved prior to issuance of construction permits; measures to be implemented throughout project construction

Significant Environmental Impact	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
Impact IV-a (traffic impacts): *The Mt. Eden Annexation Program EIR identified the intersection of West Winton Avenue and Hesperian Avenue as potentially being impacted by development in the annexation area.*	***Mitigation Measure XIV-a:*** ***The following interim roadway improvements are recommended, which would improve the LOS to D in the AM peak hour and to E in the PM peak hour:*** ***a. Convert the West Winton Avenue westbound right-turn lane into a shared through/right-turn lane, with other adjustments made to accommodate the three westbound acceptor lanes and moving the Hesperian Boulevard southbound right turn lane.*** ***b. Lengthening the West Winton Avenue westbound left-turn lane by approximately 300 feet.*** ***The project proponent shall pay for the costs of such improvements. Reimbursement for such costs to the developer from future projects in the area may occur through formation of a benefit district, with the amount of such reimbursements to be determined via a study to be paid for by the project proponent, to be approved by the City Engineer. Such measures will ensure such impacts are reduced to levels of insignificance.***	Project developer to fund improvements; City Public Works Department to construct improvements.	Hayward Public Works Department and City Engineer.	Improvements to be completed prior to finalization of tract improvements.

©BKF

TENTATIVE TRACT MAP #7657

MOUNT EDEN (DUTRA PROPERTIES)

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE SHEET, NOTES
2	COMPLETED FUTURE SITE PLAN / GRAPHICAL INDEX
3	EXISTING CONDITIONS AND DEMOLITION PLAN – NORTH
4	EXISTING CONDITIONS AND DEMOLITION PLAN – SOUTH
5	SITE PLAN – NORTH
6	SITE PLAN – SOUTH
7	GRADING PLAN – NORTH
8	GRADING PLAN – SOUTH
9	UTILITY PLAN – NORTH
10	UTILITY PLAN – SOUTH
11	DETAILS, SECTIONS, LEGEND AND ABBREVIATIONS
12	PARKING EXHIBIT

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

3/10/06

CHARLES J. HUMPAL
P.E. #C53325
BKF ENGINEERS

DATE

REGISTERED PROFESSIONAL ENGINEER
CHARLES J. HUMPAL
No. 53325
EXP. 06/30/07
CIVIL
STATE OF CALIFORNIA

OWNER'S STATEMENT

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

APN: 441-0087-005-02, 441-0087-006, 441-0087-008, 441-0087-009, 441-0087-010, 441-0087-019, 441-0087-020, 441-0087-021, 441-0087-022, 441-0087-024 441-0087-027-02, AND 441-0087-028-02

OWNER: DUTRA ENTERPRISES, INC. JOHN DUTRA — DATE

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

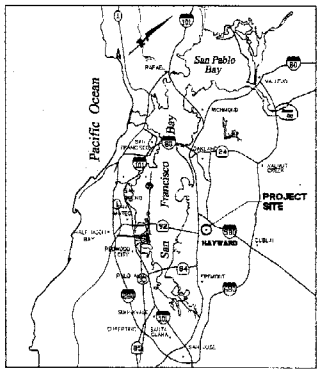
APN: 441-0087-011-02

OWNER: MR. GIOSSO — DATE

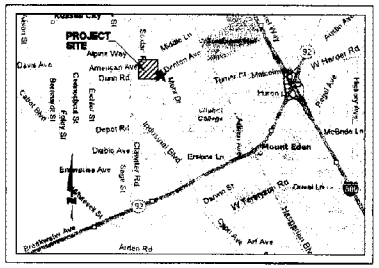
I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

APN: 441-0087-012

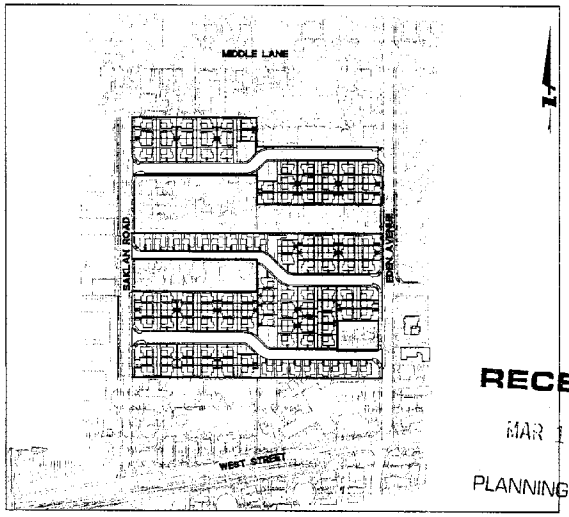
OWNER: KB HOME SOUTH BAY, INC. CHRIS REDER — DATE



VICINITY MAP
NTS



LOCATION MAP
NTS



SITE PLAN
SCALE 1"=200'

RECEIVED
MAR 10 2006
PLANNING DIVISION

PROJECT SUMMARY

OWNERS:	DUTRA ENTERPRISES, INC. 260 TRAMINER COURT FREMONT, CA 94539 (510) 657-6871 CONTACT: JOHN DUTRA; KB HOME SOUTH BAY, INC. 6700 KOLL CENTER PARKWAY, SUITE NO. 200 PLEASANTON, CA 94566 (925) 750-1700 CONTACT: CHRIS REDER; MR. GIOSSO 24381 EDEN AVE HAYWARD, CA 94545 CONTACT: MR. GIOSSO
SUBDIVIDER	KB HOME 6700 KOLL CENTER PARKWAY, SUITE NO. 200 PLEASANTON, CA 94588 (925) 750-1743 CONTACT: STEVE BULL
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE NO. 200 REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: CHUCK HUMPAL
GEOTECHNICAL ENGINEER:	TERRASEARCH 257 WRIGHT BROTHERS AVENUE LIVERMORE, CA 94551 (925) 243-6662 CONTACT: SIMON MAKDESSI
AREA:	12.5 ACRES
ASSESSOR PARCEL NOs:	SEE LOWER LEFT
EXISTING ZONING:	PD R-1 L B-20 (ALAMEDA COUNTY)
PREZONING DESIGNATION:	RM
PROPOSED ZONING:	PD
EXISTING LAND USE:	MIXED USE – PRIMARILY RESIDENTIAL
PROPOSED LAND USE:	PLANNED DEVELOPMENT – 149 HOMES
PARKING:	SEE PARKING EXHIBIT ON SHEET 12
UTILITIES:	
WATER SUPPLY:	WATER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS, UP TO AND INCLUDING WATER METERS, WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
FIRE PROTECTION:	CITY OF HAYWARD
SEWAGE DISPOSAL:	SANITARY SEWER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
STORM DRAIN:	ON-SITE – PRIVATE OFF-SITE – CITY OF HAYWARD
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	SBC
CABLE TELEVISION:	COMCAST
SITE ACCESS:	EDEN AVENUE AND SAKLAN ROAD WILL PROVIDE ACCESS TO THE SITE AND WILL BE PUBLIC CITY STREETS.
PRIVATE STREETS:	STREETS A,B & C WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL INCLUDE PUBLIC ACCESS EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS.
PRIVATE DRIVEWAYS:	ACCESS AND UTILITY SERVICE TO REAR LOADED HOMES WILL BE PROVIDED VIA PRIVATE DRIVEWAYS, WHICH WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL INCLUDE PUBLIC ACCESS EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS.
FEMA ZONE:	FLOOD ZONE C (MINIMAL FLOODING) PER FIRM DATED 2/9/2000

GENERAL NOTES

1. TENTATIVE MAP:
   THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT AND WITH ARTICLE 3, CHAPTER 10 OF THE CITY OF HAYWARD MUNICIPAL CODE.
2. MULTIPLE FINAL MAPS:
   DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
3. BUILDINGS:
   THE BUILDING FOOTPRINTS SHOWN ARE FOR INFORMATION. BUILDING FOOTPRINTS WILL BE FINALIZED PRIOR TO APPLICATION FOR BUILDING PERMITS.

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650/482-6300 650/482-6399 (FAX)

MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
TITLE SHEET
ALAMEDA COUNTY
HAYWARD CALIFORNIA

Revisions

No.	
Date	03/03/06
Scale	AS SHOWN
Design	LMW
Drawn	LMW
Approved	CJH
Job No.	2014.0060

Sheet Number
C1

DRAWING NAME: J:\ENGDA\04006\DWG\TM07-METAYS.DWG
PLOT DATE: 03-13-06
PLOTTED BY: felix

SHEET INDEX – SOUTH DIVISION OF PROPOSED SITE

4	EXISTING SITE AND DEMOLITION PLAN
6	PROPOSED SITE PLAN
8	GRADING LAYOUT
10	UTILITY LAYOUT

SHEET INDEX – SOUTH DIVISION OF PROPOSED SITE

3	EXISTING SITE AND DEMOLITION PLAN
5	PROPOSED SITE PLAN
7	GRADING LAYOUT
9	UTILITY LAYOUT

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
COMPLETED FUTURE SITE PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

No.	Revisions

Date 03/03/06
Scale 1"=50'
Design LMW
Drawn RSE
Approved CJH
Job No 2004/060

Sheet Number:
C2

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PLOT DATE: 03-10-06 PLOTTED BY: lalk

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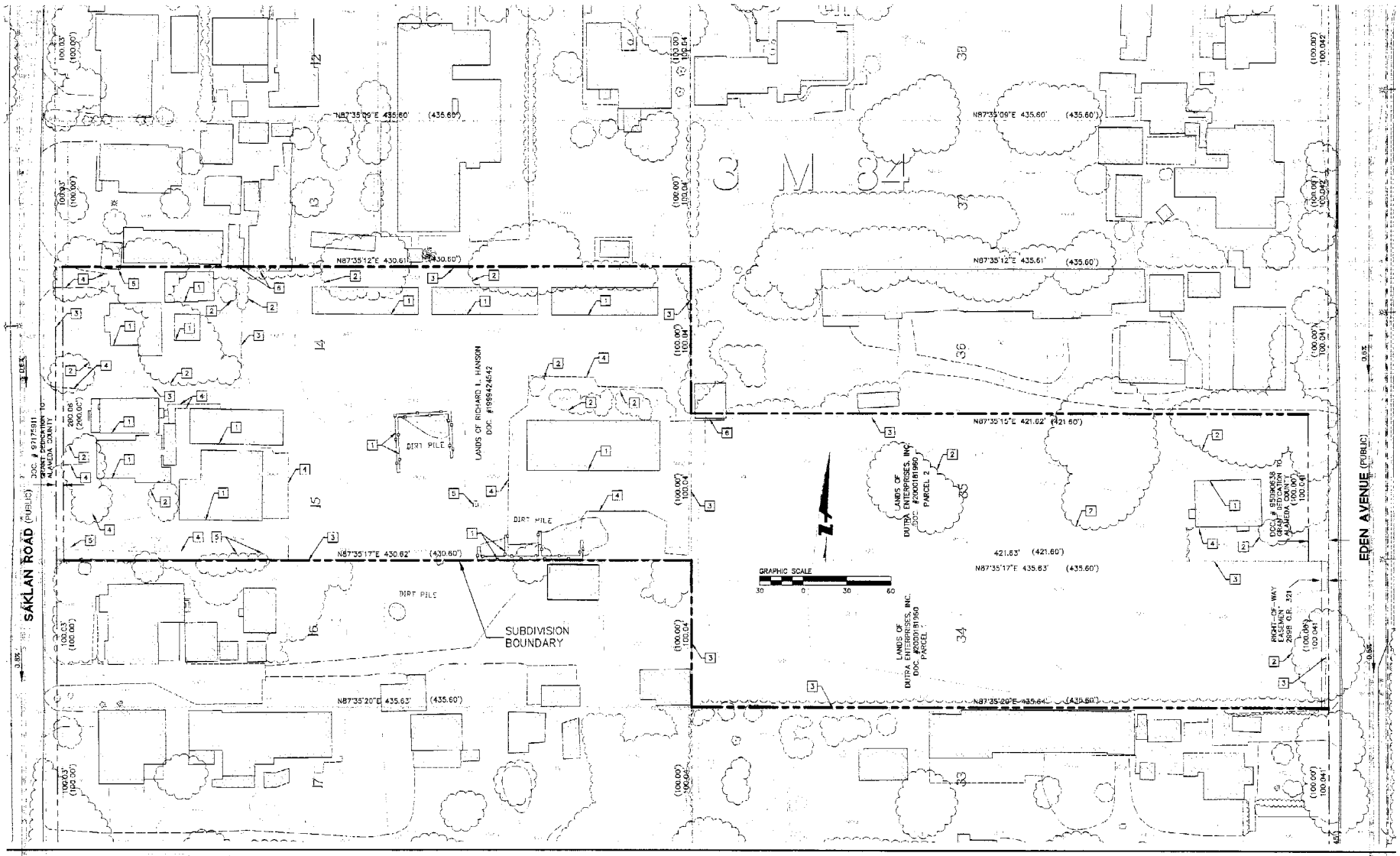

MATCHLINE – SEE SHEET C4 FOR EXISTING CONDITIONS CONTINUATION

DEMOLITION LEGEND:

1. BUILDING / STRUCTURE TO BE REMOVED
2. TREES TO BE REMOVED
3. FENCE TO BE REMOVED OR REPLACED
4. PAVEMENT TO BE REMOVED
5. UNDERGROUND UTILITY TO BE REMOVED
6. EXISTING STRUCTURE ON ADJACENT PROPERTY THAT IS ENCROACHING ON SITE. DISPOSITION (EASEMENT OR MODIFICATION OF STRUCTURE) TO BE DETERMINED.

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
EXISTING CONDITIONS AND DEMOLITION PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

Revisions

Date 03/03/06 No.
Scale 1"=30'
Design RSE
Drawn RSE
Approved CJH
Job No 2040050

Sheet Number:
C3

DRAWING NAME: J:\5050\2040050\DWG\2040-MEMEX.C-3
PLOT DATE: 03-06-06 (PLOTTED) BY: RSE

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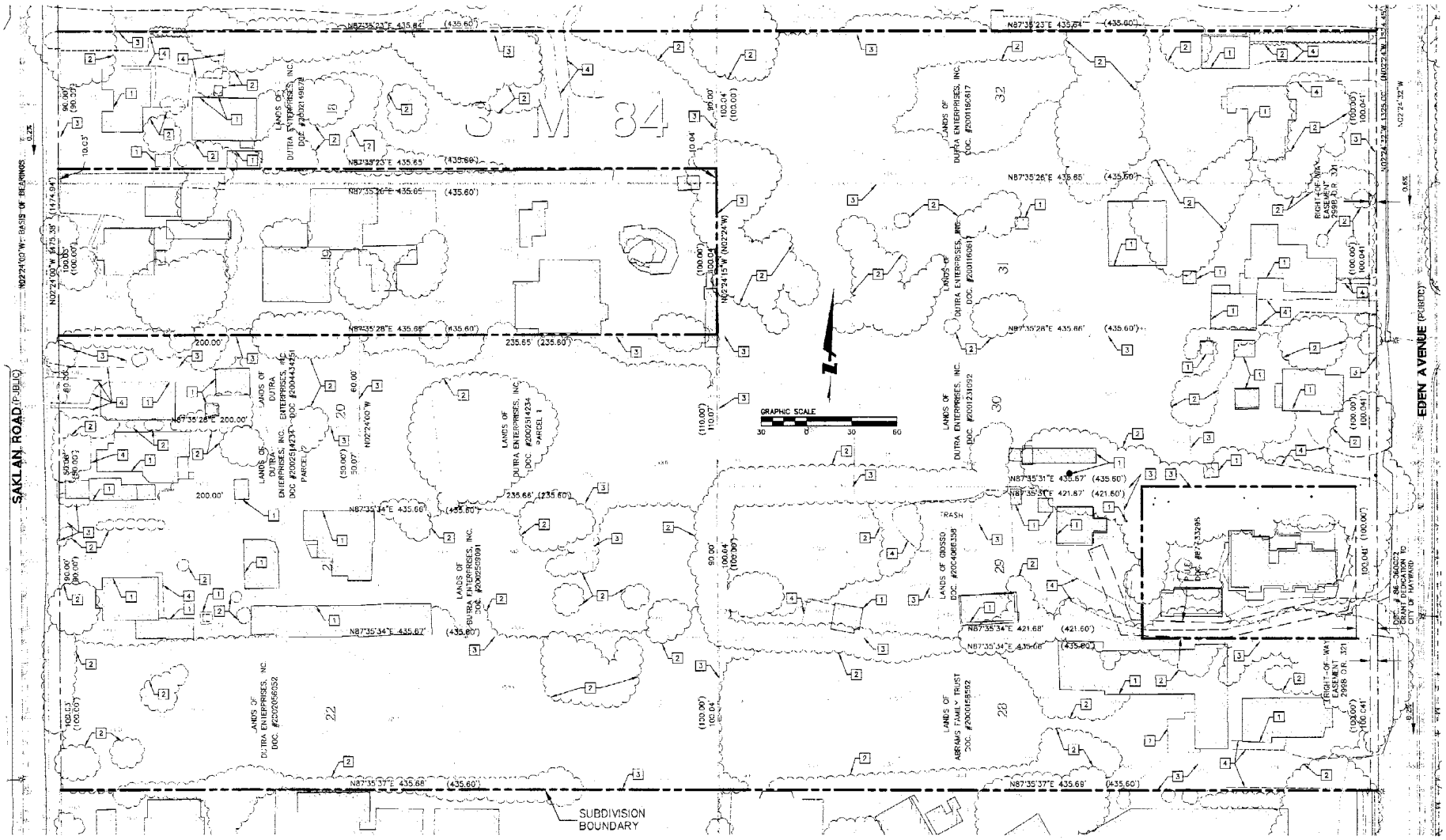
MATCHLINE – SEE SHEET C3 FOR EXISTING CONDITIONS CONTINUATION



DEMOLITION LEGEND:

1. BUILDING / STRUCTURE TO BE REMOVED
2. TREES TO BE REMOVED
3. FENCE TO BE REMOVED OR REPLACED
4. PAVEMENT TO BE REMOVED
5. UNDERGROUND UTILITY TO BE REMOVED
6. EXISTING STRUCTURE ON ADJACENT PROPERTY THAT IS ENCROACHING ON SITE. DISPOSITION (EASEMENT OR MODIFICATION OF STRUCTURE) TO BE DETERMINED.

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
EXISTING CONDITIONS AND DEMOLITIONS PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

Revisions	
No.	
Date	03/03/06
Scale	1"=30'
Design	
Drawn	RSE
Approved	CJH
Job No	2004060

Sheet Number: C4

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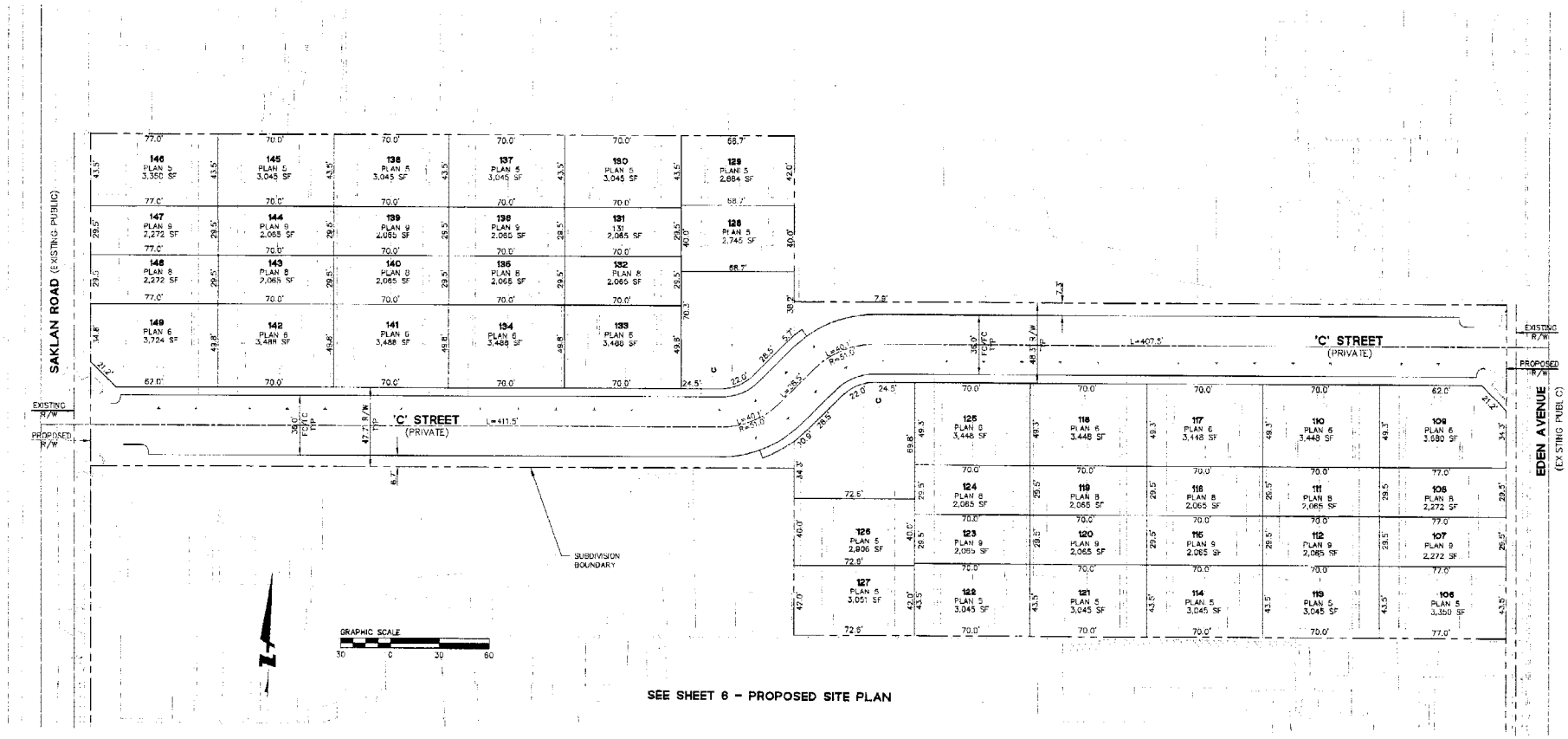

NOTES:

1. FOR SAKLAN ROAD & EDEN AVENUE OFFSITE IMPROVEMENTS, SEE "BENEFIT DISTRICT IMPROVEMENT PLANS"
2. PARKING STRIPING INDICATIVE OF PROPOSED PARKING SPOTS. PAVEMENT NOT TO BE STRIPED.

