CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 02/01/05

AGENDA ITEM 2

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Zone Change PL-2003-0657, Tentative Tract Map PL-2003-0658 (TTM 7498), and Amendment to the Hayward Cannery Area Design Plan and a Vacation of a Portion of Amador Street – Request to Construct 112 Dwelling Units at 22600, 22700, 22840, and 22885 Amador Street, James Sullivan with Braddock and Logan (Applicant)

RECOMMENDATION:

It is recommended that the City Council introduce the attached ordinance and adopt the attached resolutions approving the vacation of a portion of Amador Street, the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approving the Zone Change and the Tentative Tract map, subject to the attached findings and conditions of approval.

DISCUSSION:

In July 2001, the City Council adopted the Hayward Cannery Area Design Plan. The Design Plan establishes a framework for the transformation of an older industrial area adjacent to downtown into a new neighborhood containing a mix of housing densities, retail and office commercial, a new school and community center, and expanded parks and recreation facilities. The application for development of the former Select Foods site is the first formal request to implement the Cannery Plan.

On January 13, 2005, the Planning Commission recommended approval (5:0:1:1) of the zone change to *Planned Development District* from *High Density Residential*, *Single-Family Residential* and *Commercial Office District*, and approval of the preliminary development plan to build 68 townhomes, 38 duets and 6 single-family homes. The developer proposes a project density of 20.8 dwelling units per net acre, meeting the Cannery Plan projected density of 20 to 25 dwelling units per acre. The project includes a request to vacate a portion of Amador Street, which is proposed to be incorporated into the project as an open space feature which would also serve as a traffic calming measure for traffic on Amador Street. Because that part of the street to be vacated is encumbered with utilities for which easements will be retained, no structures can be built over the easements. The Planning Commission and staff view the vacation as an opportunity to contribute both to the proposed development and to the neighborhood by adding a significant amount of landscaped open space and, therefore, recommend that City Council approve the vacation.

The development would occur on three parcels: (1) the 5.52-acre former Select Foods facility situated within the Hayward Cannery Area; (2) a 0.96-acre property containing the Contra Costa Day Activity Center on the west side of Amador Street; and, (3) a 0.55-acre parcel, containing a single-family house divided into 3 units that is located between the Select Food site and Centennial Park to the south. The immediate neighborhoods to the west and the south are developed primarily with single-family residences. The West A Street overpass separates the project from the Costco Business Center to the north. The Southern Pacific Railroad right-of-way separates the project from the Amtrak Station and Cannery Park to the east. Centennial Park is to the south.

The primary building site consists of the former Select Foods site and the adjacent parcel. Together they would be developed with 68 townhomes and 38 duets. In staff's opinion, the townhomes and duets are attractive and are sensitive to the adjacent, primarily single-story, single-family residential neighborhoods in that they would not exceed two stories as viewed from Amador Street. There are 241 parking spaces proposed for the townhome/duet portion of the project. This results in 2.27 spaces per unit which exceeds the minimum requirement of 2.1 parking spaces per unit. Each unit would enjoy an attached garage, with all but nine of the garages designed to accommodate two vehicles.

A parcel on the west side of Amador Street is proposed to be subdivided to provide for six single-family homes on individual lots. Lots would face both Amador and Mono Streets. Due to the irregular shape of the parcel and its location (at the edge of an established neighborhood and across from the proposed high-density project), both the Planning Commission and the staff recommend that the lots not be designed in accordance with conventional lot sizes but, rather, in a manner that would best reflect their relationship with surrounding development. Both one- and two-story homes are proposed. A condition of approval provides for review of the lot pattern and house designs as part of the review of the Precise Plan.

The Land Use map of the Cannery Area Design Plan envisions that the Select Food site would be developed with live/work lofts. Since this project does not propose live/work lofts, but rather townhomes and duets, an amendment to the Land Use map of the Cannery Area Design Plan is requested from live/work lofts to "Residential – 20-25 DU/AC." The Cannery Plan anticipates the possibility of changes and in this regard states, "*The land use designations for the various parcels are intended to be flexible, allowing for changes in market conditions...*" The Planning Commission and staff support the amendment as the project meets the intent of the Design Plan by providing in-fill housing.

Because the Planning Commission was concerned with the view of the West A Street overpass as seen from the townhomes to be built closest to the overpass, a condition of approval was recommended that requires flowering trees to be planted to screen the view. However, landscaping opportunities are limited in the area near the overpass due to lack of light, limited space, and a great quantity of concrete. Staff recommends that the specific requirement for flowering trees not be included, although the City's Landscape Architect will be working toward maximizing landscaping opportunities throughout the project and near the overpass, which will be reviewed as part of the Precise Plan.

The challenges associated with the project include creating a development with the number of housing units that meets the density envisioned by the Cannery Plan while taking into account the City's minimum design and performance standards and the market demand for townhouse-style housing. Consequently, as part of the Planning Commission's consideration of the project, they

endorsed the applicant's proposal to provide 4 visitor parking stalls at the ends of the private driveways, adjacent to the wall along the railroad tracks and to limit landscaping between these parking stalls and the wall to only 4 feet. While this option maximizes convenient visitor parking, it severely limits the ability to effectively screen and soften the area between some of the dwelling units and the sound wall adjacent to the railroad right-of-way and also limits opportunities for a pedestrian walkway along the easterly side of the development. Condition 11n of the Planned Development Application Conditions of Approval requires implementation of this design.