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PROPOSED SITE PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

Revisions

No.	
Date	03/03/06
Scale	1"=30'
Design	GWA
Drawn	GWA
Approved	CJH
Job No	20040060

Sheet Number: C5

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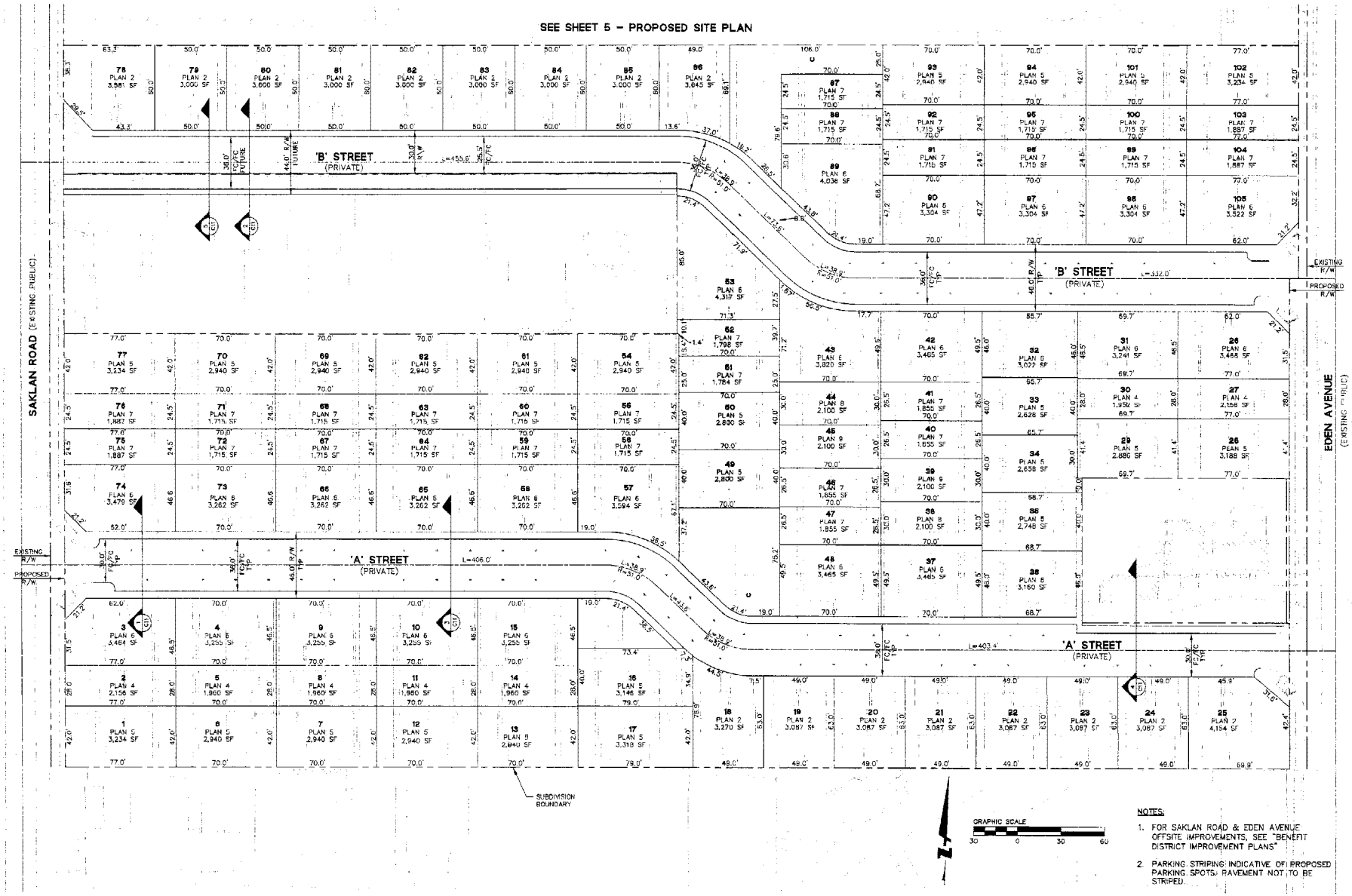

NOTES:

1. FOR SAKLAN ROAD & EDEN AVENUE OFFSITE IMPROVEMENTS, SEE "BENEFIT DISTRICT IMPROVEMENT PLANS"
2. PARKING STRIPING INDICATIVE OF PROPOSED PARKING SPOTS. PAVEMENT NOT TO BE STRIPED.

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PROPOSED SITE PLAN

ALAMEDA COUNTY
HAYWARD CALIFORNIA

Revisions

No.	

Date 03/03/06
Scale 1"=30'
Design LMW
Drawn RSE
Approved CJH
Job No 2004C060

Sheet Number:
C6

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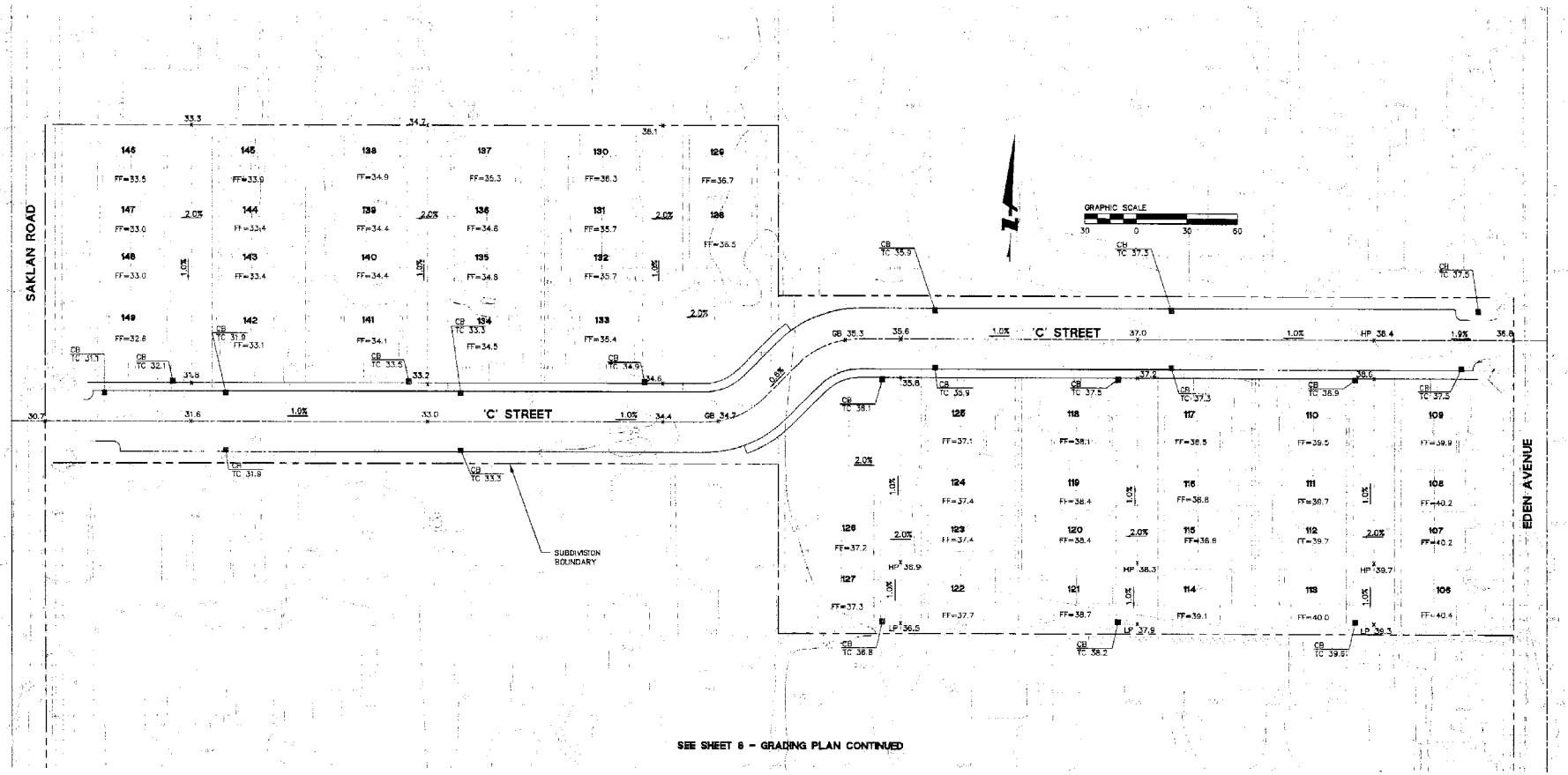

SEE SHEET 8 - GRADING PLAN CONTINUED

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PROPOSED GRADING PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

Revisions

No.	

Date 03/03/06
Scale 1"=30'
Design LMW
Drawn RSE
Approved CJH
Job No 20340060

Sheet Number:
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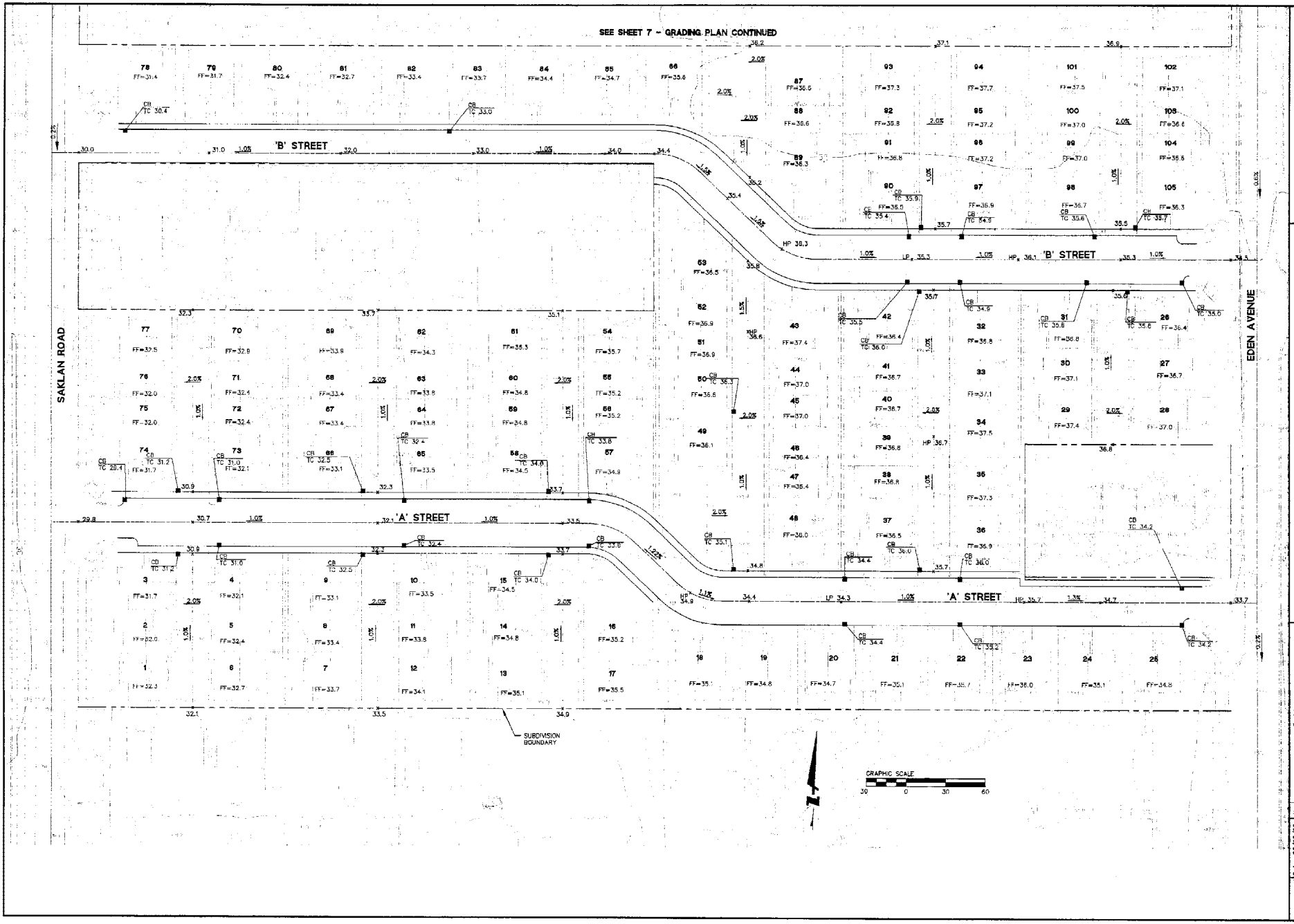

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PROPOSED GRADING PLAN

ALAMEDA COUNTY
HAYWARD CALIFORNIA

Revisions

No.	

Date 03/03/08
Scale 1"=30'
Design LMW
Drawn SMK
Approved CJH
Job No 20040050

Sheet Number:
C8

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PLOT DATE: 03-10-08 PLOTTED BY: lalk

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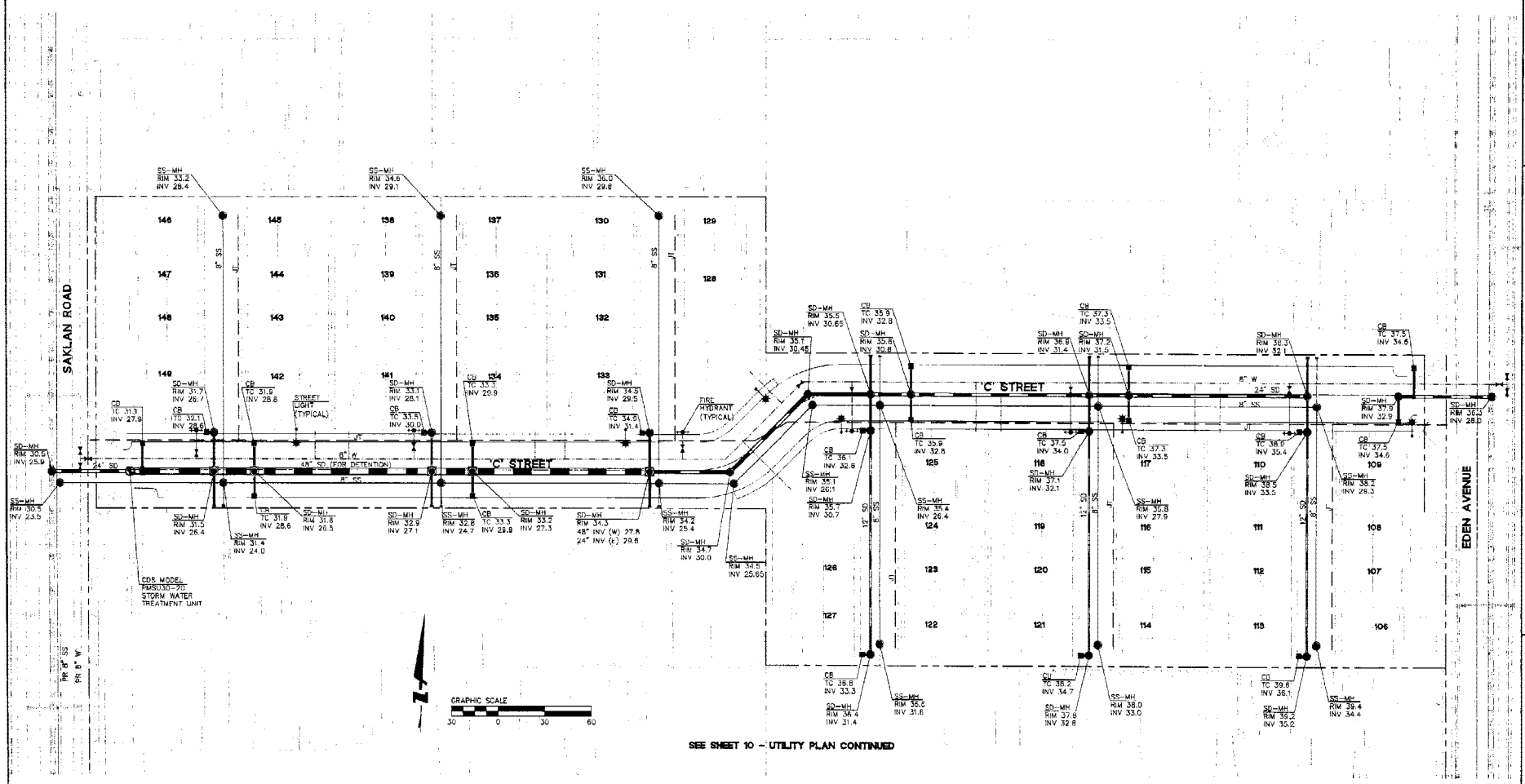

SEE SHEET 10 – UTILITY PLAN CONTINUED

NOTES:

1. FOR SAKLAN ROAD & EDEN AVENUE OFFSITE IMPROVEMENTS, SEE "BENEFIT DISTRICT IMPROVEMENT PLANS"
2. SEE SHEET 11, DETAIL 9 FOR SEWER LATERAL AND WATER METER LOCATIONS.

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MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PROPOSED UTILITY PLAN

HAYWARD ALAMEDA COUNTY CALIFORNIA

Revisions

No.	

Date 03/03/06
Scale 1"=30'
Design: MW
Drawn: BSF
Approved: CJH
Job No. 2004060

Sheet Number:

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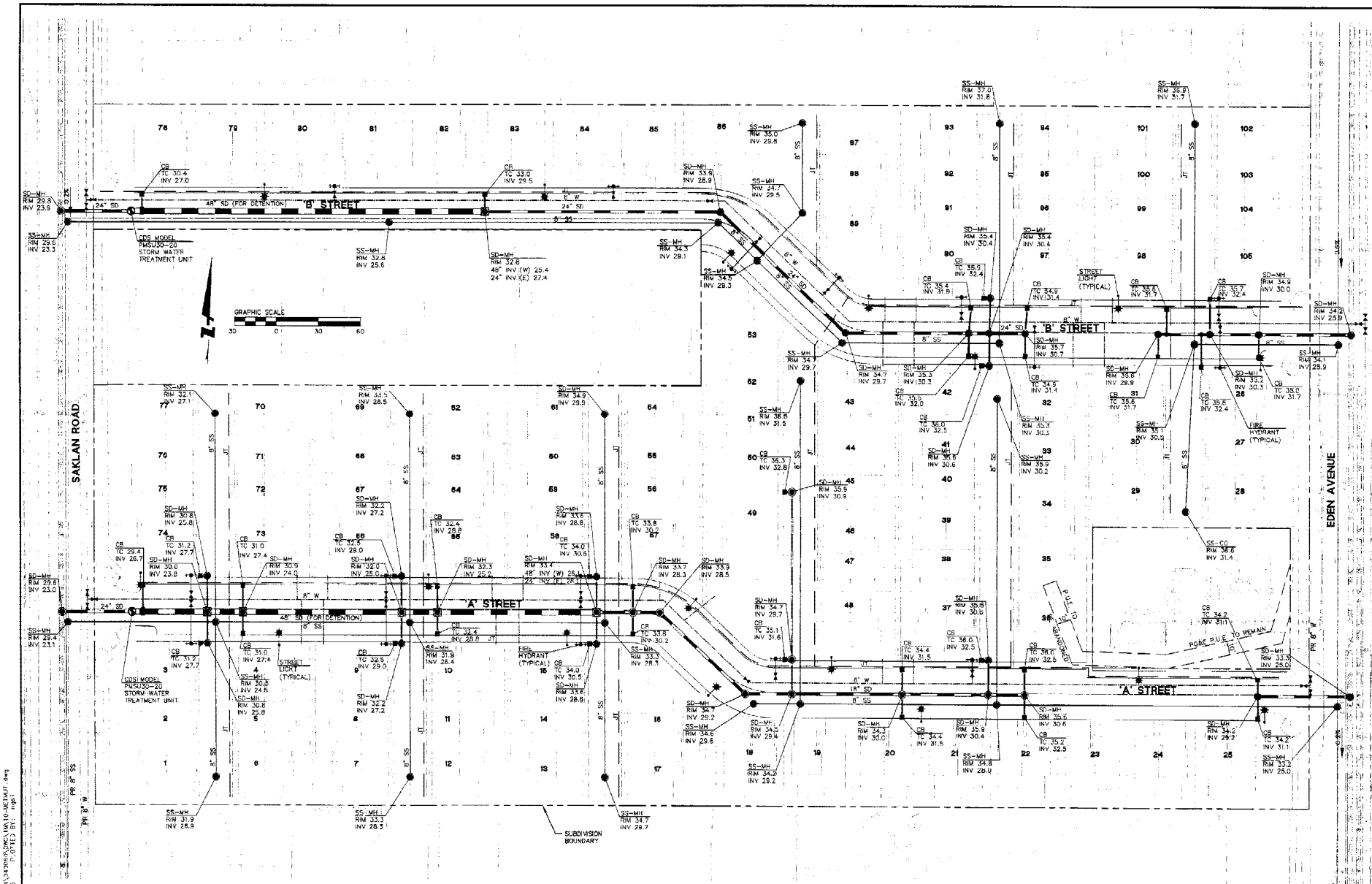

NOTES:

1. FOR SAKLAN ROAD & EDEN AVENUE OFFSITE IMPROVEMENTS, SEE "BENEFIT DISTRICT IMPROVEMENT PLANS"
2. SEE SHEET 11, DETAIL 9 FOR SEWER LATERAL AND WATER METER LOCATIONS.

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PLOT DATE: 03-19-08 PLOTTED BY: ngs1

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MOUNT EDEN (DUTRA PROPERTIES) TENTATIVE MAP PROPOSED UTILITY PLAN

ALAMEDA COUNTY
HAYWARD CALIFORNIA

Date	03/03/08
Scale	1"=30'
Design	LMW
Drawn	RSE
Approved	GJH
Job No.	2008060

Revisions

No.

Sheet Number:

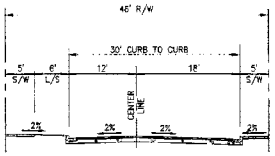
C10

ABBREVIATIONS

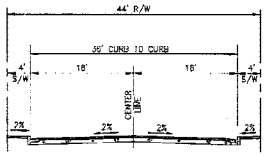
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	G	GAS	RIM	RIM ELEVATION
AC	ASPHALT CONCRETE	GB	GRADE BREAK	RT	RIGHT
AD	AREA DRAIN	GE	GARAGE ELEVATION	R/W	RIGHT OF WAY
APPROX	APPROXIMATE	GFF	GARAGE FINISH FLOOR	S	SOUTH, SLOPE
BLDG	BUILDING	GND	GROUND	SD	STORM DRAIN
BM	BENCH MARK	GV	GATE VALVE	SDCB	STORM DRAIN CATCH BASIN
BO	BLOWOFF	HC	HANDICAPPED	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	HCR	HANDICAPPED RAMP	SDMH	STORM DRAIN MANHOLE
CTV	CABLE TELEVISION	HP	HIGH POINT	SERV	SERVICE
CB	CATCH BASIN	HW	HAYWARD WATER SERVICE	SHL	SHELL
CDS	CDS TECHNOLOGIES, INC	INV.	INVERT	SL	STREET LIGHT
C&G	CURB & GUTTER	IRR	IRRIGATION	SS	SANITARY SEWER
CI	CURB INLET	JP	JUNCTION POLE	SSCO	MAIN LINE SANITARY SEWER CLEAN OUT
℄, CL	CENTERLINE	JT	JOINT TRENCH	SSMH	SANITARY SEWER MANHOLE
CO	HOUSE CLEANOUT	L	LENGTH	ST	STREET
COR	CORNER	LF	LINEAR FEET	STD	STANDARD
CONC	CONCRETE	LG	LIP OF GUTTER	STL	STEEL
DI	DROP INLET, DUCTILE IRON	LP	LOW POINT	S/W	SIDEWALK
D/W, DWY	DRIVEWAY	L/S	LANDSCAPE	TB	TELEPHONE BOX
E	EAST, ELECTRIC	LT	LEFT	TC	TOP OF CURB
EA	EACH	MAX	MAXIMUM	TEMP	TEMPORARY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	MH	MANHOLE	TEL	TELEPHONE
EB	ELECTRICAL BOX	MIN	MINIMUM	TG	TOP OF GRATE
EG	EXISTING GRADE	MON	MONUMENT	TMH	TELEPHONE MANHOLE
EL	ELEVATION	MW	MONTLAND WATER SERVICE	TP	TOP OF PAVEMENT
EP	EDGE OF PAVEMENT	N	NORTH	TYP	TYPICAL
ESMT	EASEMENT	NO, #	NUMBER	USA	UNDERGROUND SERVICE ALERT
ETW	EDGE OF TRAVELED WAY	NTS	NOT TO SCALE	VLT	VAULT
EUC	EUCALYPTUS	OC	ON CENTER	W	WEST, WATER
EX	EXISTING	PAE	PUBLIC ACCESS EASEMENT	w/	WITH
EXP	EXPOSED	PCC	PORTLAND CEMENT CONCRETE	WC	WHEEL CHAIR RAMP
(F)	FUTURE	PG&E	PACIFIC GAS AND ELECTRIC	WL	WATERLINE
FC	FACE OF CURB	POC	POINT OF CONNECTION	WM	WATER METER
FF	FINISHED FLOOR ELEVATION	PROP, PR	PROPOSED	w/o	WITHOUT
FG	FINISHED GRADE	PT	POINT	WV	WATER VALVE
FH	FIRE HYDRANT	PUE	PUBLIC UTILITY EASEMENT		
FL	FLOW LINE	PVMT	PAVEMENT		
FP	FINISHED PAVEMENT	R	RADIUS		
FT	FEET	RCP	REINFORCED CONCRETE PIPE		

LEGEND

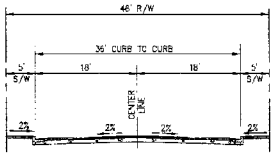
DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
CONTOUR LINE		
STORM DRAIN MAIN	SD	
MANHOLE		
FIRE HYDRANT		
DROP INLET		
STREET LIGHT		
GAS VALVE		
WATER VALVE		
BLOW OFF VALVE		
STORM WATER TREATMENT UNIT		



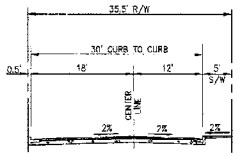
1 PRIVATE STREET W/PARKING 1 SIDE
SCALE: 1"=10'



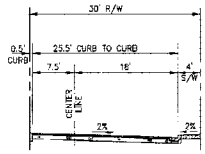
2 PRIVATE STREET W/PARKING 2 SIDES (FUTURE CONDITION)
SCALE: 1"=10'



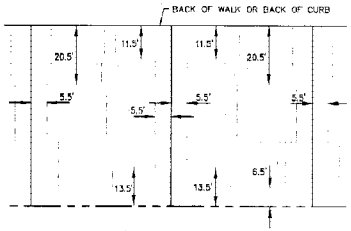
3 PRIVATE STREET W/PARKING 2 SIDES
SCALE: 1"=10'



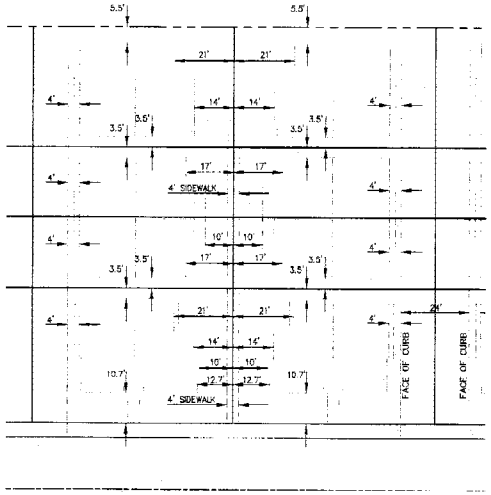
4 PRIVATE STREET W/PARKING 1 SIDE
SCALE: 1"=10'



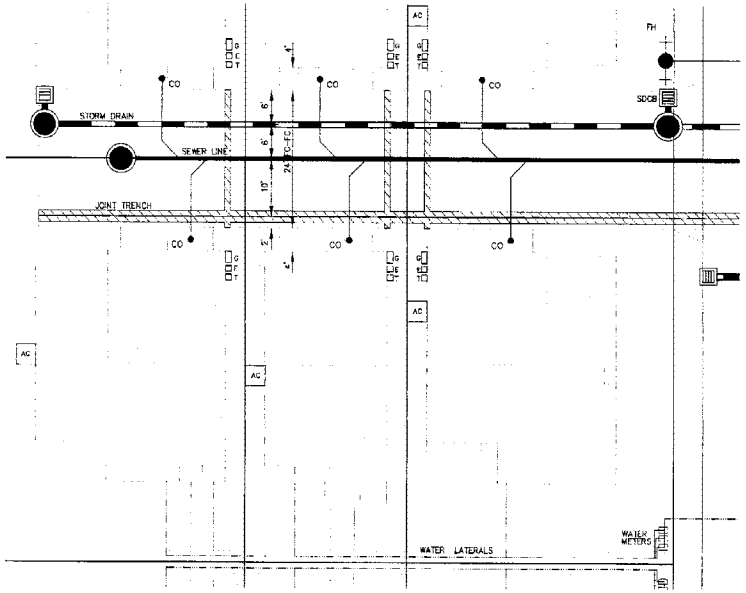
5 PRIVATE STREET W/ NO PARKING (INTERIM CONDITION)
SCALE: 1"=10'



7 SETBACK DETAIL
SCALE: 1"=20'



8 MINIMUM SETBACK DETAIL
SCALE: 1"=20'



9 UTILITY LAYOUT IN PRIVATE DRIVEWAY
SCALE: 1"=10'

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235 SHORELINE DRIVE, SUITE 200
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650/482-6399 (FAX)

MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
NOTES AND DETAILS

ALAMEDA COUNTY
HAYWARD
CALIFORNIA

Revisions

No	

Date 03/03/05
Scale AS SHOWN
Design GWA
Drawn GWA
Approved CJB
Job No 2004060

Sheet Number:
C11

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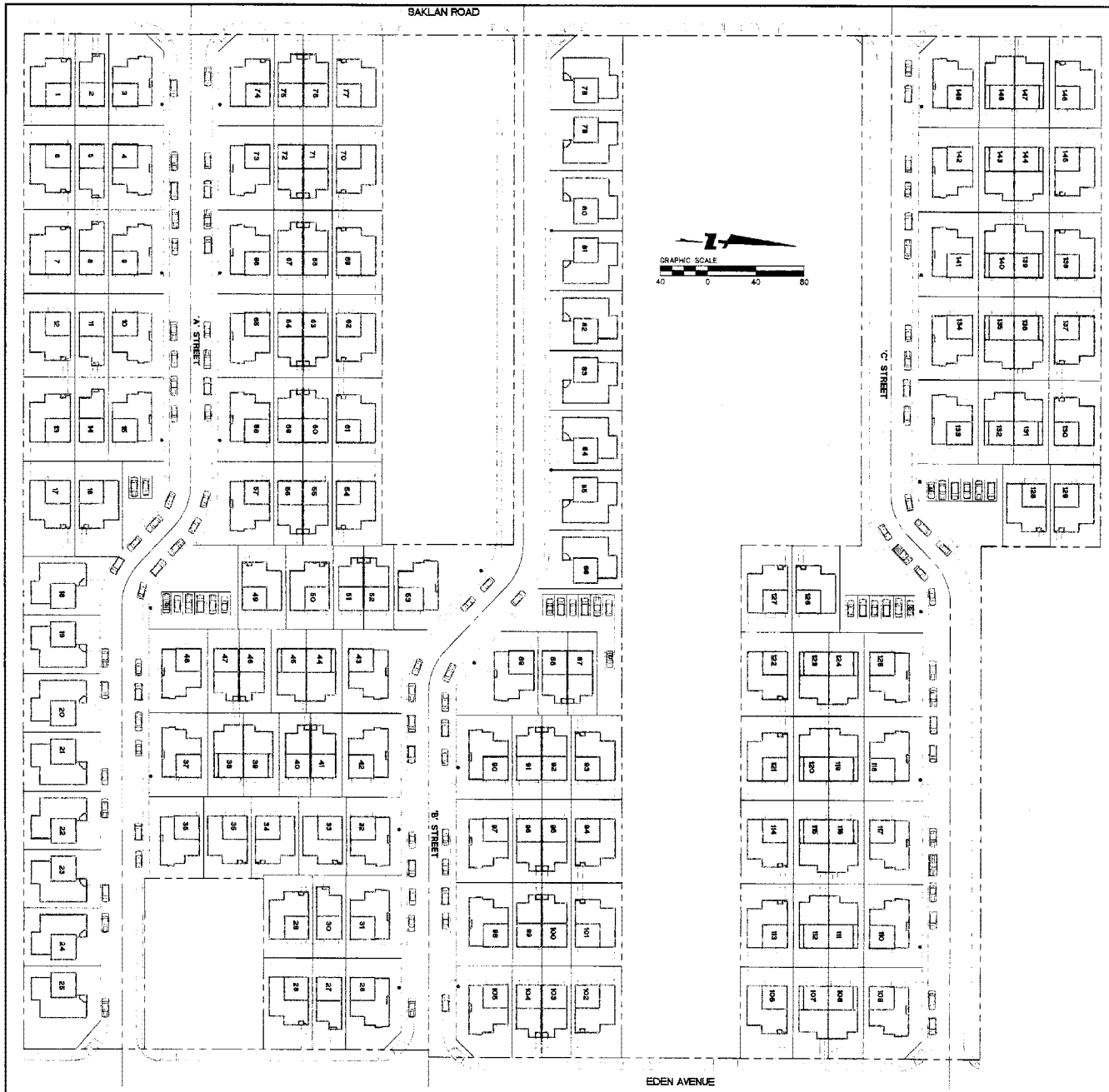
PLOT DATE: 03-09-05
PLOTTED BY: chsr



PARKING ANALYSIS

AVAILABLE PARKING

149 x 2 = 298 GARAGE
17 DUAL = 34 OUTSIDE
WITHIN PROPERTY = 27
STREET PARKING = 88

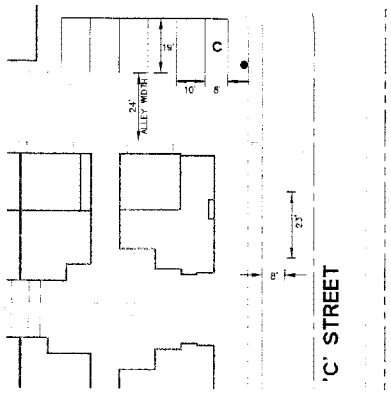
TOTAL PARKING SPACES = 447

REQUIRED PARKING

149 x 3 = 447 STALLS

LEGEND

- FIRE HYDRANT LOCATION
- C COMPACT SPACE



TYPICAL PARKING STALL
SCALE 1"=20'

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ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

MOUNT EDEN (DUTRA PROPERTIES)
TENTATIVE MAP
PARKING EXHIBIT

HAYWARD ALAMEDA COUNTY CALIFORNIA

No.	Revisions

Date 03/03/06
Scale AS SHOWN
Design LMW
Drawn LMW
Approved CJH
Job No. 2KC-40080

Sheet Number:
C12

DRAWING NAME: J:\ENG04\040080\DWG\TM\12-METM PARKING.dwg
PLOT DATE: 03-10-06 PLOTTED BY: ngsl

PLAN 5 ITALIAN
SCALE: 1/8" = 1'-0"

PLANS 8 & 9 TUSCAN
SCALE: 1/8" = 1'-0"

PLAN 6 SPANISH
SCALE: 1/8" = 1'-0"

RECEIVED
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DAHLIN GROUP
Streetscapes