Subsequent to the Planning Commission hearing, the applicant and the staff reviewed design options for the area between the dwellings and railroad right-of-way. As a result, it was determined that by providing two parking stalls at the ends of the private driveways (rather than the four endorsed by the Planning Commission), some visitor parking could be accommodated in this area, there would be enough space for adequate landscaping, and a previously segmented, meandering walkway could be connected along the entire easterly side of the development from the underpass to Centennial Park. Exhibit B illustrates how this can be accomplished. The parking requirement would still be met, and there is space under the West A Street overpass for additional parking, if needed.

Another discussion focused on the central private street that provides access to many of the garages in the project. The narrow of space in this area limits the opportunities for both sidewalks and landscaping adjacent to the buildings. The Planning Commission endorsed the plan that does not include sidewalks along this central spine. Staff supports this position as there would be pedestrian walkways both along the easterly boundary of the development and along Amador Street, with pedestrian accesses provided to them via perpendicular walkways between units. The benefit of this approach would be adequate landscaping adjacent to the buildings to soften the impact of the surrounding pavement near the buildings.

In June 2003, the City Council adopted an Inclusionary Housing Ordinance which requires any development of 20 or more units to provide units affordable to low and moderate-income households. Because the ordinance took effect on January 1, 2004, and the application was deemed complete on December 29, 2003, the project is not subject to the ordinance.

Noise/Vibration

Select Foods is adjacent to railroad tracks. As a result, noise and vibration studies have been provided by the applicant, which indicate that the nearest townhomes should be 70 feet from center line of the railroad track and the nearest duets should be 62 feet from the center line of the track. The siting of the structures is consistent with the recommendations of the noise and vibration study. To further mitigate the impact of the passing passenger and freight trains, several construction improvements must be incorporated to assure that interior noise levels would meet City and federal standards. These improvements include forced air mechanical ventilation for all units so that windows can be kept closed at the discretion of the occupants, increased wall installation and thicker gypsum board that would result in a higher sound transmission class (STC) rating, and double paned windows designed to shield noise. A 6-foot wall is required between the development and the railroad tracks. Overall, exterior ambient noise levels meet City standards. Vibration events for this site are intermittent; and because trains infrequently pass, thresholds for the site are appropriate.

Public Comment

At the public hearing, three members of the public spoke and were concerned with access to local schools, traffic and parking impacts on local streets, noise and vibration levels experienced by the future tenants of the units adjacent to the railroad track, vermin control and construction dust. In addition to the traffic calming measure incorporated in the project (Amador Street vacation) and the installation of stop signs on all legs of the Amador/Inyo/El Dorado intersection, conditions of approval address these issues. It was also pointed out that the proposed project would generate fewer peak hour trips than would be generated by the 138 live/work lofts envisioned in the Cannery Area Design Plan or that was experienced in connection with the operation of the Select Foods operation.

Prepared by:

for Dyana Anderly, AICP
Planning Manager

Recommended by:

Sylvia Ehrenthal
Director of Community and Economic Development

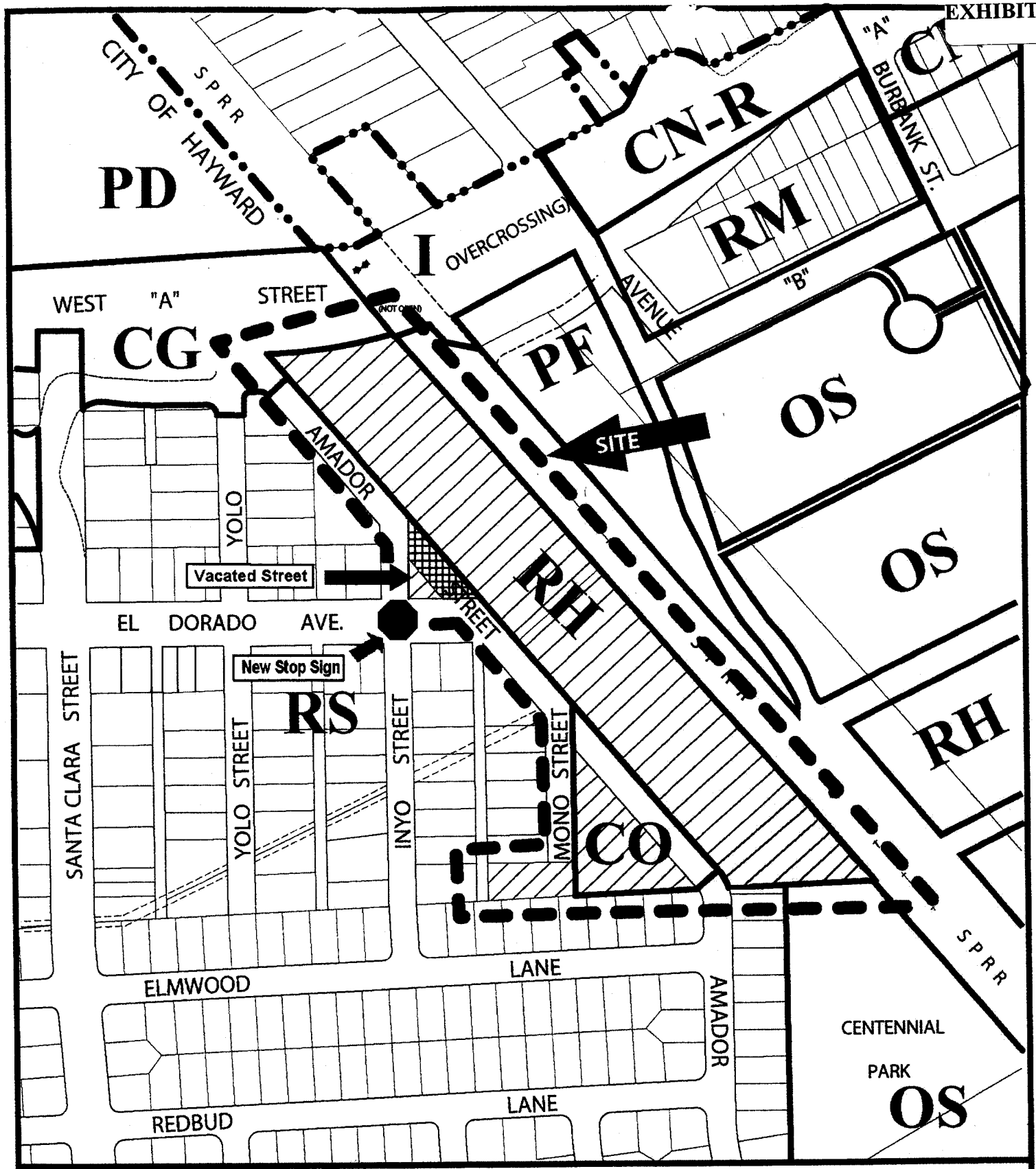
Approved by:

Jesús Armas, City Manager

Attachments:

Exhibit A	Cannery Area Map
Exhibit B	Diagram of Visitor Parking and Meandering Walkway
Exhibit C	Diagram of Right-of-Way Proposed for Vacation
Exhibit D	Planning Commission Report and Minutes, dated January 13, 2005
Exhibit E	Mitigated Negative Declaration, Environmental Checklist and Mitigation Monitoring Program
Exhibit F	Findings for Approval for Preliminary Plan and Zone Change
Exhibit G	Conditions of Approval for Preliminary Development Project
Exhibit H	Findings for Approval for Tentative Tract Map 7498
Exhibit I	Conditions of Approval for Tentative Tract Map 7498
	Project Plans
	Draft Resolutions

EXHIBIT

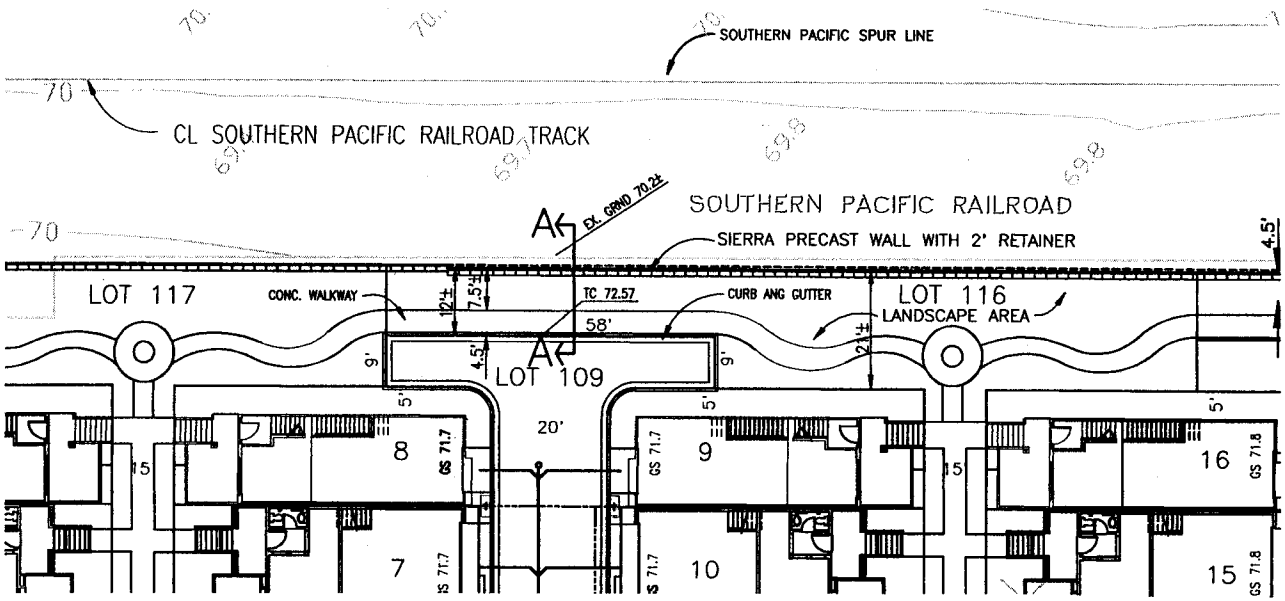


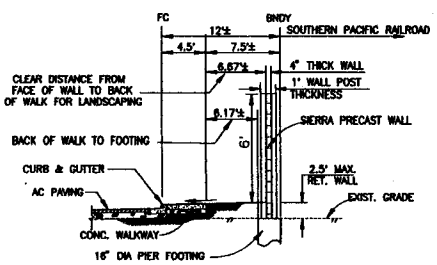
Area & Zoning Map
PL-2003-0657 ZC
Address: 22600, 22700 & 22885 Amador Street
Applicant: James Sullivan
Owner: Select Foods, Inc.