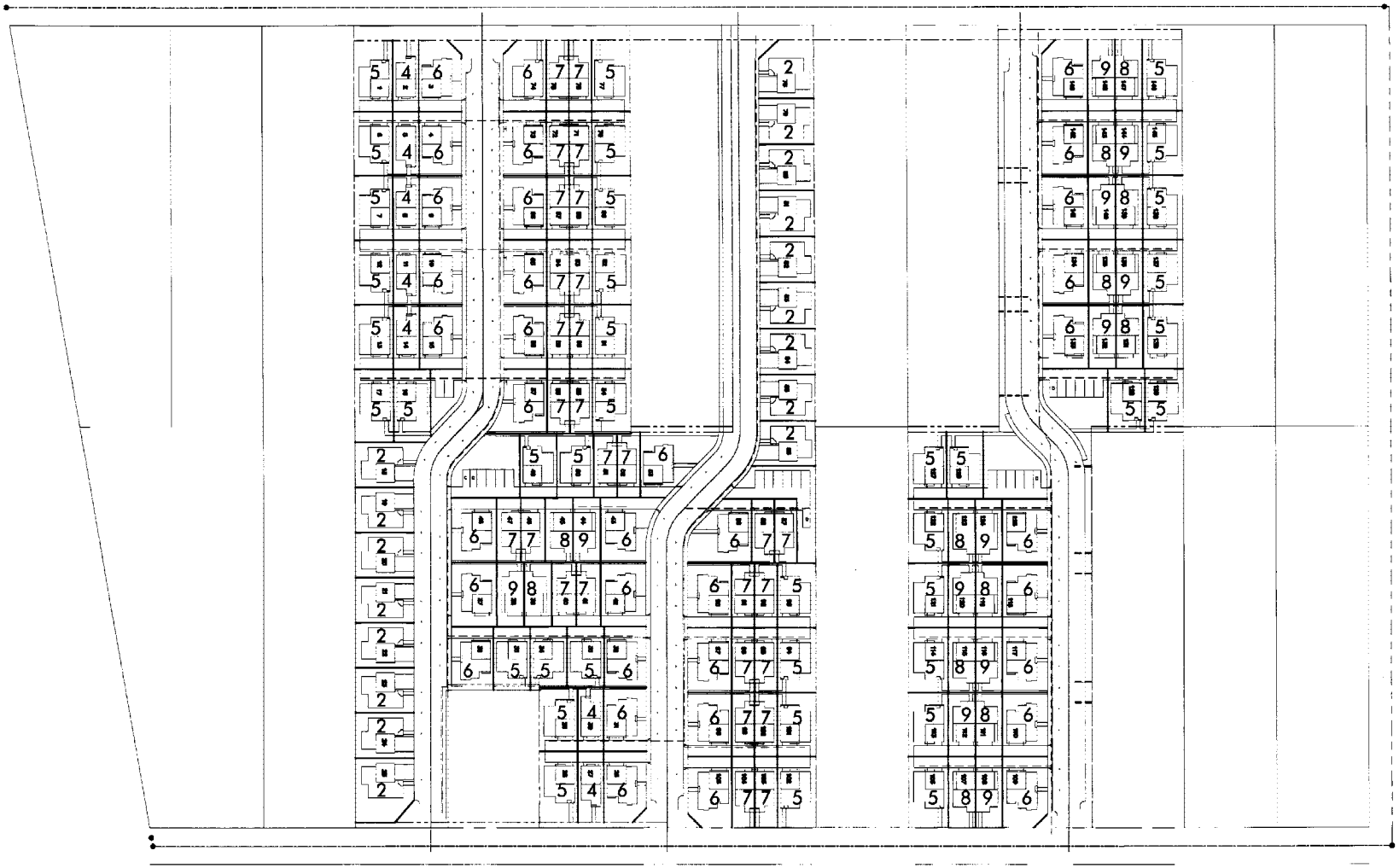
Mount Eden - KB HOME South Bay

Hayward, CA

PROJECT NO: 464.008
Date: 3-9-06

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.9286
925.837.2543 Fax

A0.00



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DAHLIN GROUP

Site Plan

Mount Eden - KB HOME South Bay

Hayward, CA

PROJECT NO: 464.008
Date: 3-9-06

2671 Crow Canyon Rd.
San Ramon, CA 94583
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A0.01

Additional Information for Tentative Map Approval

A. - Planning Data Summary

LOT #	LOT AREA (sq ft)	PLAN	FOOTPRINT (sq ft)	GROSS FLOOR AREA (sq ft)	% OF LOT COVERED BY STRUCTURE
1	3,234	5	1,228	2,380	0.38
2	2,156	4	865	2,241	0.40
3	3,464	6	1,247	2,507	0.36
4	3,255	6	1,247	2,507	0.38
5	1,960	4	865	2,241	0.44
6	2,940	5	1,228	2,380	0.42
7	2,940	5	1,228	2,380	0.42
8	1,960	4	865	2,241	0.44
9	3,255	6	1,247	2,507	0.38
10	3,255	6	1,247	2,507	0.38
11	1,960	4	865	2,241	0.44
12	2,940	5	1,228	2,380	0.42
13	2,940	5	1,228	2,380	0.42
14	1,960	4	865	2,241	0.44
15	3,255	6	1,247	2,507	0.38
16	3,416	5	1,228	2,380	0.36
17	3,318	5	1,228	2,380	0.37
18	3,270	2	1,436	2,615	0.44
19	3,087	2	1,436	2,615	0.47
20	3,087	2	1,436	2,615	0.47
21	3,087	2	1,436	2,615	0.47
22	3,087	2	1,436	2,615	0.47
23	3,087	2	1,436	2,615	0.47
24	3,087	2	1,436	2,615	0.47
25	4,154	2	1,436	2,615	0.35
26	3,468	6	1,247	2,507	0.36
27	2,156	4	865	2,241	0.40
28	3,188	5	1,228	2,380	0.39
29	2,898	5	1,228	2,380	0.43
30	1,952	4	865	2,241	0.44
31	3,241	6	1,247	2,507	0.38
32	3,022	6	1,247	2,507	0.41
33	2,628	5	1,228	2,380	0.47
34	2,668	5	1,228	2,380	0.46
35	2,748	5	1,228	2,380	0.45
36	3,150	6	1,247	2,507	0.39
37	3,465	6	1,247	2,507	0.36
38	2,100	8	958	2,390	0.46
39	2,100	9	1,080	2,596	0.51
40	1,855	7	900	1,736	0.49
41	1,855	7	900	1,736	0.49
42	3,465	6	1,247	2,507	0.36
43	3,466	6	1,247	2,507	0.36
44	2,100	8	958	2,390	0.46
45	2,100	9	1,080	2,596	0.51
46	1,855	7	900	1,736	0.49
47	1,855	7	900	1,736	0.49
48	3,465	6	1,247	2,507	0.36
49	2,870	5	1,228	2,380	0.43
50	1,750	7	900	1,736	0.51
51	1,750	7	900	1,736	0.51
52	2,929	5	1,228	2,380	0.42
53	2,940	5	1,228	2,380	0.42
54	1,715	7	900	1,736	0.52
55	1,715	7	900	1,736	0.52
56	3,594	6	1,247	2,507	0.35
57	3,262	6	1,247	2,507	0.38
58	1,715	7	900	1,736	0.52
59	1,715	7	900	1,736	0.52
60	2,940	5	1,228	2,380	0.42
61	2,940	5	1,228	2,380	0.42
62	1,715	7	900	1,736	0.52
63	1,715	7	900	1,736	0.52
64	3,262	6	1,247	2,507	0.38
65	3,262	6	1,247	2,507	0.38
66	1,715	7	900	1,736	0.52
67	1,715	7	900	1,736	0.52
68	2,940	5	1,228	2,380	0.42
69	2,940	5	1,228	2,380	0.42
70	1,715	7	900	1,736	0.52
71	1,715	7	900	1,736	0.52
72	3,262	6	1,247	2,507	0.38
73	3,479	6	1,247	2,507	0.36
74	1,687	7	900	1,736	0.48
75	1,687	7	900	1,736	0.48
76	3,234	5	1,228	2,380	0.38
77	3,581	2	1,436	2,615	0.40
78	3,000	2	1,436	2,615	0.48
79	3,000	2	1,436	2,615	0.48
80	3,000	2	1,436	2,615	0.48
81	3,000	2	1,436	2,615	0.48
82	3,000	2	1,436	2,615	0.48
83	3,000	2	1,436	2,615	0.48
84	3,000	2	1,436	2,615	0.48
85	3,059	2	1,436	2,615	0.47
86	2,940	5	1,228	2,380	0.42
87	1,715	7	900	1,736	0.52
88	1,715	7	900	1,736	0.52
89	3,223	6	1,247	2,507	0.39
90	3,304	6	1,247	2,507	0.38
91	1,715	7	900	1,736	0.52
92	1,715	7	900	1,736	0.52
93	2,940	5	1,228	2,380	0.42
94	2,940	5	1,228	2,380	0.42
95	1,715	7	900	1,736	0.52
96	1,715	7	900	1,736	0.52
97	3,304	6	1,247	2,507	0.38
98	3,304	6	1,247	2,507	0.38
99	1,715	7	900	1,736	0.52
100	1,715	7	900	1,736	0.52
101	2,940	5	1,228	2,380	0.42
102	3,234	5	1,228	2,380	0.38
103	1,687	7	900	1,736	0.48
104	1,687	7	900	1,736	0.48
105	3,552	6	1,247	2,507	0.35
106	3,350	5	1,228	2,380	0.37
107	2,272	9	1,080	2,596	0.48
108	2,272	8	958	2,390	0.42
109	3,680	6	1,247	2,507	0.34
110	3,448	6	1,247	2,507	0.36
111	2,065	8	958	2,390	0.46
112	2,065	9	1,080	2,596	0.52
113	3,045	5	1,228	2,380	0.40
114	3,045	5	1,228	2,380	0.40
115	2,065	9	1,080	2,596	0.52
116	2,065	8	958	2,390	0.46
117	3,448	6	1,247	2,507	0.36
118	3,448	6	1,247	2,507	0.36
119	2,065	8	958	2,390	0.46
120	2,065	9	1,080	2,596	0.52
121	3,045	5	1,228	2,380	0.40
122	3,045	5	1,228	2,380	0.40
123	2,065	9	1,080	2,596	0.52
124	2,065	8	958	2,390	0.46
125	3,448	6	1,247	2,507	0.36
126	2,905	5	1,228	2,380	0.42
127	3,051	5	1,228	2,380	0.40
128	2,745	5	1,228	2,380	0.45
129	2,884	5	1,228	2,380	0.43
130	3,045	5	1,228	2,380	0.40
131	2,065	8	1,228	2,380	0.40
132	2,065	8	958	2,390	0.46
133	3,448	6	1,247	2,507	0.36
134	3,448	6	1,247	2,507	0.36
135	2,065	8	958	2,390	0.46
136	2,065	9	1,080	2,596	0.52
137	3,045	5	1,228	2,380	0.40
138	3,045	5	1,228	2,380	0.40
139	2,065	9	1,080	2,596	0.52
140	2,065	8	958	2,390	0.46
141	3,488	6	1,247	2,507	0.36
142	3,448	6	1,247	2,507	0.36
143	2,065	8	958	2,390	0.46
144	2,065	9	1,080	2,596	0.52
145	3,045	5	1,228	2,380	0.40
146	3,350	5	1,228	2,380	0.37
147	2,272	9	1,080	2,596	0.48
148	2,272	8	958	2,390	0.42
149	3,724	6	1,247	2,507	0.33
Sum	399,967				

Plan	Gross Sq Ft	Footprint Sq Ft
2	2,615	1,436
4	2,241	865
5	2,380	1,228
6	2,507	1,247
7	1,736	900
8	2,390	958
9	2,596	1,080

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DAHLIN GROUP

Site Plan

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.2543 Fax

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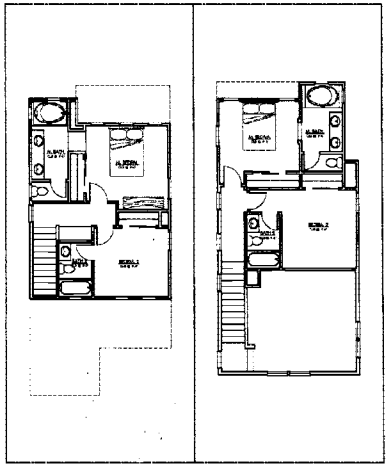

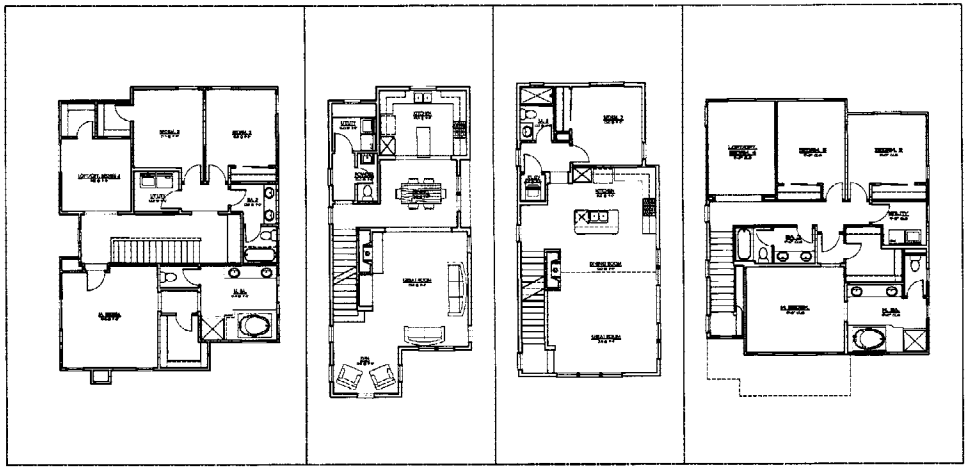

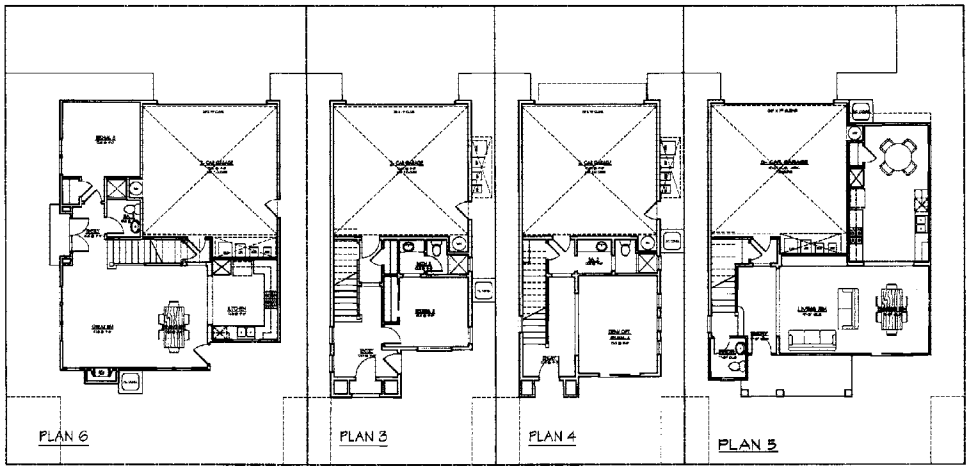

DAHLIN GROUP

Cluster Plan 1

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

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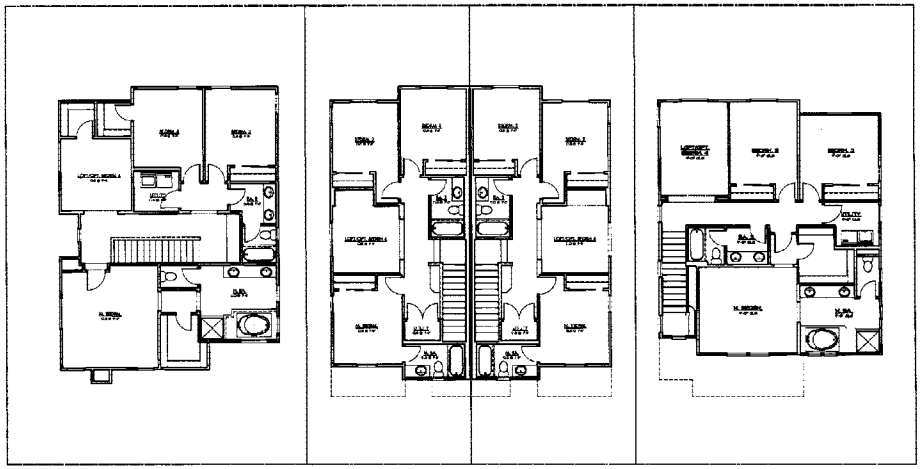

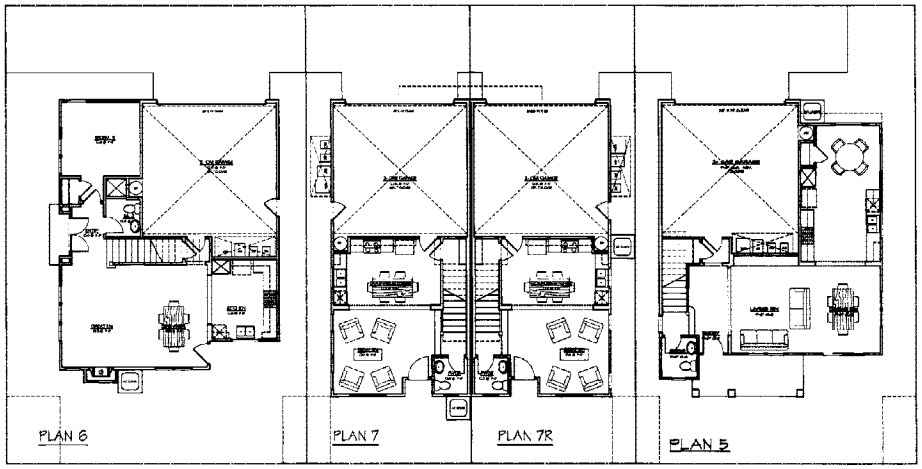

DAHLIN GROUP

Cluster Plan 2

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

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San Ramon, CA 94583
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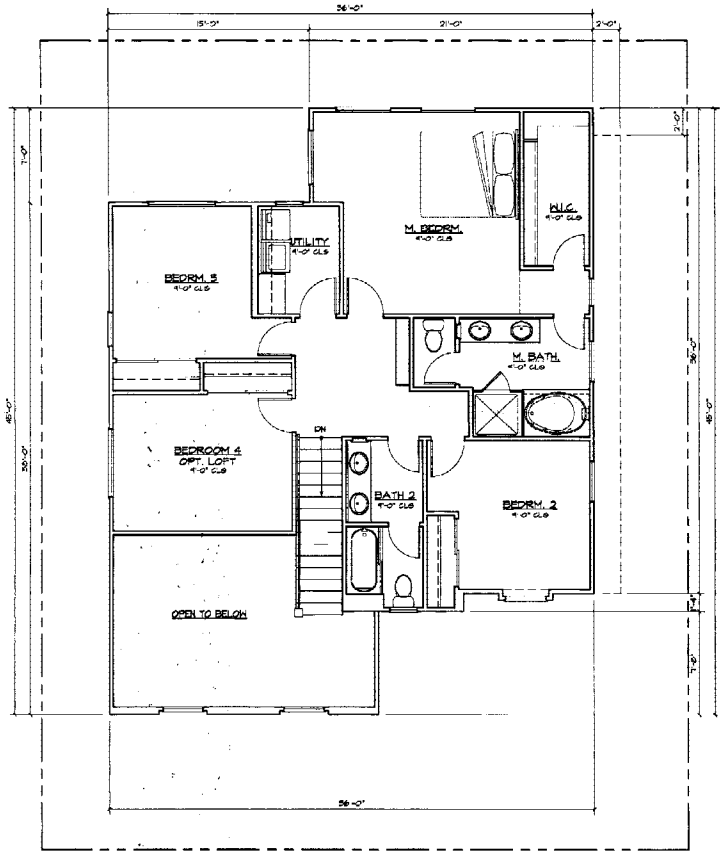
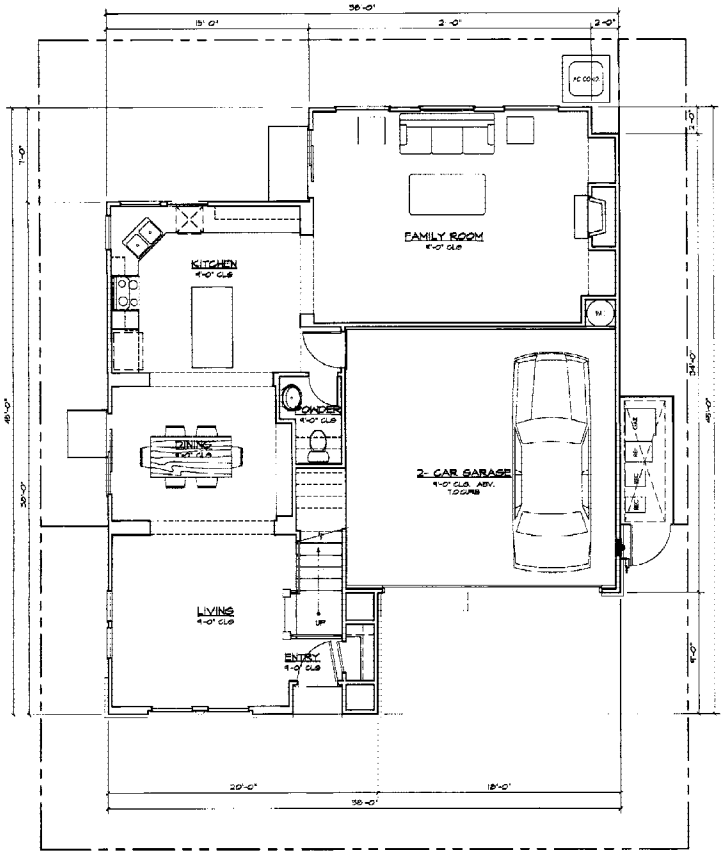
925.837.2543 Fax

A0.02



PLAN 2 SECOND FLOOR PLAN "A"

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



PLAN 2 FIRST FLOOR PLAN "A"

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

PLAN 2	
TOTAL LIVING AREA:	2192 sq. ft.
First Floor	1013 sq. ft.
Second Floor	1179 sq. ft.
Garage:	423 sq. ft.

DAHLIN GROUP

Plan 2
Floor Plan

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

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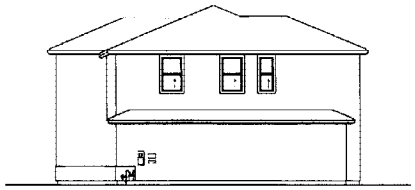
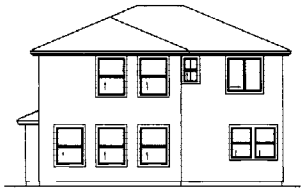
San Ramon, CA 94583
925.837.8266
925.837.2843 Fax

A2.01



PLAN 2 RIGHT SIDE ELEVATION 'A', ITALIAN
SCALE: 1/4" = 1'-0"



PLAN 2 REAR ELEVATION 'A', ITALIAN
SCALE: 1/4" = 1'-0"

PLAN 2 LEFT SIDE ELEVATION 'A', ITALIAN
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'A', ITALIAN
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'C', TUSCAN
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'D', SPANISH
SCALE: 1/4" = 1'-0"

DAHLIN GROUP

Plan 2
Elevations

PROJECT NO: 464.006
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

5671 Crow Canyon Rd.
San Ramon, CA 94583
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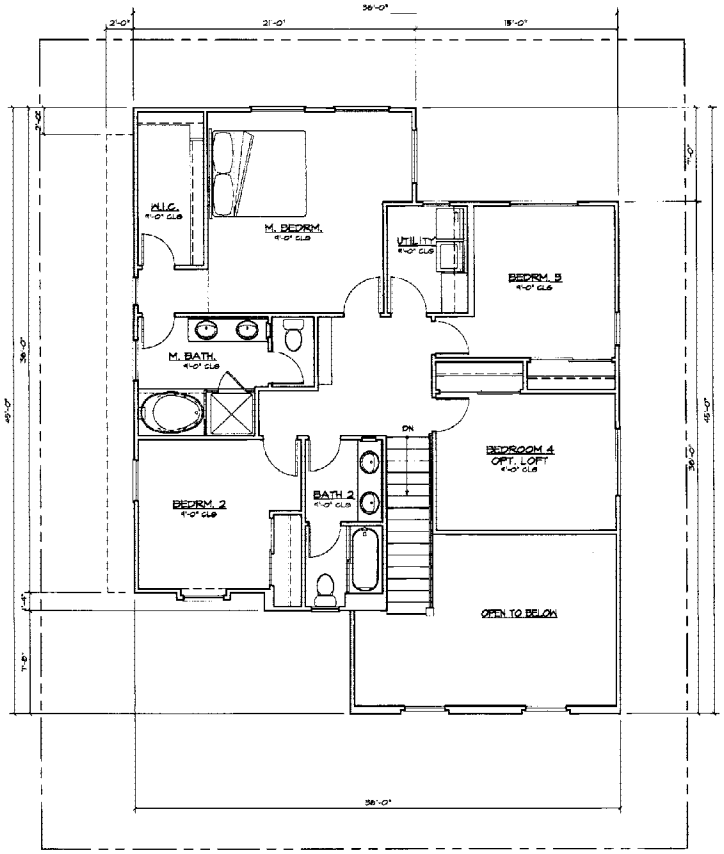
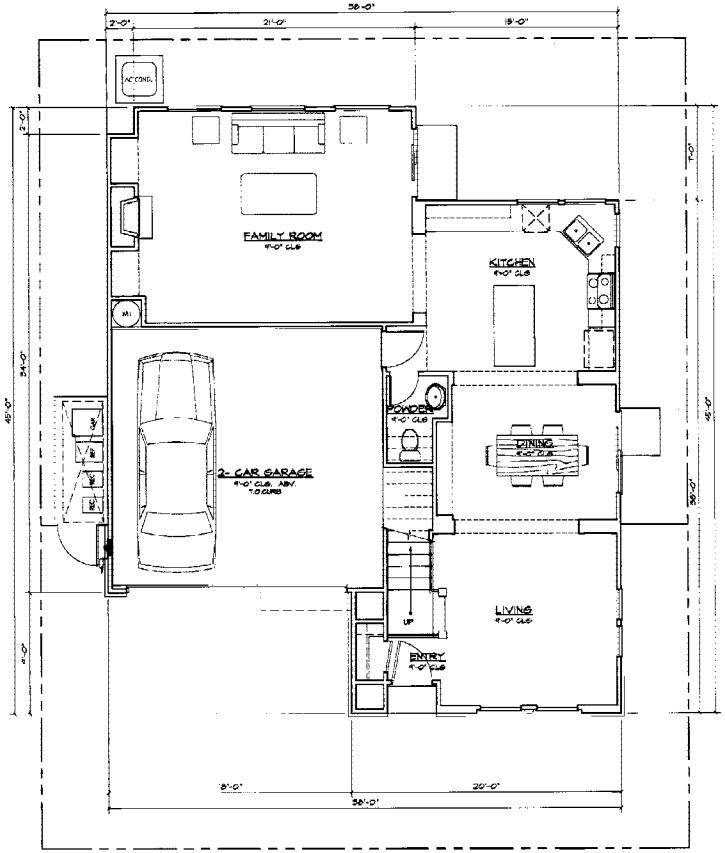
925.837.2543 Fax

A2.02



PLAN 2 SECOND FLOOR PLAN "A" RIGHT

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



PLAN 2 FIRST FLOOR PLAN "A" RIGHT

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

PLAN 2	
TOTAL LIVING AREA:	2192 sq. ft.
First Floor	1013 sq. ft.
Second Floor	1179 sq. ft.
Garage:	433 sq. ft.