CG-General Commercial
CN-Neighborhood Commercial
CN-R-Neighborhood Commercial-esidential

CO-Commercial Office
I-Industrial
OS- Open Space
PD-Planned Development
PF-Public Facilities
RH-High Density Residential RHB 7
RM-Medium Density Residential RMB 3.5, RMB 4
RS-Single-Family Residential,RSB4,RSB6

North





SECTION A–A
(NTS)

WALL EXHIBIT

LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

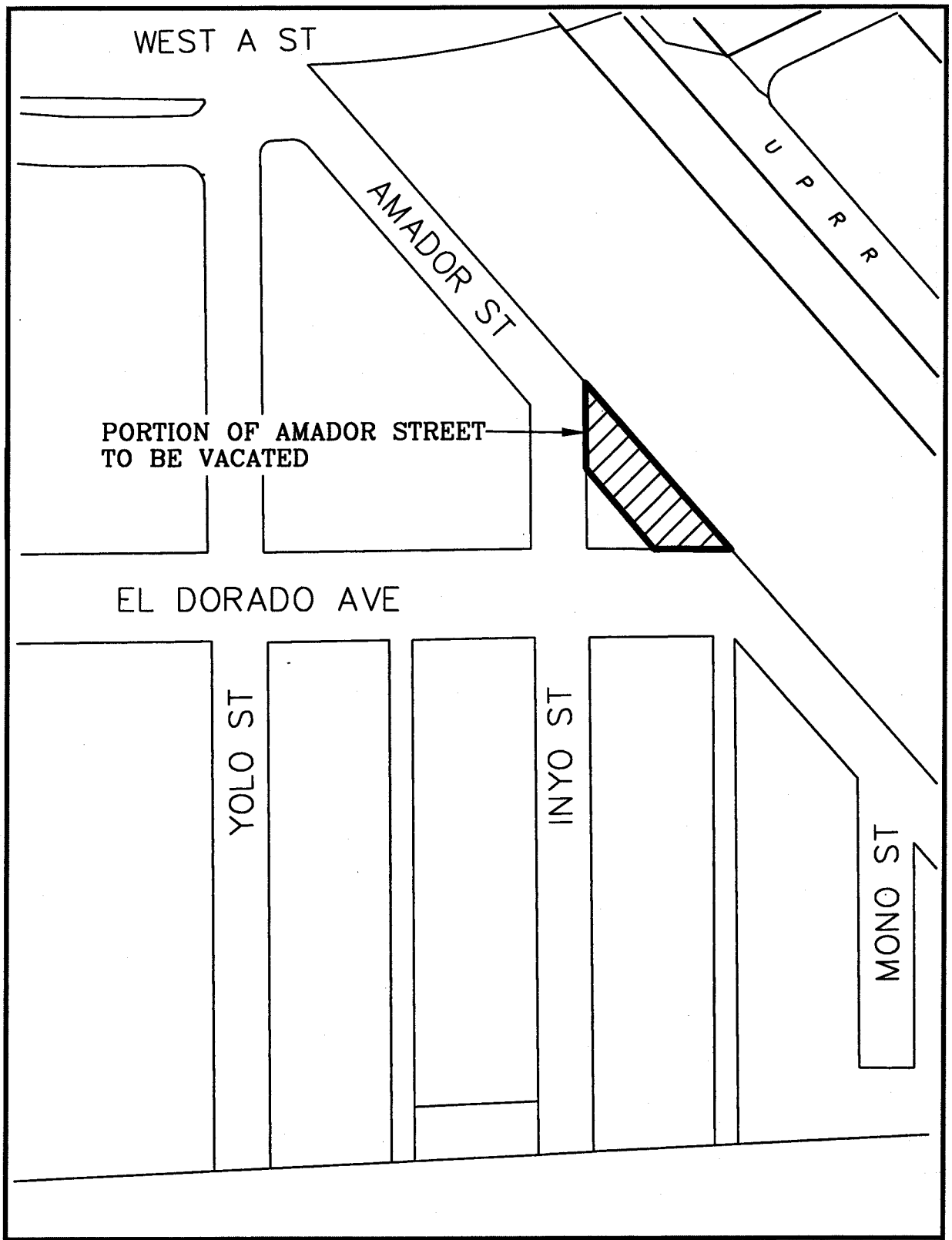
HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

SAN JOSE	1" = 10'	JAN. 19, 2005	15807-0
OFFICE	SCALE	DATE	JOB NO.

SHEET 1 OF 1

EXHIBIT



REV	DATE	BY	CITY OF HAYWARD ENGINEERING DIVISION		DIAGRAM OF RIGHT OF WAY TO BE VACATED PORTION OF AMADOR ST.	DWG. NO. 05003
			DRAWN BY: JNP	DATE 01-27-05		FILED
			CHECKED BY: JNP	SCALE: 1"=120'		
			APPD. BY	APPROVED		SHT. 1 OF 1
			CITY ENGINEER	DIR. PUBLIC WORKS		

EXHIBIT "C"

EXHIBIT D

CITY OF HAYWARD
AGENDA REPORT

Meeting Date 01/13/04
Agenda Item 1

TO: PLANNING COMMISSION

FROM: Arlynne J. Camire, AICP, Associate Planner
Andrew S. Gaber, P.E., Development Review Engineer

SUBJECT: **Zone Change Application No. PL-2003-0657, Site Plan Review PL-2003-0634, Tentative Tract Map Application PL-2003-0658 (TTM 7498), an Amendment to the Hayward Cannery Area Design Plan and a Vacation of a Portion of Amador Street – James Sullivan with Braddock & Logan (Applicant) / Select Foods, Inc. (Owner)** - Request to Construct 112 Dwelling Units

The Site is Located at 22600, 22700, 22840, and 22885 Amador Street in the High-Density Residential (RH), Commercial Office (CO) and Single-Family Residential (RS) Zoning Districts

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the proposed vacation of a portion of Amador Street is categorically exempt from California Environmental Quality Act (CEQA) guidelines and;
2. Find that the vacation of a portion of Amador Street is consistent with the General Plan.

Staff recommends that the Planning Commission recommend that the City Council:

3. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to CEQA; and
4. Approve the amendment to the Hayward Area Cannery Design Plan;
5. Approve the zone change and the preliminary development plan subject to attached findings and conditions of approval; and
6. Approve the Tentative Tract Map application, subject to the attached findings and conditions of approval.

BACKGROUND

The proposed development consists of three areas: (1) the 5.52-acre former Select Foods facility situated within the Hayward Cannery Area, (2) a 0.96-acre property containing the Contra Costa Day Activity Center on the west side of Amador Street and (3) a 0.55-acre parcel, containing a single-family residence that is located between the Select Food site and Centennial Park to the south.

The applicant, Braddock and Logan, is requesting to change the zoning of the properties from *High Density Residential (RH)*, *Single-Family Residential (RS)* and *Commercial Office (CO)* to *Planned Development (PD)* to develop a residential project that includes 68 townhomes, 38 duets, and 6 detached single-family homes while being sensitive to the adjacent, primarily single-story, single-family residential neighborhoods by building a project that would not exceed 2-stories.

The developer proposes a project density of 20.8 dwelling units per net acre meeting, the Cannery Plan projected density of 20 to 25 dwelling units per acre.

The immediate neighborhoods to the west and the south are developed primarily with single-family residences. The West A Street overpass separates the project from the Costco Business Center to the north. The Southern Pacific Railroad right-of-way separates the project from the Amtrak Station and Cannery Park to the east. Centennial Park is to the south.

DISCUSSION

General Plan/Hayward Cannery Area Design Plan/Santa Clara Neighborhood Plan/Inclusionary Housing Ordinance

The *Hayward Cannery Area Design Plan* establishes a framework for the transformation of an older, industrial area into a new neighborhood containing a mix of housing densities, retail and office commercial, a new school and community center, and expanded parks and recreational facilities. The Plan established three distinct geographic Subareas. The Select Foods site, the largest portion of the proposed project, is located within Subarea 2 of the Plan Area. With the adoption of the *Hayward Cannery Area Design Plan*, the City Council also adopted a General Plan Amendment for the entire Cannery Area. This General Plan amendment changed the designation of the Select Foods site and the adjacent 0.55-acre single-family residential property from *Mixed Industrial (MI)* to *High Density Residential (HDR)*. The six single-family homes would be built outside of the Cannery Plan area on the site of offices and parking lots once used as offices for Select Foods. This parcel is zoned *Commercial Office (CO)* and the General Plan designation is *Low Density Residential (LDR)*. The existing zoning designation is not consistent with the General Plan. The proposed *Planned Development* zoning district would be consistent with the General Plan designation.

The Cannery Area Design Plan envisions that the Select Food site would be developed with live/work lofts. Since this project does not propose live/work lofts, but rather townhomes and duets, the Cannery Area Design Plan must be amended. At the time of adoption, the Plan

envisioned that the Select Foods plant itself might be converted to live/work lofts. The intent of the Cannery Plan is to provide a variety of housing types, including live/work lofts. However, the Cannery Plan also states, "*The land use designations for the various parcels are intended to be flexible, allowing for changes in market conditions...*" The applicant indicates that such conversion would be infeasible and that the proposed project responds more directly to the current market demand. This latter statement may be borne out by the sales of the units in the live/work lofts at Studio Walk at Atherton and D Streets, where most buyers have chosen to forego commercial endeavors. In staff's opinion, the townhomes and duets would be compatible with the adjacent single-family neighborhoods in that there would be fewer commercial vehicles would be associated with the project. . In addition, the Cannery Plan envisions live/work lofts on the east side of the railroad tracks, closer to commercial, transportation and community activity centers, so the opportunity for live/work lofts is not eliminated. Staff is of the opinion that the proposed project would not be in conflict with the intent of the Cannery Plan. .

The *Santa Clara Neighborhood Plan* recognizes a potential reuse of the Select Foods site which would respect and be sensitive to the existing neighborhood and adjacent railroad tracks. In addition, the *Neighborhood Plan* encouraged the inclusion of this site in a specific plan study for the Cannery area which would consider future uses on this site. The *Cannery Area Design Plan* encourages the development of the site with high-density residential development assuring compatibility with the existing neighborhood.