DAHLIN GROUP

Plan 2
Floor Plan

PROJECT NO: 464 008
Date: 3-9-06

Mount Eden - KB HOME South Bay

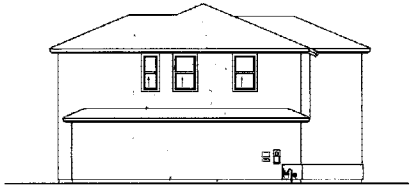
Hayward, CA

2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8286
925.837.2543 Fax

A2.01R

PLAN 2 RIGHT SIDE ELEVATION 'A', ITALIAN RIGHT
SCALE: 1/4" = 1'-0"

PLAN 2 REAR ELEVATION 'A', ITALIAN RIGHT
SCALE: 1/4" = 1'-0"



PLAN 2 LEFT SIDE ELEVATION 'A', ITALIAN RIGHT
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'A', ITALIAN RIGHT
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'C', TUSCAN RIGHT
SCALE: 1/4" = 1'-0"

PLAN 2 FRONT ELEVATION 'D', SPANISH RIGHT
SCALE: 1/4" = 1'-0"

DAHLIN GROUP

Plan 2
Elevations

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

2671 Crow Canyon Rd.
San Ramon, CA 94583
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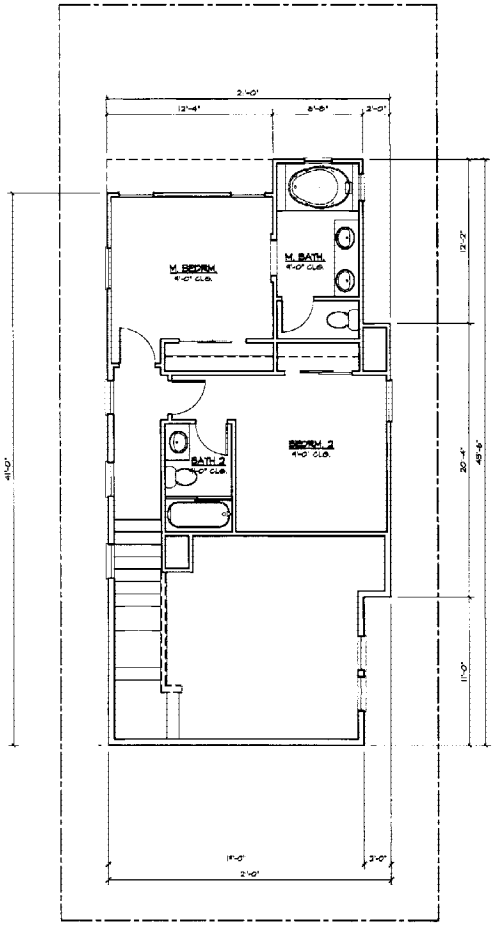
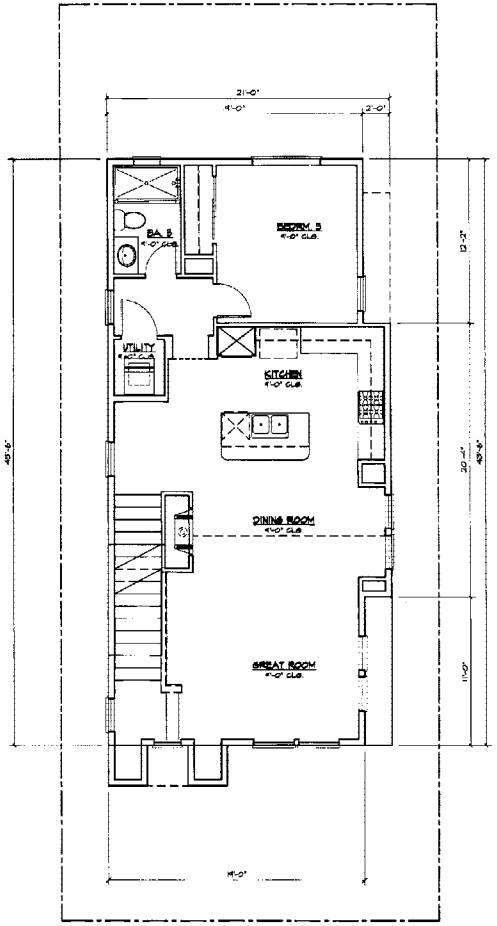
925.837.2543 Fax

A2.02R



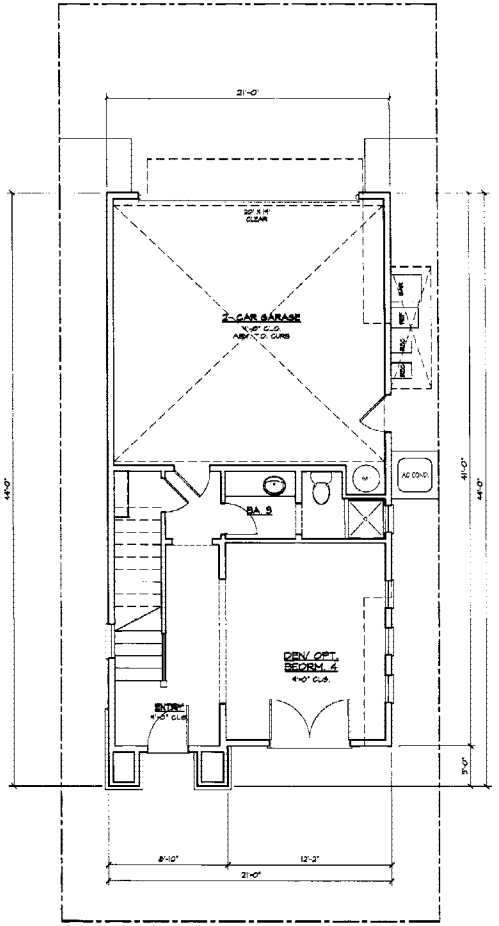
PLAN 4 THIRD FLOOR PLAN 'C'

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



PLAN 4 SECOND FLOOR PLAN 'C'

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



PLAN 4 FIRST FLOOR PLAN 'C'

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

PLAN 4	
TOTAL LIVING AREA:	1811 sq. ft.
First Floor	435 sq. ft.
Second Floor	847 sq. ft.
Third Floor	529 sq. ft.
Garage:	430 sq. ft.

DAHLIN GROUP

Plan 4
Floor Plan

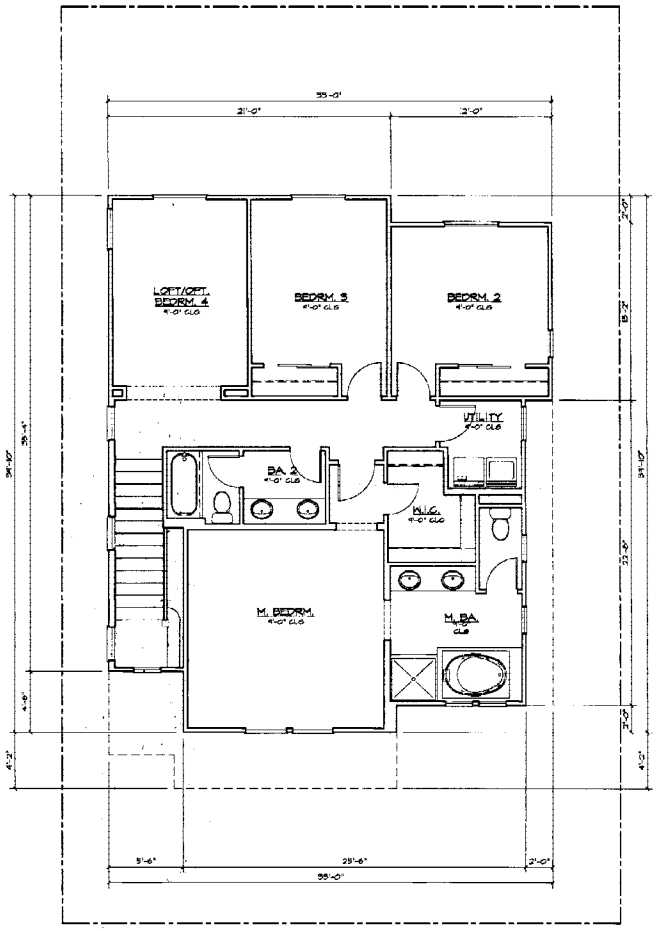
PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

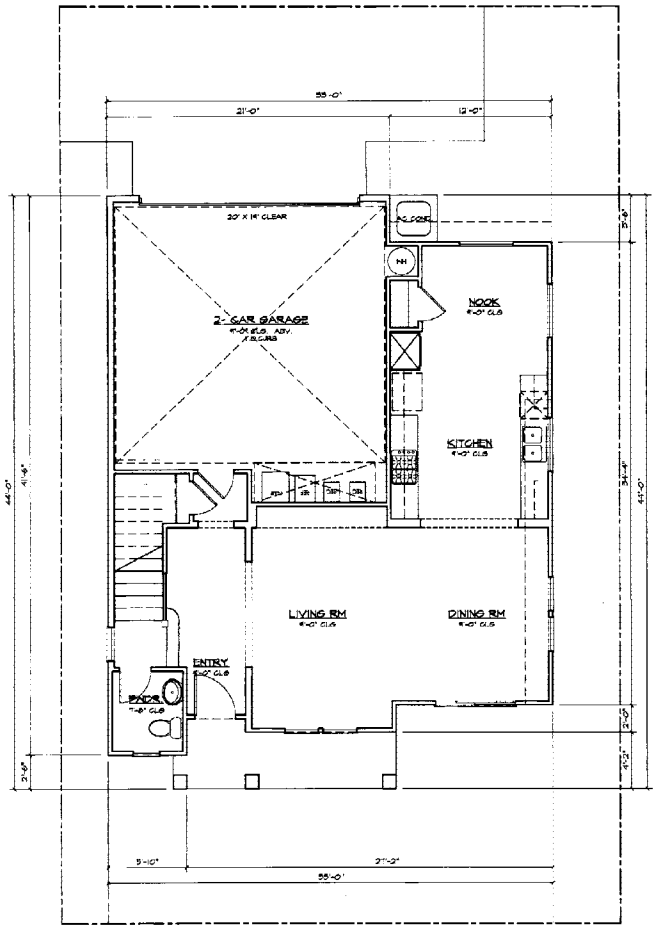
2671 Camino Ramon Rd.
San Ramon, CA 94583
925.837.8285
925.837.2343 Fax

A4.01



PLAN 5 SECOND FLOOR PLAN 'A', ITALIAN

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



PLAN 5 FIRST FLOOR PLAN 'A', ITALIAN

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

PLAN 5	
TOTAL LIVING AREA:	1927 sq. ft.
First Floor	775 sq. ft.
Second Floor	1152 sq. ft.
Garage	453 sq. ft.

DAHLIN GROUP

Plan 5
Floor Plan

PROJECT NO: 464.006
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

2671 Crow Canyon Rd.
San Ramon, CA 94583
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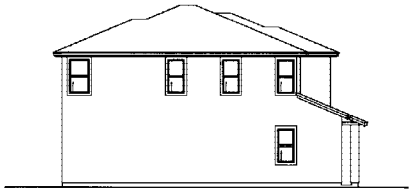
A5.01

PLAN 5 RIGHT SIDE ELEVATION 'A', ITALIAN

PLAN 5 REAR ELEVATION 'A', ITALIAN



PLAN 5 LEFT SIDE ELEVATION 'A', ITALIAN

PLAN 5 FRONT ELEVATION 'C', TUSCAN

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

PLAN 5 FRONT ELEVATION 'A', ITALIAN

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

PLAN 5 FRONT ELEVATION 'D', SPANISH

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

DAHLIN GROUP

Plan 5
Elevations

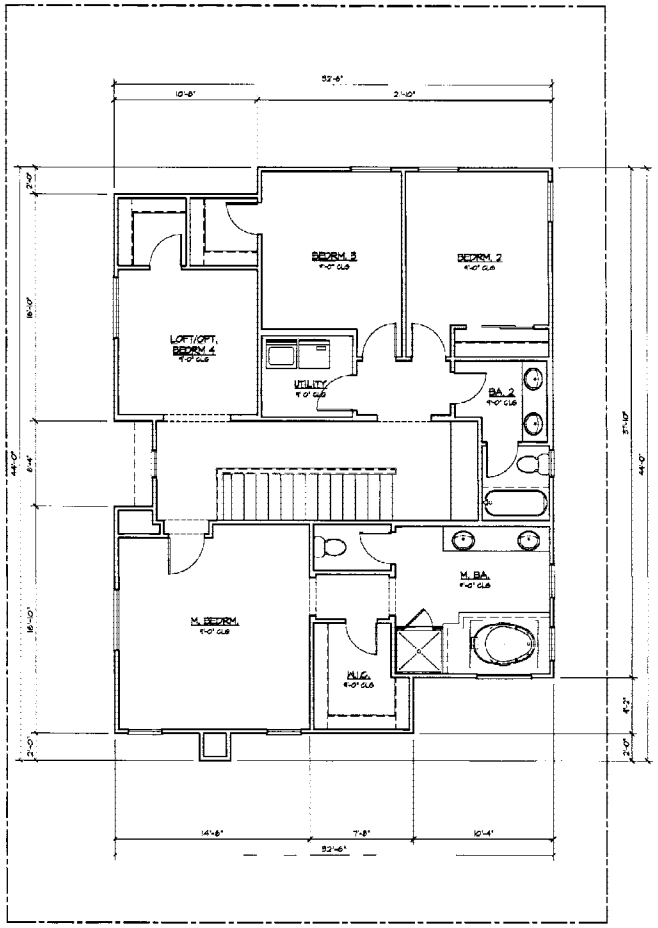
PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

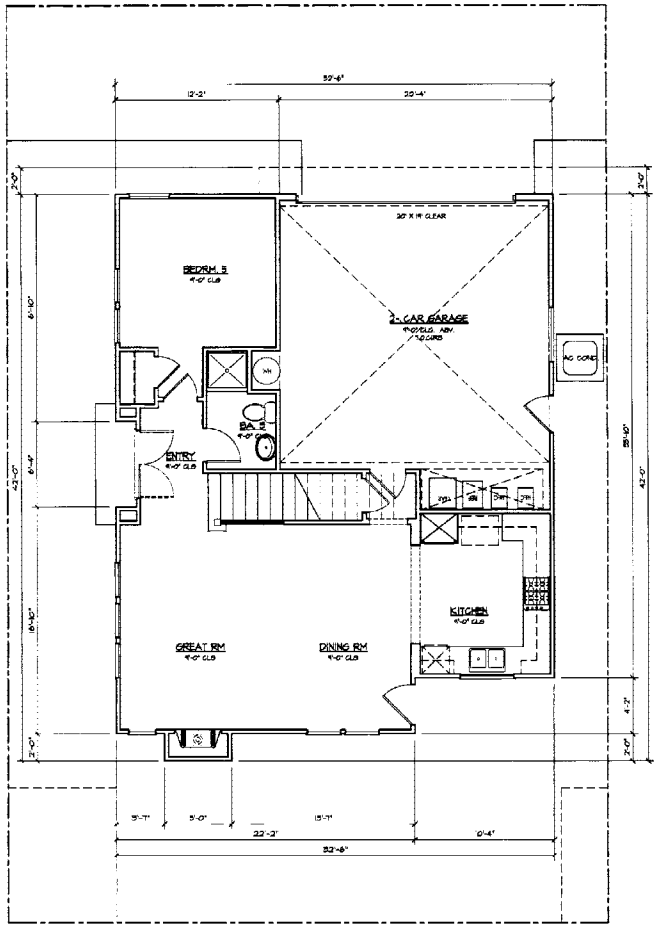
2671 Crow Canyon Rd.
San Ramon, CA 94583
925.837.8285
925.837.2543 Fax

A5.02



PLAN 6 SECOND FLOOR PLAN 'D', SPANISH

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



PLAN 6 FIRST FLOOR PLAN 'D', SPANISH

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

PLAN 6	
TOTAL LIVING AREA:	2054 sq. ft.
First Floor	794 sq. ft.
Second Floor	1260 sq. ft.
Garage:	452 sq. ft.

DAHLIN GROUP

Plan 6
Floor Plan

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

2671 Crow Canyon Rd.
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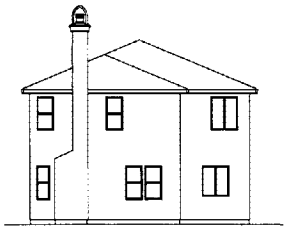
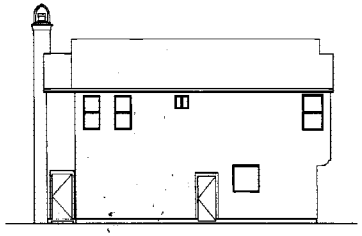
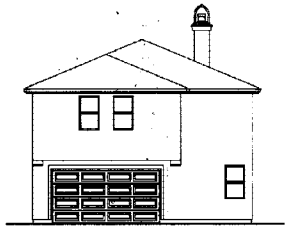
A6.01



PLAN 6 FRONT ELEVATION 'D', SPANISH
SCALE: 1/4" = 1'-0"



PLAN 6 RIGHT SIDE ELEVATION 'D', SPANISH
SCALE: 1/4" = 1'-0"



PLAN 6 REAR ELEVATION 'D', SPANISH
SCALE: 1/4" = 1'-0"

PLAN 6 LEFT SIDE ELEVATION 'C', TUSCAN
SCALE: 1/4" = 1'-0"

PLAN 6 LEFT SIDE ELEVATION 'A', ITALIAN
SCALE: 1/4" = 1'-0"

PLAN 6 LEFT SIDE ELEVATION 'D', SPANISH
SCALE: 1/4" = 1'-0"

Mount Eden - KB HOME South Bay

Hayward, CA

DAHLIN GROUP

Plan 6
Elevations

PROJECT NO: 464.008
Date: 3-9-06

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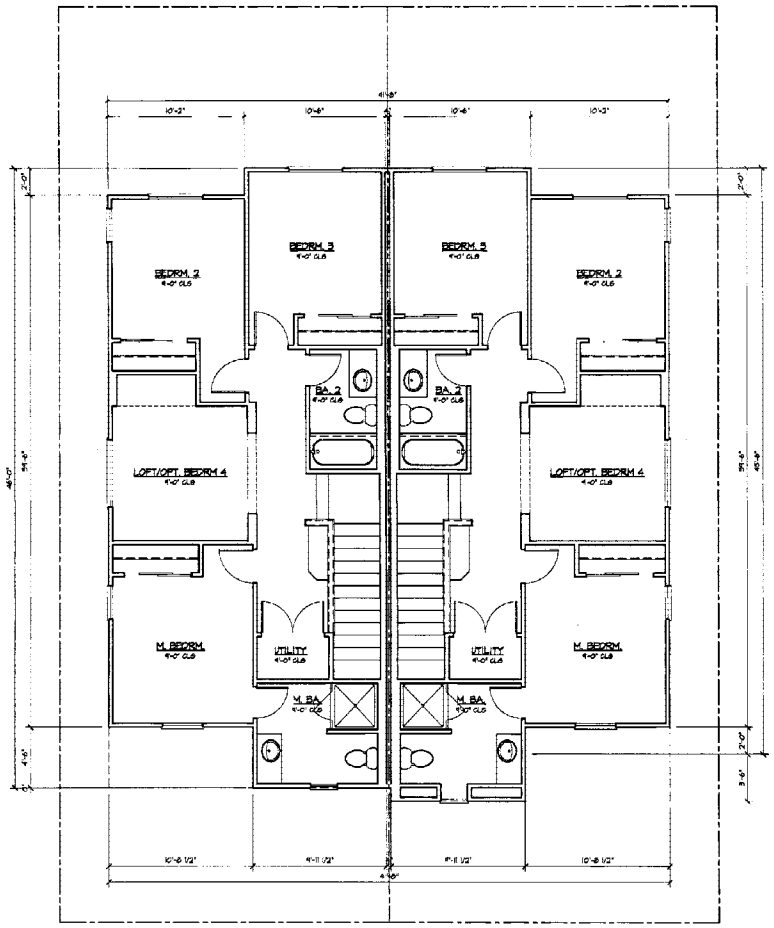
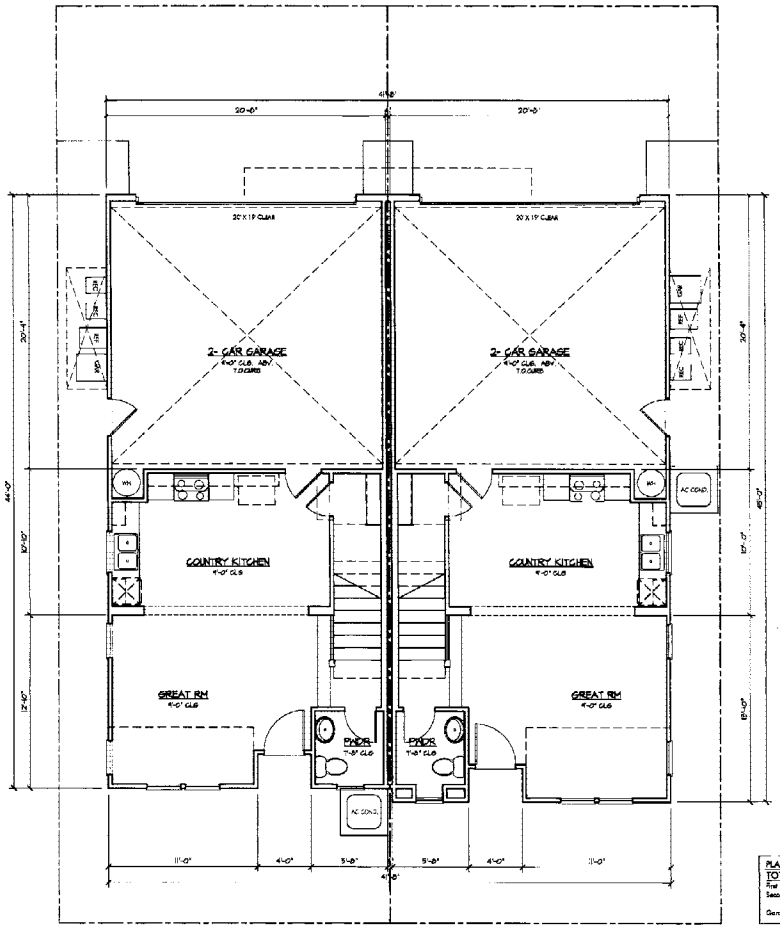
A6.02



PLAN 7 SECOND FLOOR PLAN 'A', ITALIAN

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



PLAN 7 FIRST FLOOR PLAN 'A', ITALIAN

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

PLAN 7	
TOTAL LIVING AREA:	1310 sq. ft.
First Floor	474 sq. ft.
Second Floor	836 sq. ft.
Garage:	426 sq. ft.