In June 2003, the City Council adopted an Inclusionary Housing Ordinance which requires any development of 20 or more units to provide units affordable to low and moderate-income households. Because the ordinance took effect on January 1, 2004, and the application was deemed complete on December 29, 2003, the project is not subject to the ordinance.

Architecture

The proposed project consists of three townhouse, two duet and three single-family home plans. The townhomes are configured in rows of two, four, six and seven attached units. The units range from 1,644 square feet to 1,984 square feet in area. The three townhome designs contain three floors with a mix of first and second floor living area below two or three bedrooms. The Unit 1 floor plan shows a single-car garage. Units 2 and 3 floor plans show a typical two car garage.

The duets contain two attached units. The 2 plans contain 1,498 square feet and 1,740 square feet. They provide three and four bedrooms within three floors.

The heights of the different townhome and duet plans range from 33 feet to 35 feet, which conforms to the maximum building height standard of 40 feet.

The architecture is contemporary with stucco walls with wood accents that include design elements found throughout the Cannery Area. The townhomes and duets incorporate a series of hip roofs covered with flat architectural grade composition tile with board and batten gable popouts. However, the roofline of the townhomes is continuous which gives the appearance of bulkiness and is required to be broken up as required by condition of approval No. 11 v.

Individual unit entries are recessed under shed and gable porch roofs supported by stucco or wood post columns which are Craftsman in design. Each front entry door is accented with a transom. All windows have thick frames, several with wood shutters. Second and third floor windows have wood flower boxes. The townhomes have recessed balconies on the two-story fronts.

The Cannery Area Special Design District permits architectural features, such as, cornices, eaves, open porches, bay windows and canopies to extend into the required 10-foot front yard. However, the developer has not taken advantage of this allowance.

To avoid the appearance of crowding and to provide an attractive streetscape, the *Hayward Design Guidelines* require high-density development to be designed for compatibility of scale with surrounding uses. The townhomes and duets on the Amador Street frontage are designed to blend with adjacent single-family homes by reducing bulkiness into smaller components and with the use of architectural elements such as overhangs, indentations, and arches. However, the side elevations have expanses of blank walls. Staff suggests the addition of capped trim at the level of the windowsills to break up blank wall on the sides of the townhomes and duets (see condition of approval No. 11 j).

Staff is concerned that townhome units on Lots 1 and 2, which are located 23 feet from the A Street overpass, may compromise the quality to life of the residents of these units. The residents would look out of their bedroom windows to a view of the underside of the A Street overpass and beyond to the Costco Business Center. Staff is of the opinion that this may compromise the quality of life of some and should be pointed out to all prospective residents.

The six single-family two-story homes range in size from 1,522 square feet to 2,394 square feet in area. There are three floor plans including a 20-foot, single-story with three bedrooms and two bathrooms; and a 2,126-square foot and a 2,394-square foot two-story homes each with four bedrooms and three bathrooms. The heights of the single-family houses are within the allowable maximum standard height of 30 feet.

The one- and two-story single-family homes would have a combination of hip and gable composition shingle roofs, stucco or cement board lap siding, wood shutter, metal window awnings, stucco trim window surrounds, recessed windows, decorative railing, stone veneer or wood trim, and decorative vents.

The Design Guidelines require new two-story single-family homes to have one and two story structure elements when being constructed in predominantly single-story neighborhood. This can be accomplished by designing the second floors to be smaller than the first floors and at least one side building wall above the first floor level set in from the minimum side yard setback. The front facades incorporate small one-story covered front porch elements, however, the side and rear elevations are large, two-story, nearly blank walls with less window and materials treatment that is found on the front elevations resulting in a bulky appearance. Staff suggests that all front window and materials treatments be extended to all elevations (see

condition of approval No. 11 w). In addition, side and rear elevations should be articulated more on all models with the more widow openings, the use of different materials, and board and batten gable ends on elevations that are lacking this design element (see condition of approval No. 11 v).

Furthermore, the Design Guidelines require that garages be limited to not more than 50 percent of the home frontage and shall meet minimum interior dimensions. The garage frontage of all single-family homes is exactly 50 percent of the frontage. Staff suggests that the homes be made wider so the garages do not appear to be as prominent (see conditions of approval No. 11 y). In addition, the developer is proposing that the garages of the two homes on Mono Street be located at the end of the cul-de-sac, in the front of the home, making them the most prominent feature of the homes. To meet the Design Guidelines, staff recommends that the floor plans be reversed so that the main entries are prominent allowing the front windows to have a view of the neighborhood.

Setbacks/Building Separation/Lot Size

The Cannery Area Design Guidelines and Cannery Area Special Design District (SD-4) require a 10-foot front yard setback and a minimum 10-foot building separation of all new development. All townhomes and duets, when not attached, have a 10-foot building separation. The setbacks of the townhomes facing Amador Street range from 10 feet to 13 feet which meets these guidelines and development standards.

The setbacks of the four single-family homes facing Amador Street vary between 20 and 17 feet. As proposed, four of the six single-family residential lots would exceed the minimum lot area of 5,000 square-feet. Two of the lots would be less than the 5,000 square-foot minimum lot standard.

The planned development presents an opportunity to provide a departure from conventional zoning standards. Since the single-family residential development is in-fill and the parcel is oddly shaped, exceptions are justified. The homes are designed to be compatible with the surrounding single-family residential neighborhood and the development across the street. Staff suggests that the front yard setbacks of the living space and front porches be reduced to 10 feet to mirror the Amador Street setback for the townhomes. This would result in a street setting that is pedestrian friendly. Staff is of the opinion that approval of substandard lot dimensions would not have a negative effect on the surrounding homes as the pattern and density remains consistent with the surrounding neighborhood.

In addition, staff would like to point out that the lot configuration of this plan as presented is conceptual and would require revisions to allow compliance with City Standard Details for cul-de-sac and street construction. Revisions would be included in the Precise Plan which requires final approval by the Planning Director.

Open Space

The standards for high-density multi-family projects require a minimum of 350 square feet of usable open space is required for each dwelling unit. Therefore, 37,100 square feet of open space is required, which is proposed to be exceeded. A minimum of 100 square feet per unit shall be utilized for group open space. The applicant has provided 30,021 square feet in group open space that will contain a variety of amenities such as BBQ and picnic facilities, benches, a basketball court and children's play equipment. This group openspace is located under the A Street overpass and in an area central to the project.

The private open space of the duets generously exceeds outdoor private open space standards and requirements with yards that range from 330 square feet to 390 square feet per unit providing an approximate total of 12,800 square feet in area. This figure is permitted to be doubled in order to meet open space requirements.

Each townhome has between 60 to 90 square feet of private open space in a balcony or private yard. However, the front yards are not permitted to be included as private open space and balconies are require to be at least 60 square feet with no dimension less than six feet. Since these areas do not meet minimum requirements for useable private open space, they are not permitted to be included in the total calculation. Staff recommends that where balconies can be redesigned, that minimum private open space requirements be met.

The six single-family homes have private yards separated by solid redwood fences. The yard size would be comparable to a standard single-family home.

For additional access to open space, residents can conveniently use adjacent Centennial Park that would be accessed on Amador Street or by a proposed gateway adjacent to the duets. Cannery Park and Burbank School are located nearby, but would require residents to use the A Street overpass to access these facilities. The Cannery Area Design Plan envisions a pedestrian bridge that would provide easy access to these facilities by the residents on the west side of the railroad tracks.

Parking/Circulation

The project has been designed with a total of 241 parking spaces for the townhome/duet portion of the project. This results in 2.27 spaces per unit which exceeds the high-density multi-family standard of 2.1 parking spaces per unit. All but nine units are designed with a two-car garage, providing 203 covered spaces. The single-family homes will face onto public streets, either Amador or Mono Streets, and each will have a two-car garage and a standard depth driveway.

The project proposes a central interior 24-foot wide private street and 20-foot wide private driveways, or alleys, which provide residents access to their garages and visitor access to uncovered parking. A sidewalk around the perimeter of the units and mid-block paseos will be constructed to facilitate pedestrian circulation within the development and provide access to the

interior open spaces and adjacent Cannery Park and Centennial Park. The development is in proximity to public transportation and Amtrak.

The interior private driveways and private street will not have on-street parking, but the developer has proposed to construct parking areas at the end of the private driveways. Twenty-three visitor parking spaces are required. Thirty-eight visitor parking spaces are proposed throughout the development, but this number may have to be reduced to provide required landscaped setbacks, adequate parking stall dimensions, and backup areas. A parking lot is proposed at the northerly end of the project, under the A Street Overpass, and it appears that additional parking may be provided in this area to compensate for those lost at the end of the private driveways. In addition 52 parking spaces would be available on Amador Street. Staff is of the opinion that there is adequate parking.

City staff has discussed implementing traffic calming measures with the developer. The developer has agreed to construct landscaped bulbouts at the driveway intersections to narrow the street. In addition, the developer is proposing that the City abandon a portion of Amador Street, and that the street be realigned along Inyo and El Dorado Streets. This realignment will provide additional open space for the development and neighborhood, and will slow vehicular traffic along Amador Street, addressing neighborhood concerns. The open space area would provide an attractive landscape feature for the neighborhood and would include a fountain or sculpture.

Stop signs would be installed on all legs of the intersection of Amador, Inyo and El Dorado Streets. The developer will need to extend Mono Street and provide a cul-de-sac at the end for the single family homes.

Traffic

According to the Final Environmental Impact Report for the Hayward Cannery Area Design Plan, the development of this site with up to 138 residential units would not result in any of the key intersections in the area operating with a level of service less than "D" which is the City standard. Moreover, the closure of Select Foods would result in the elimination of truck traffic generated by the existing industrial use, and establishment of a development which will generate traffic more in character with the existing residential neighborhood. In addition, there will be a number of access points to the project area; consequently, any one neighborhood intersection will not be negatively impacted.

Tract Map and Street Vacation

The proposed subdivision shows 138 parcels; 6 single-family lots, 100 townhouse lots, 1 lot for the private streets, 10 lots for the private driveways and 21 common open space lots. The homeowners' association would own the private street, driveways and open space lots.

The developer is proposing a combination of public streets, private streets and private driveways with the development. Amador Street will be realigned to provide a standard intersection with Inyo and El Dorado Streets. This realignment will provide traffic calming for

Amador Street and will allow a portion of the street right-of-way to be vacated and be utilized as a landscaped area for the development and surrounding neighborhood. Mono Street will be extended as a public street to provide access to two of the new single family homes. The streets within the development, and all interior driveways, will be private and will be maintained by the homeowners association.