DAHLIN GROUP

Plan 7
Floor Plan

PROJECT NO: 464.008
Date: 3-9-06

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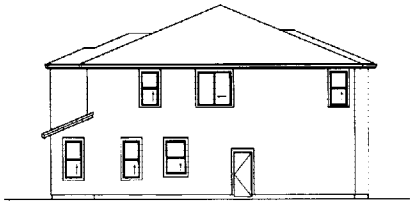
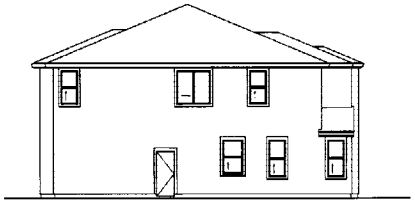
A7.01



PLAN 7 RIGHT SIDE ELEVATION 'A' ITALIAN

PLAN 7 REAR ELEVATION 'A' ITALIAN



PLAN 7 LEFT SIDE ELEVATION 'A' ITALIAN

PLAN 7 FRONT ELEVATION 'A' ITALIAN

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

PLAN 7 FRONT ELEVATION 'D' SPANISH

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

Mount Eden - KB HOME South Bay

Hayward, CA

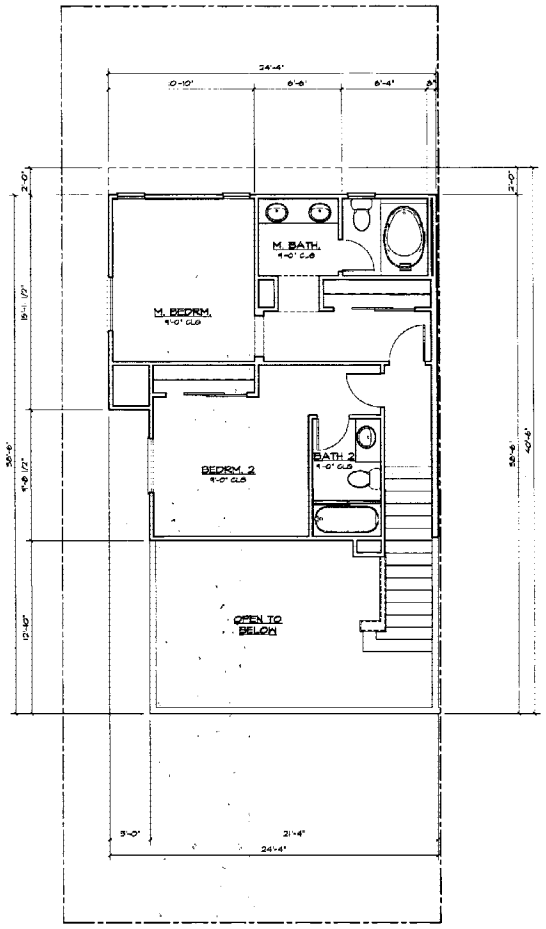
DAHLIN GROUP

Plan 7
Elevations

PROJECT NO: 464.008
Date: 3 9-06

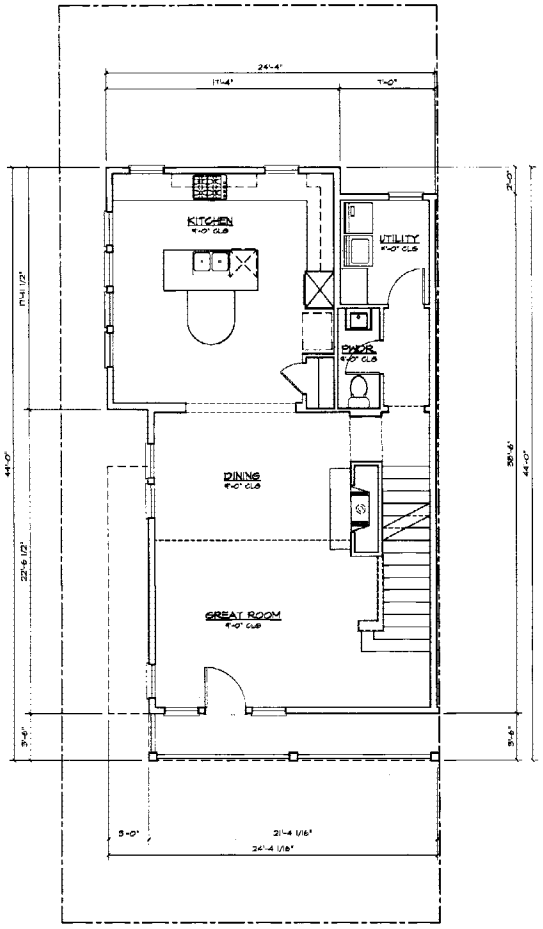
2671 Crow Canyon Rd
San Ramon, CA 94583
925.837.9286 [redacted]
925.837.2543 Fax [redacted]

A7.02



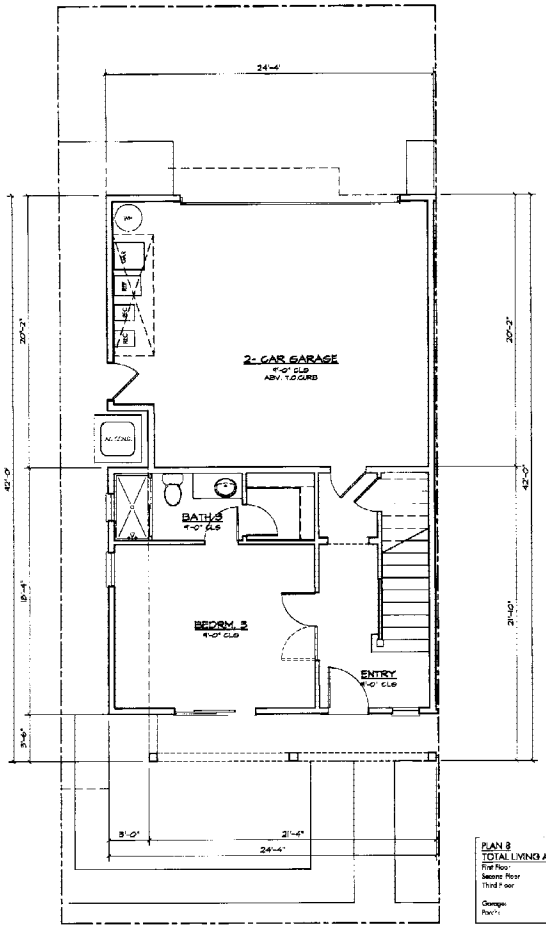
PLAN 8 THIRD FLOOR PLAN 'D', SPANISH

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



PLAN 8 SECOND FLOOR PLAN 'D', SPANISH

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



PLAN 8 FIRST FLOOR PLAN 'D', SPANISH

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

PLAN 8	
TOTAL LIVING AREA:	1878 sq. ft.
First Floor:	445 sq. ft.
Second Floor:	859 sq. ft.
Third Floor:	584 sq. ft.
Garage:	479 sq. ft.
Porch:	39 sq. ft.

DAHLIN GROUP

Plan 8
Floor Plan

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

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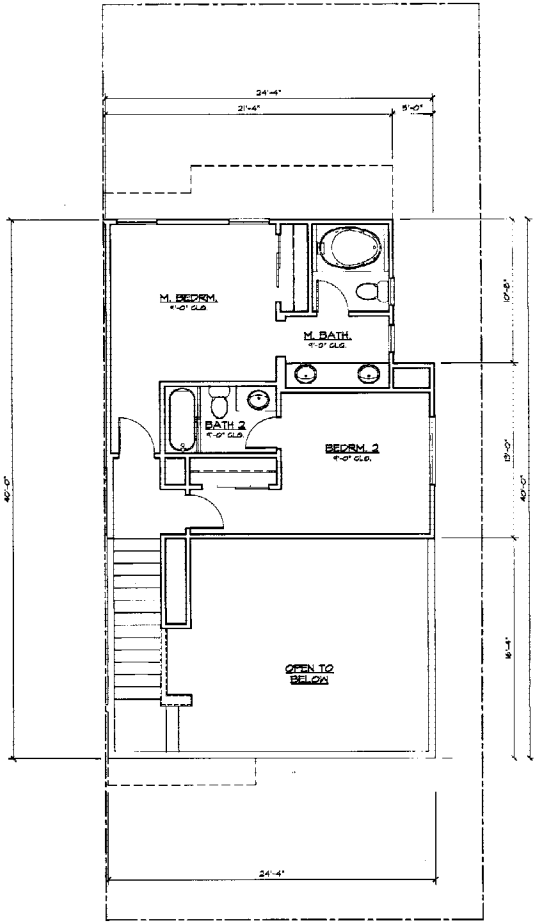
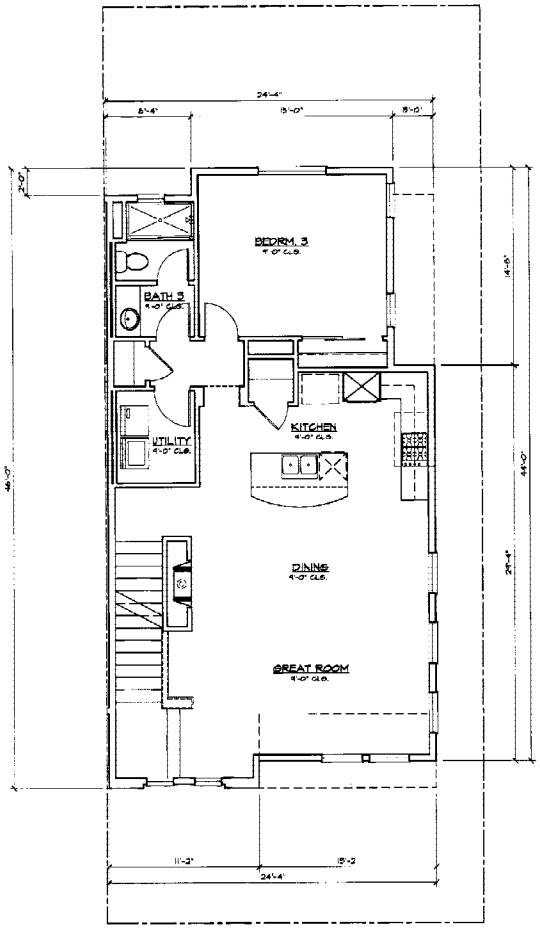
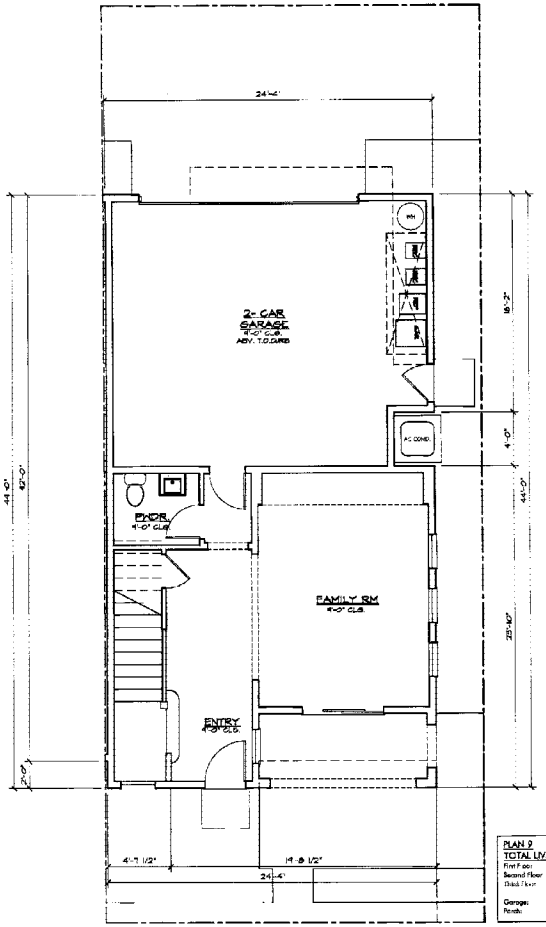
A8.01



PLAN 9 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN 9 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN 9 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN 9	
TOTAL LIVING AREA:	2050 sq. ft.
First Floor:	1534 sq. ft.
Second Floor:	1018 sq. ft.
Third Floor:	498 sq. ft.
Garage:	474 sq. ft.
Porch:	72 sq. ft.

DAHLIN GROUP

Plan 9
Floor Plan

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

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A9.01

PLAN 9 RIGHT SIDE ELEVATION 'D' SPANISH

PLAN 9 REAR ELEVATION 'D' SPANISH

PLAN 8 REAR ELEVATION 'D' SPANISH

PLAN 8 LEFT SIDE ELEVATION 'D' SPANISH

PLAN 8 FRONT ELEVATION 'D' SPANISH
SCALE: 1/4" = 1'-0"

PLAN 9 FRONT ELEVATION 'D' SPANISH
SCALE: 1/4" = 1'-0"

Mount Eden - KB HOME South Bay

Hayward, CA

DAHLIN GROUP

Plans 8 & 9 Duets
Elevations

PROJECT NO: 464.008
Date: 3-9-06

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A9.02

PLAN 8 FRONT ELEVATION 'C' TUSCAN
SCALE: 1/4" = 1'-0"

PLAN 9 FRONT ELEVATION 'C' TUSCAN
SCALE: 1/4" = 1'-0"

PLAN 8 FRONT ELEVATION 'A' ITALIAN
SCALE: 1/4" = 1'-0"

PLAN 9 FRONT ELEVATION 'A' ITALIAN
SCALE: 1/4" = 1'-0"

DAHLIN GROUP

Plans 8 & 9 Duets
Elevations

PROJECT NO: 464.008
Date: 3-9-06

Mount Eden - KB HOME South Bay

Hayward, CA

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A9.03

MT. EDEN (DUTRA PROPERTIES)

LANDSCAPE PLANS

HAYWARD, CALIFORNIA

MARCH 10, 2006

KB Home South Bay Inc.
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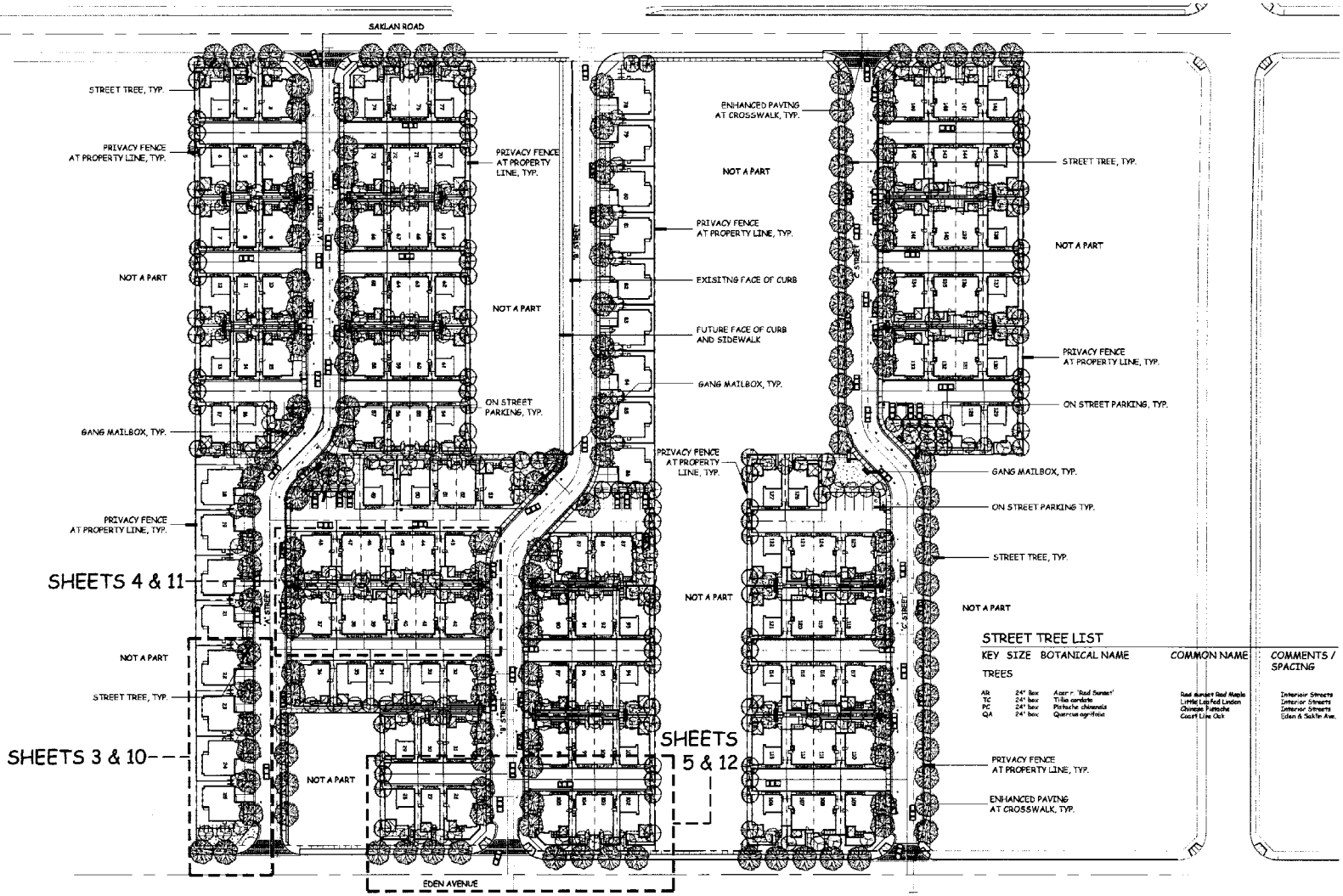
Facsimile: (925) 750-1800

RANDALL PLANNING & DESIGN INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290
Walnut Creek, California 94596
Office: (925) 934-8022
Facsimile: (925) 934-8053

RECEIVED
MAR 10 2006
PLANNING DIVISION

SHEET SCHEDULE

ILLUSTRATIVE SITE PLAN	L-1
TYPICAL FRONT DRIVE LANDSCAPE PLAN	L-2
TYPICAL ALLEY-LOADED LANDSCAPE PLAN	L-3
EDEN AVENUE FRONTAGE LANDSCAPE PLAN	L-4
PUBLIC OPEN SPACE LANDSCAPE PLAN	L-5
TYPICAL SITE FURNISHINGS	L-6
TYPICAL SITE FURNISHINGS	L-7
IRRIGATION NOTES AND LEGENDS	L-8
IRRIGATION DETAILS	L-9
TYPICAL FRONT DRIVE HYDROZONE PLAN	L-10
TYPICAL ALLEY-LOADED HYDROZONE PLAN	L-11
EDEN AVENUE FRONTAGE HYDROZONE PLAN	L-12



STREET TREE LIST

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES				
AR	24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Interior Streets
TC	24" box	Tilia cordata	Little Leaf Red Linden	Interior Streets
PC	24" box	Pistache chinensis	Chinese Pistache	Interior Streets
QA	24" box	Quercus agrifolia	Coast Live Oak	Eden & Saklan Ave.

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Office: (925) 934-8002
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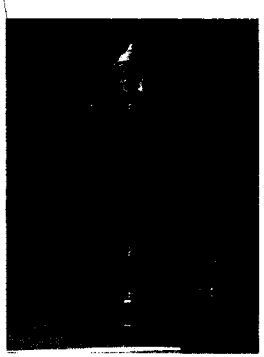
ILLUSTRATIVE SITE PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1"=50'

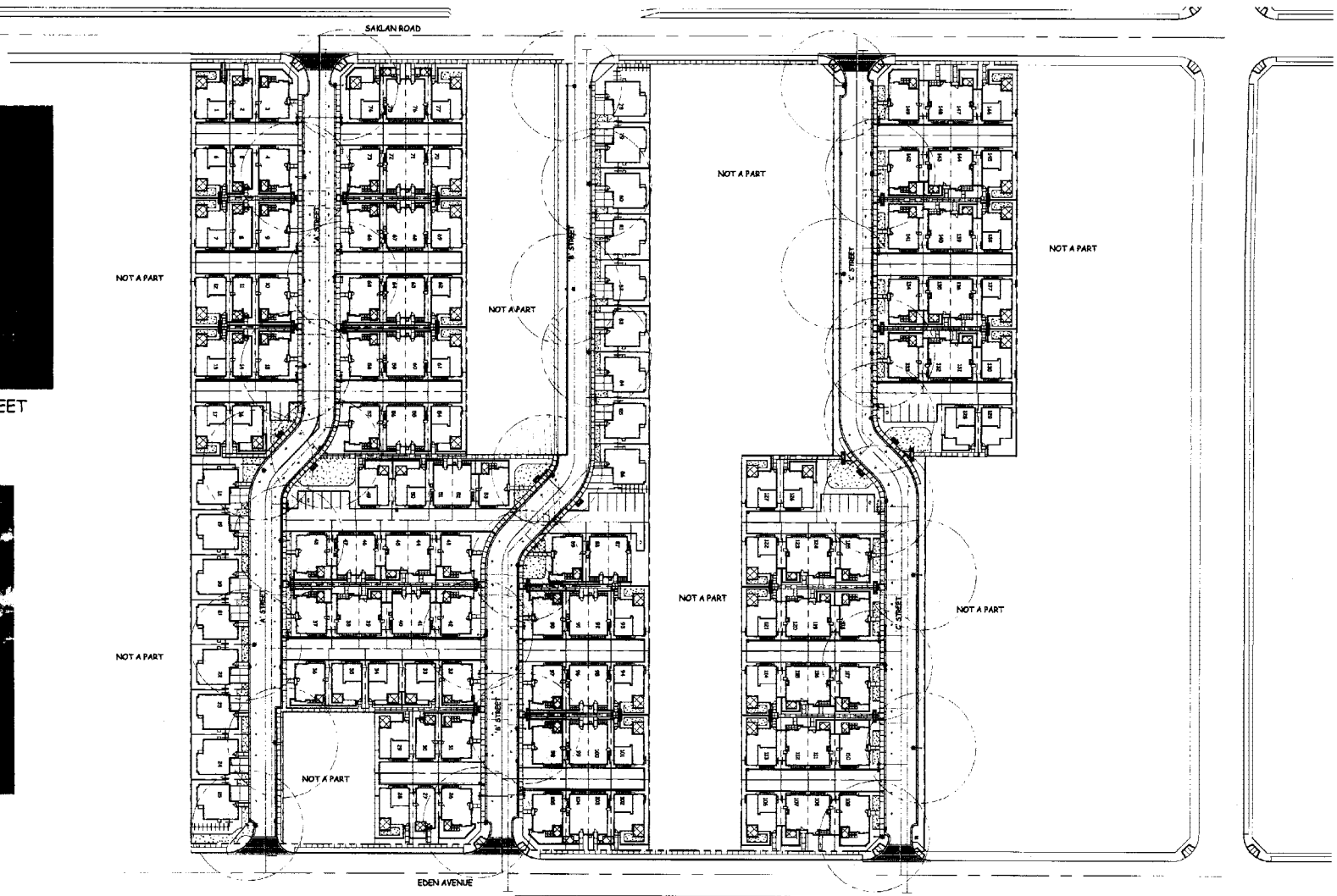
0 25 50 100 150

1



HAGERSTOWN STREET LIGHT BY HADCO

BOLLARD LIGHT IN PASEOS



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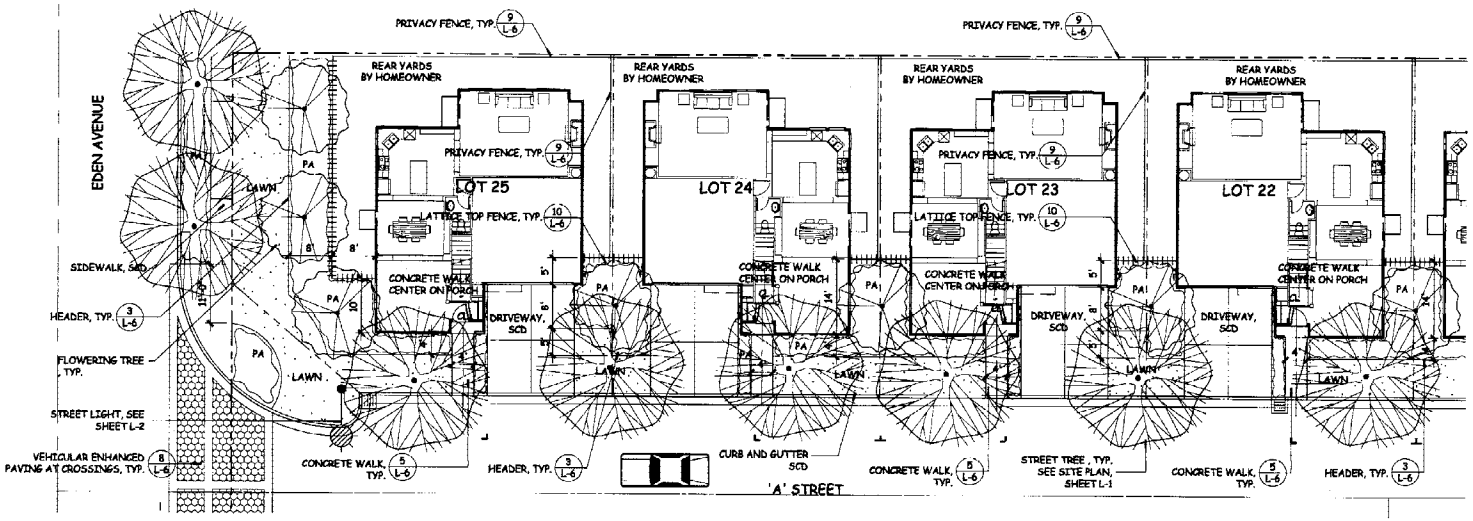
PRELIMINARY STREET LIGHT PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1"=50'

0 25 50 100 150

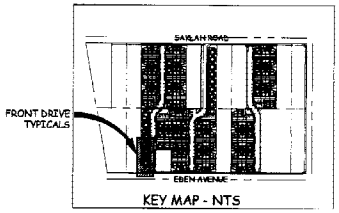
2



TYPICAL FRONT DRIVE HOMES LANDSCAPE PLAN

PLANT LIST

KEY	SIZE	BOTANICAL NAME	COMMON NAME
YARD TREES			
AP	24" Box	Acer p. 'Bloodgood'	Japanese Maple
EP	24" Box	Koelreuteria paniculata	Goldenrain Tree
LC	24" Box	Lagerstroemia i. 'Cherokee'	Cherokee Crape Myrtle
LN	24" Box	Laurus nobilis 'Saratoga'	Sweet Bay
OE	24" Box	Olea europaea 'Swan Hill'	Olive
PY	24" Box	Pyrus c. 'Whitehouse'	Flowering Pear
SHRUBS			
AB	5 gal.	Arbutus unedo 'Compacta'	Strawberry Tree
AH	5 gal.	Anisodontea x hypomandarum	Cape Mallow
CO	15 gal.	Cercis occidentalis	Western Redbud
CS	5 gal.	Cirtus sulvifolius	Orchid Rockrose
CR	1 gal.	Correa sp.	Australian Fuchsia
CL	15 gal.	Camellia sasanqua	Camellia
DV	5 gal.	Dietes bicolor	Purple Hop Bush
FS	5 gal.	Feijoa sellowiana	Pineapple Guava
LA	1 gal.	Lavandula 'Ov.'	Lavender
LS	5 gal.	Leptospermum scoparium 'Ruby Glow'	Tree Mallow
MA	5 gal.	Mahonia aquifolium	Oregon Grape
MC	5 gal.	Miscanthus s. 'Adagio'	Miscanthus
ND	5 gal.	Nandina domestica	Heavenly Bamboo
PT	1 gal.	Phormium tenax 'Ov.'	New Zealand Flax
RM	1 gal.	Rosmarinus officinalis 'Collingwood Ingram'	Rosmary
SL	1 gal.	Salvia lucantha	Mexican Sage
TF	1 gal.	Teucrium fruticans	Bush Germander
PERENNIALS			
AM	1 gal.	Achillea millefolium 'Ov.'	Common Yarrow
AQ	1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile
CV	1 gal.	Coreopsis verticillata 'Ch.'	Coreopsis
EX	1 gal.	Erigeron karvinskianus	Fleabane
HS	1 gal.	Hemerocallis 'Stella D'or'	Stella D'or Daylily
ID	1 gal.	Iris douglasiana	Douglas Iris
VB	1 gal.	Verbena peruviana 'Ov.'	Verbena
GROUNDCOVERS			
GE	1 gal.	Gazania sp.	Gazania
TV	1 gal.	Trachelospermum jasminoides	Star jasmine
VM	1 gal.	Vinca minor	Periwinkle



KEY MAP - NTS

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RANDALL PLANNING & DESIGN INC.
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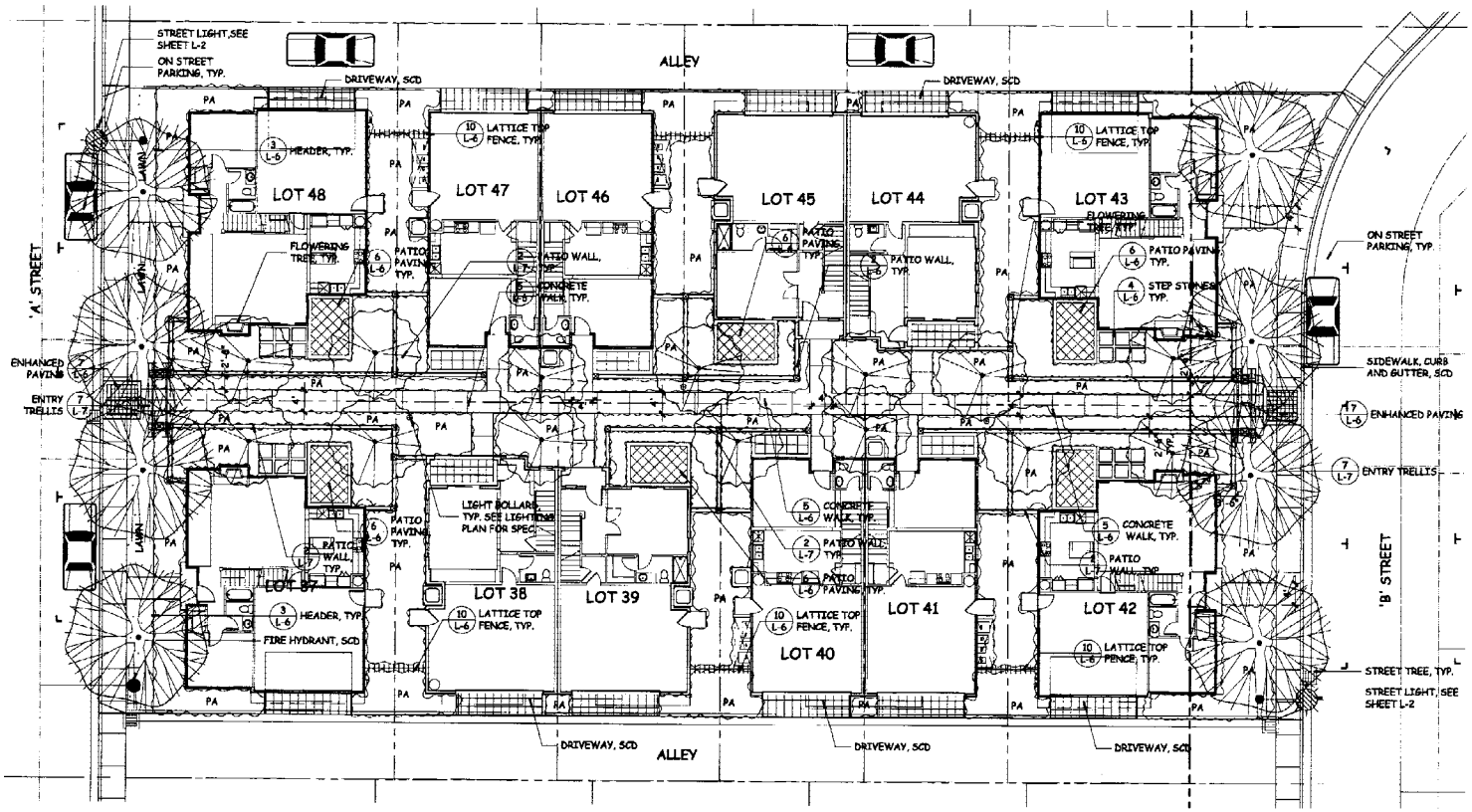
TYPICAL FRONT DRIVE LANDSCAPE PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

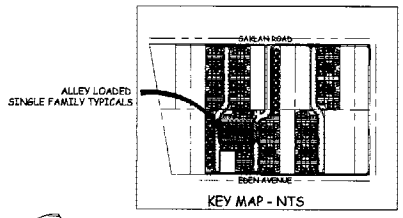
SCALE: 1" = 10'

0 5 10 20 30

3



TYPICAL ALLEY HOMES LANDSCAPE PLAN



KEY MAP - NTS

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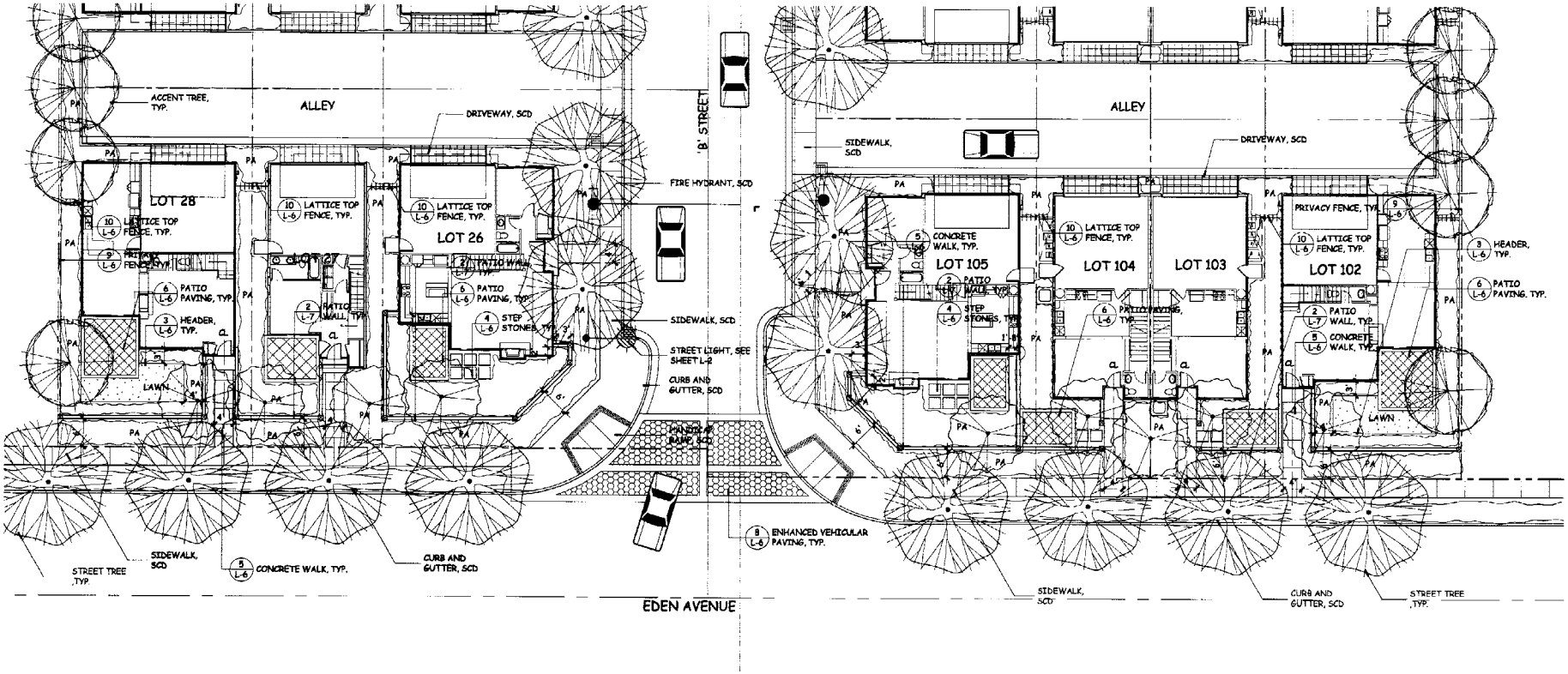
TYPICAL ALLEY LOADED PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

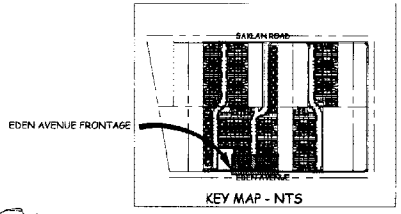
Date: 10 MARCH, 2006

SCALE: 1" = 10'

0 5 10 20 30

4





KEY MAP - NTS

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EDEN AVENUE FRONTAGE LANDSCAPE PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1" = 10'

0 5 10 20 30

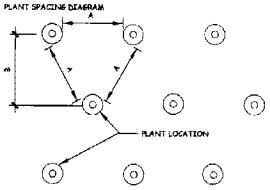
5

PLANT QUANTITY CHART

A	B	PLANTS PER S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.17
72" O.C.	62.35"	0.04

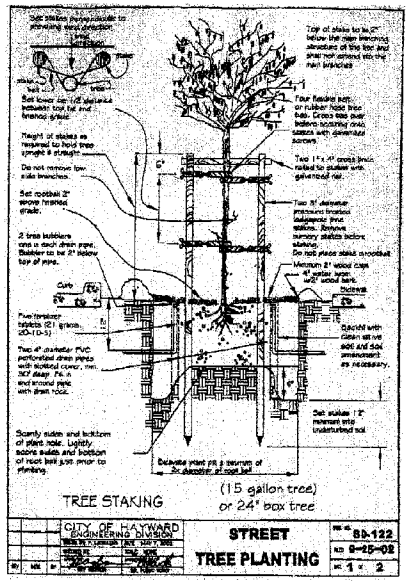
SEE GROUNDCOVER PLANT LIST FOR SPACING OF MASSED PLANTS. THIS DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER COVERAGE AND PLANT COUNTS BASED ON SPECIFIED SPACING.

PLANT SPACING DIAGRAM

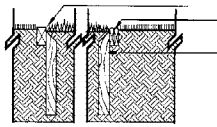


THIS DIAGRAM DISPLAYS THE PROPER SPACING OF GROUNDCOVERS AND MASSED SHRUB PLANTINGS. PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER.

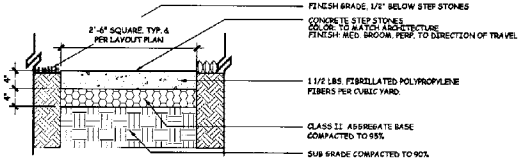
1 PLANT SPACING
N.T.S



2 TREE GUYING DETAIL (15 GAL./24" BOX)
N.T.S.



3 HEADER
SCALE: 1"=1'-0"



4 CONCRETE STEP STONES
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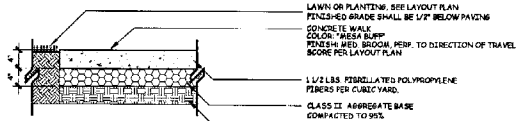

5 CONCRETE WALK
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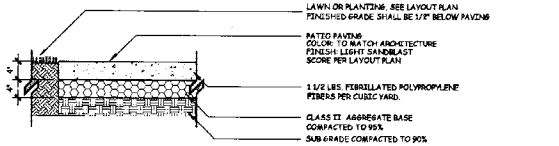
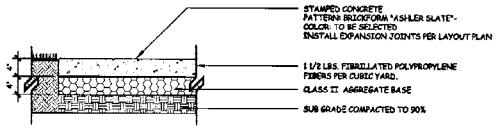


6 PATIO PAVING
SCALE: 1"=1'-0"



7 ENHANCED PAVING
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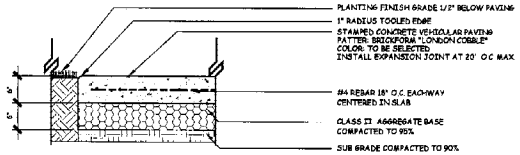

8 ENHANCED VEHICULAR PAVING (AT CROSSWALKS)
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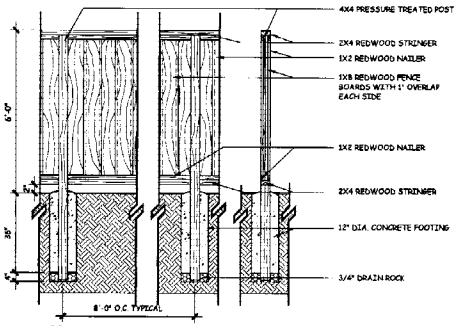
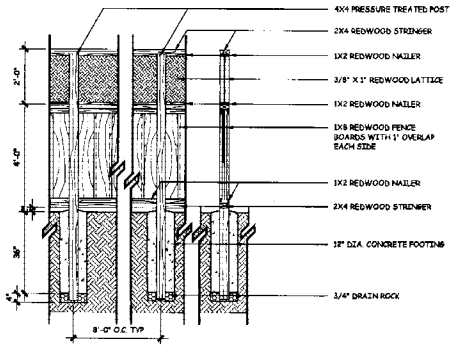


9 PRIVACY FENCE (AT INTERNAL LOT LINES)
SCALE: 1/2"=1'-0"



10 LATTICE TOP FENCE (AT ALL EXPOSED FENCING)
SCALE: 1/2"=1'-0"

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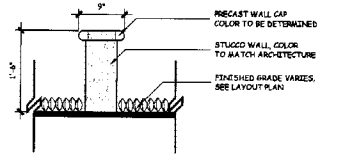
TYPICAL SITE FURNISHINGS
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006



1 LOW WALL (MEDIAN ISLAND)
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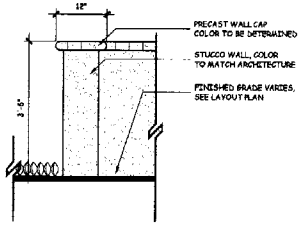
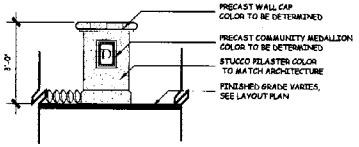


2 PATIO WALL
SCALE: 3/4" = 1'-0"



3 LOW PILASTER
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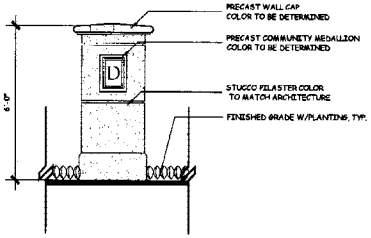
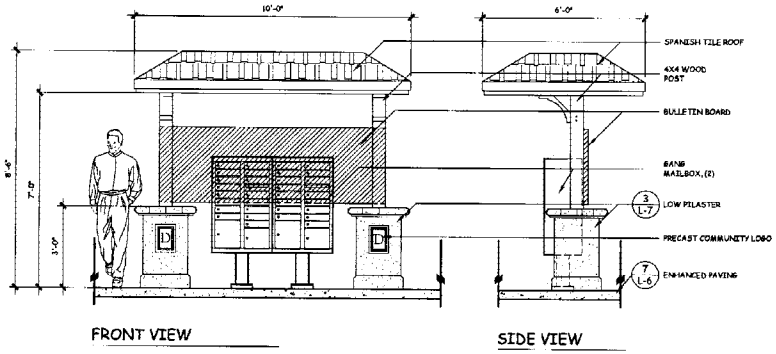
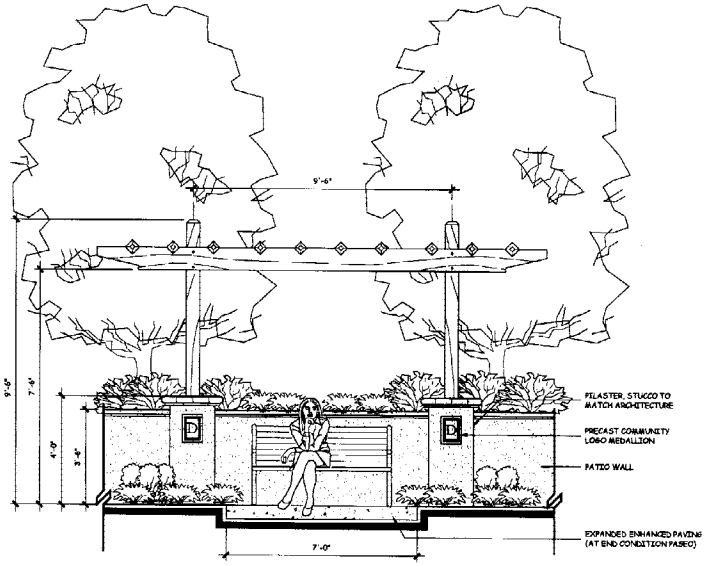


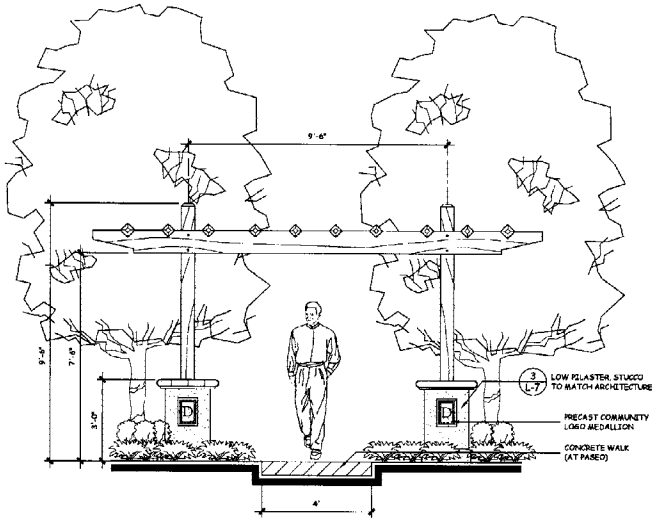
4 NEIGHBORHOOD PILASTER
SCALE: 1/2"=1'-0"



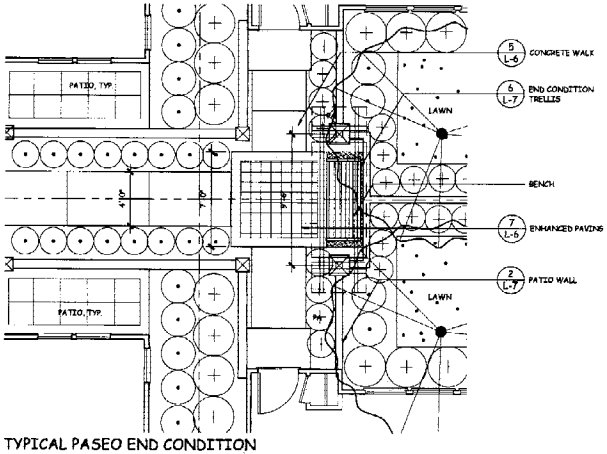
5 GANG MAILBOX ENCLOSURE
SCALE: 1/2"=1'-0"



6 END CONDITION TRELLIS (AT PASEO)
SCALE: 1/2"=1'-0"



7 ENTRY TRELLIS
SCALE: 1/2"=1'-0"



8 TYPICAL PASEO END CONDITION
SCALE: 1/4"=1'-0"

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TYPICAL SITE FURNISHINGS
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

4. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

5. 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATIONS TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLERS AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

6. EACH IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

7. INSTALL NEW BATTERIES IN IRRIGATION CONTROLLERS TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE, AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M DBY SEAL PACKS.

9. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.

10. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBY SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

11. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.

12. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE 12" FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

14. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

15. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

16. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

17. INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

18. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

19. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

20. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

21. PIPE THREAD SEALANT COMPOUND SHALL BE LASCO #505-305, PERMATEX 51 OR RECTOR SEAL T+2.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	1806-SAM-PRS-15-F,H,Q	RAINBIRD POP-UP SPRAY SPRINKLER (LAWN)
	1806-SAM-PRS-17-F,H,Q	RAINBIRD POP-UP SPRAY SPRINKLER (LAWN)
	1806-SAM-PRS 10 F,H,Q	RAINBIRD POP-UP SPRAY SPRINKLER (LAWN)
	1806-SAM-PRS-8-F,H,Q	RAINBIRD POP UP SPRAY SPRINKLER (LAWN)
	1806-SAM-PRS-5-H,Q	RAINBIRD POP-UP SPRAY SPRINKLER (LAWN)
	1401	RAINBIRD BUBBLER (SHRUB)
	1401/RWS-RCS	RAINBIRD BUBBLER WITH DEEP WATERING BUBBLER ASSEMBLY AND CHECK VALVE. (TREE)
	PEB-SERIES	RAINBIRD REMOTE CONTROL VALVE
	1-113-BR	NIBCO GATE VALVE (LINE SIZE)
	975XL-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY
Ⓐ Ⓑ Ⓒ	ESP-16LX Plus	RAINBIRD CONTROLLER (WALL MOUNT)
	MINI-CLIK	HUNTER RAIN SWITCH
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE
		MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER
		LATERAL LINE: 1" & LARGER: 1120-CL 200 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER
		SLEEVING: 1120-CL. 200 PVC PLASTIC PIPE. 18" COVER

LANDSCAPE WATER USE STATEMENT

Project Name: Dutra Properties

Project Address: Hayward, California

Prepared by: Dickson & Associates, Inc.
9050 B Deschutes Road
Palo Cedro, CA 96073
(530) 547-5515

PART ONE Landscape Water Allowance

Total Irrigated Landscaped Area (square feet) 144,836

x 20.8

Landscapes Water Allowance (Gallons per Year) 3,012,589

PART TWO Estimated Landscape Water Use

$$*ELWU = \frac{LZxPFx26}{IE}$$

Landscape Zone	Area (LZ) (square feet)	Plant Factor (PF)	Irrigation Efficiency (IE)	ELWU (gallons/yr.)
A	17,538	0.7	.625	510,707
B	127,298	0.5	0.85	1,946,911
Total	144,836			2,457,618

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IRRIGATION NOTES AND LEGENDS
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

PROGRESS PRINT
DATE PLOTTED: 02-01-2006
NOT FOR CONSTRUCTION

Date: 10 MARCH, 2006

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LANDSCAPE IRRIGATION
MARY DICKSON, ASIC
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PALO CEDRO, CALIFORNIA 96073

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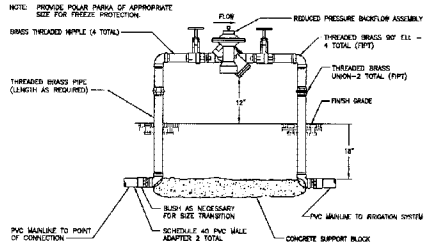
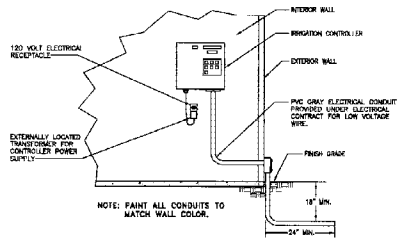


REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



INTERIOR WALL MOUNT CONTROLLER
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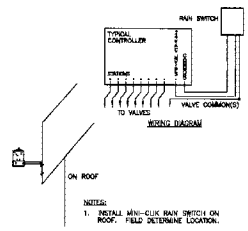

RAIN SWITCH INSTALLATION
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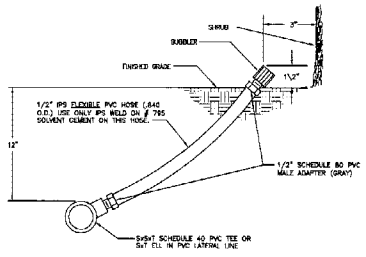
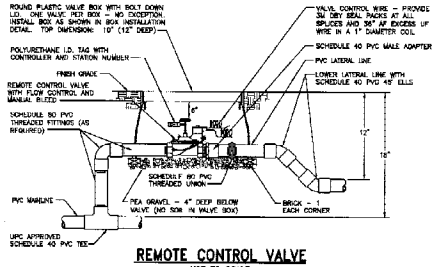


SHRUB BUBBLER WITH FLEXIBLE RISER
NOT TO SCALE



REMOTE CONTROL VALVE
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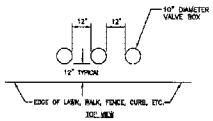
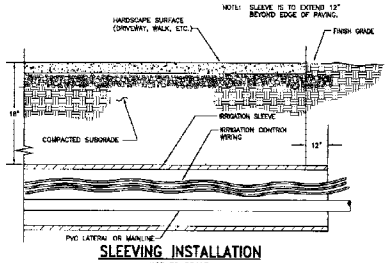
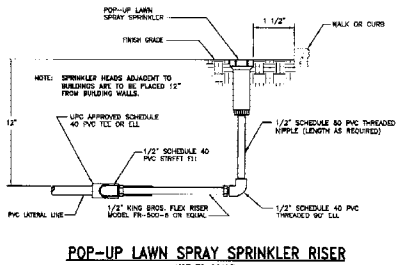


1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET ROV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
5. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

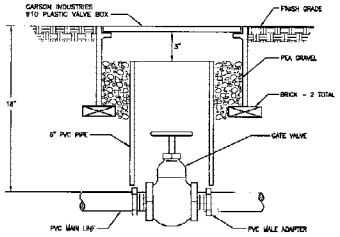
VALVE BOX INSTALLATION
NOT TO SCALE



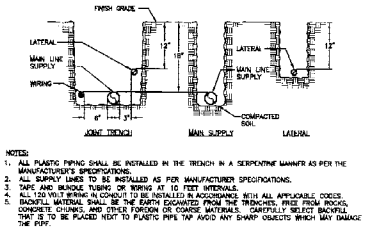
SLEEVING INSTALLATION
NOT TO SCALE



POP-UP LAWN SPRAY SPRINKLER RISER
NOT TO SCALE

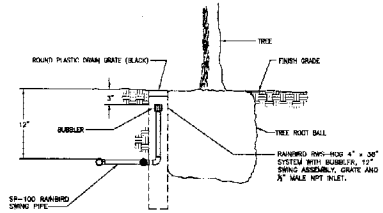


GATE VALVE
NOT TO SCALE



NOTES:
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TAP AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE

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IRRIGATION DETAILS
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

PROGRESS PRINT
DATE PLOTTED: 02-01-2006
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Date: 10 MAR CH, 2006

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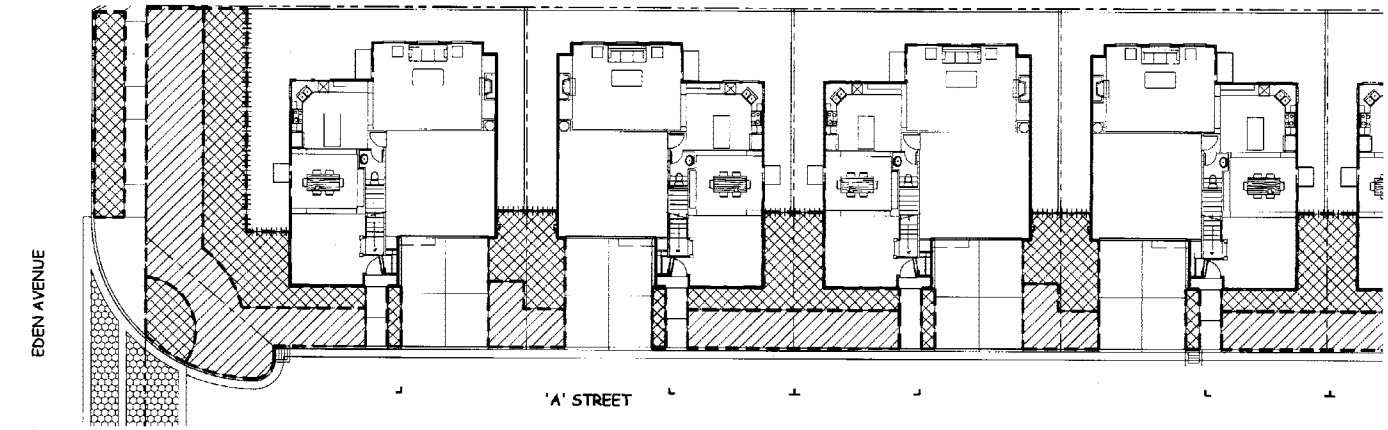


TYPICAL FRONT DRIVE HOMES HYDROZONE PLAN

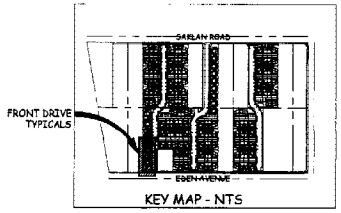
LANDSCAPE ZONES

A — LAWN W/ SPRAY IRRIGATION

B — ORNAMENTAL SHRUBS W/ BUBBLER IRRIGATION-MEDIUM WATER USE

IRRIGATION NOTES:

1. The irrigation shall be designed to separately circuit the different zones high, medium, and low water needs.
2. The irrigation system shall have a rainfall sensing device to avoid operation of the system during periods of increased rainfall.
3. The heads used shall be matched precipitation sprinklers.



KEY MAP - NTS

KB HOME
KB Home South Bay Inc.
6700 Koll Center Parkway, Suite 200
Pleasanton, California 94566
Office: (925) 750-1700
Facsimile: (925) 750-1800

RANDALL PLANNING & DESIGN INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1473 N. Broadway Suite 290
Walnut Creek, California 94596
Office: (925) 934-8003
Facsimile: (925) 934-8003

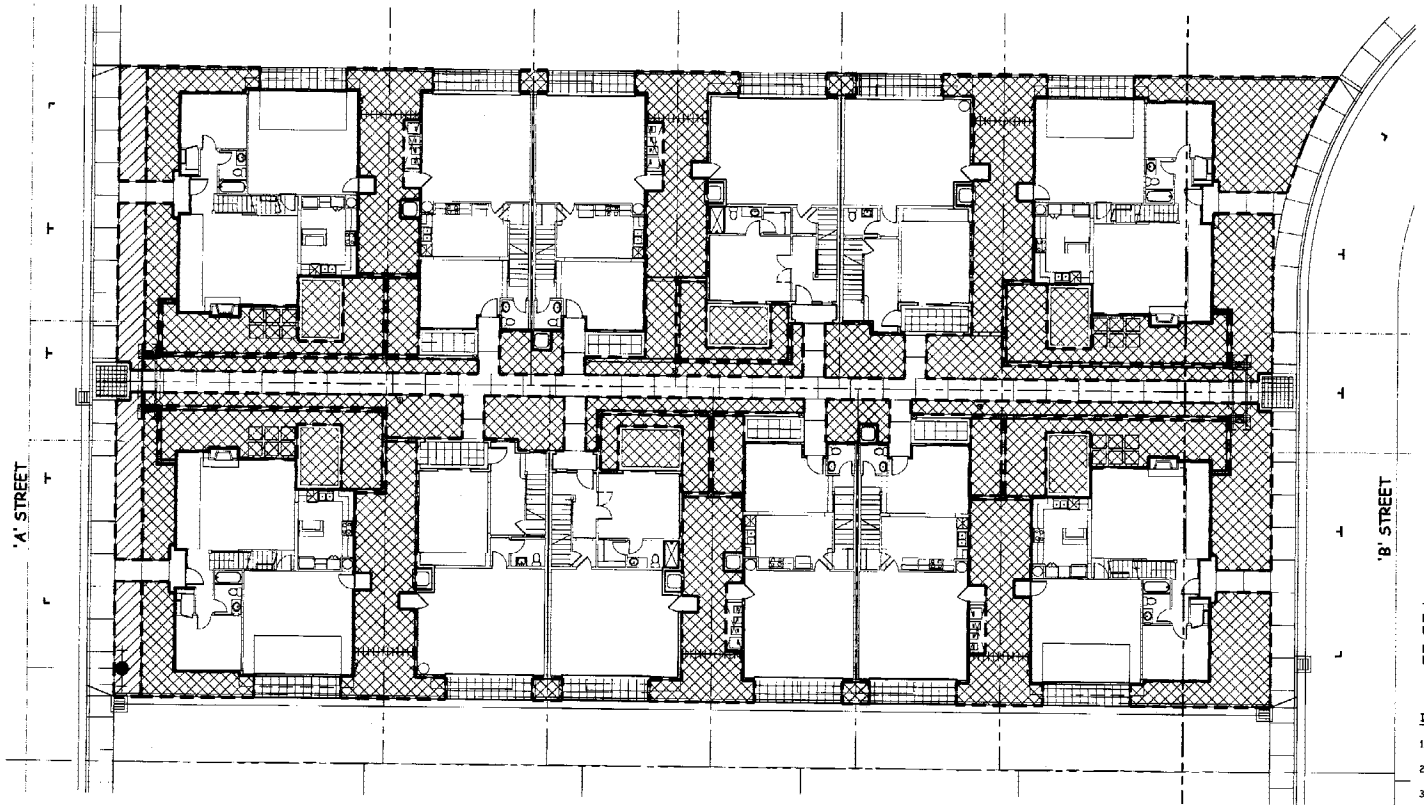
TYPICAL FRONT DRIVE HYDROZONE PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1" = 10'

0 5 10 20 30

10



TYPICAL ALLEY HOMES HYDROZONE PLAN

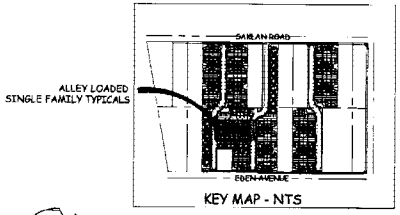
LANDSCAPE ZONES

A — LAWN W/ SPRAY IRRIGATION

B — ORNAMENTAL SHRUBS W/ BUBBLER IRRIGATION-MEDIUM WATER USE

IRRIGATION NOTES:

1. The irrigation shall be designed to separately circuit the different zones high, medium, and low water needs.
2. The irrigation system shall have a rainfall sensing device to avoid operation of the system during periods of increased rainfall.
3. The heads used shall be matched precipitation sprinklers.



KEY MAP - NTS

KB HOME
KB Home South Bay Inc.
6700 Koll Center Parkway, Suite 220
Pleasanton, California 94566
Office: (925) 730-1700
Facsimile: (925) 730-1800

RANDALL PLANNING & DESIGN INC.
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Site and Environmental Planning
1470 N. Broadway Suite 210
Walnut Creek, California 94596
Office: (925) 934-8000
Facsimile: (925) 934-8083

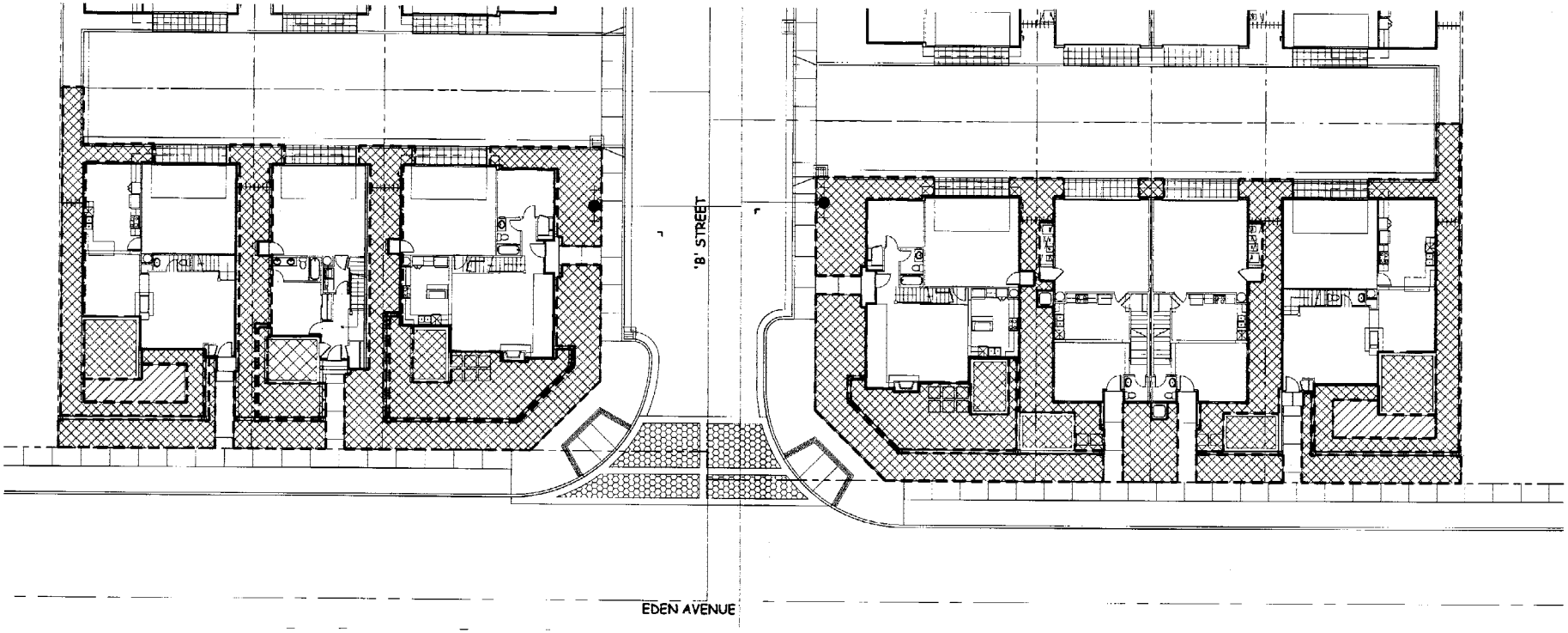
TYPICAL ALLEY LOADED HYDROZONE PLAN
DUTRA PROPERTIES
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1" = 10'

0 5 10 20 30

11



LANDSCAPE ZONES

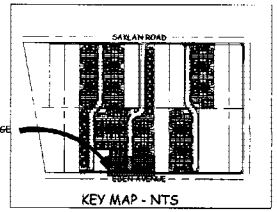
A — LAWN W/ SPRAY IRRIGATION

B — ORNAMENTAL SHRUBS W/ BUBBLER IRRIGATION-MEDIUM WATER USE

IRRIGATION NOTES:

1. The irrigation shall be designed to separately circuit the different zones high, medium, and low water needs.
2. The irrigation system shall have a rainfall sensing device to avoid operation of the system during periods of increased rainfall.
3. The heads used shall be matched precipitation sprinklers.

EDEN AVENUE FRONTAGE



KEY MAP - NTS

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EDEN AVENUE FRONTAGE HYDROZONE PLAN
MT. EDEN (DUTRA PROPERTIES)
HAYWARD, CALIFORNIA

Date: 10 MARCH, 2006

SCALE: 1" = 10'

0 5 10 20 30

12