There are existing utilities within the adjacent public streets, including sanitary sewer, water and storm drains, with sufficient capacity to adequately serve the proposed project. The developer will be required to replace failing portions of the sanitary sewer along Amador Street and construct capacity improvements offsite. The adjacent streets, Amador, Inyo, El Dorado and Mono Streets all currently have full improvements and are at their ultimate street widths. The developer will be required to replace all of the curb, gutter and sidewalk along Amador Street, underground existing overhead utilities along these streets and remove and replace any damaged improvements with the tract improvements.

A portion of Amador Street will be vacated in order to accommodate the landscape triangle. Appropriate easements will be reserved for the underground utilities to remain. In accordance with the requirements of the City Municipal Code, vacation of the streets will require a finding by the Planning Commission that the vacation of the property is consistent with the General Plan.

Environmental Review

An Environmental Impact Report was certified for the Hayward Cannery Area Design Plan assessing to the greatest extent feasible the cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment of subsequent projects within the Hayward Cannery Area. However, possible impacts specific to each project were to be further assessed. Therefore, for this project a Mitigated Negative Declaration has been completed as additional environmental assessment. This environmental analysis focused on noise and vibration, cultural resources, air quality and geology/soils. A Mitigation Monitoring and Reporting Program was prepared for this project dealing with measures to be implemented to reduce the impacts to less than significant in the areas of the focused analysis. Mitigation measures have been included in the conditions of approval.

The vacation of a portion of Amador Street is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15305, Class 5, Minor Alterations of Land Use Limitations.

Historic Residence

The primary residence at 22840 Amador Street in Hayward's Santa Clara neighborhood does not appear eligible for the City's List of Historically and Architecturally Significant Buildings. The City's Historic Preservation Ordinance sets the following criteria for eligibility: 1) identification with the lives of historic people or with important events; 2) particular representation of an architectural style or way of life; 3) a type of building which was once

common, but is now rare; 4) connection with a business or use which was once common, but is now rare; and 5) elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.

Available records indicated that an Alves family owned this property since 1938, or earlier, and until 1987. Anecdotal evidence indicates that the family was involved in the raising of tree crops. However, there is no evidence that family members were ever significantly involved in community life or important events.

The structure is a Neoclassic Rowhouse, an East Bay residential style that grew out of the Colonial Revival style. It was built in 1906 as a 1½-story wood-frame structure on a raised foundation. Built as a single-family residence, it was later divided into three dwelling units with two on the main floor and one in the attic.

Although the residence still conveys its essential character, the external integrity of setting has been completely lost since the period of significance. This property was proximate to the Hunt Brothers cannery and workers cottages and to surrounding orchards on which the cannery depended. Beginning in 1978, the cannery began to shrink with some of its buildings becoming devoted to other uses. Gillig Brothers bus manufacturer located adjacent and to the north of the property and erected a building on the property line, encroaching upon the primary residence. Worker housing disappeared as the local community grew and was able to supply an adequate supply of employees on a year-round basis. In addition, the surrounding orchards were redeveloped as residential subdivisions. Integrity of feeling also has diminished since the period of significance during the city's agricultural period. The loss of proximate agricultural and cannery operations, and related worker housing, along with the encroachment of the adjacent industrial building, diminish the "property's expression of the aesthetic or historic sense of a particular period of time." Visitors from the period of significance might recognize the residence but would not recognize the surroundings – a standard measure of integrity of feeling. Furthermore, the residence does not contribute architecturally or historically to a larger district.

Windshield and database surveys indicate that the Neoclassic Rowhouse style is well-represented in number and quality in the City's Downtown, North Hayward, Upper B Street, and Burbank neighborhoods. These neighborhoods are the typical settings for this style as it was an adaption for narrower in-town lots. Isolated examples also occur in other areas of the City.

While staff believes that the residence is ineligible for the City's List of Significant Buildings because 1) there is no record of association with significant persons or events, 2) there are many quality examples of the Neoclassic Rowhouse in more appropriate settings in the City of Hayward, 3) the architectural design is not outstanding, and 4) the integrity of its setting no longer exists. However, because the residence may be representative of the City's past agricultural heritage and is a good example of its style, staff recommends that it be offered for sale so that it could be moved to a more appropriate and visible location within the City.

Noise and Vibration

A noise and vibration studies concluded that indoor levels can be met with the implementation of construction methods that would allow federal levels to be met. In addition, ambient sound levels are within acceptable levels for multi-family housing.

Public Notice

On November 18, 2003, a Referral Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the *Burbank and Santa Clara Neighborhood Plans* Task Force members. Staff received several phone calls from adjacent residents in support of the project.

On December 2, 2003 a preliminary tentative tract map meeting was held and attended by several neighborhood residents. They are supportive of the project, however, are concerned with vermin control during the demolition of the Select Foods buildings. The conditions of approval address this concern. Residents also expressed concerns for increases of traffic in the neighborhood. It was pointed out that traffic calming measures will be implemented. Also, the Select Foods truck traffic will stop.

On December 22, 2004, a Notice of Public Hearing and preparation of a mitigated negative declaration was mailed and published in the Daily Review. Staff received no comment in opposition to the project.

CONCLUSION

In staff's opinion, the project is consistent with the intent of the *Hayward Cannery Area Design Plan.* This project provides a good interface with the existing single-family residential neighborhood. As conditioned, the project would meet the *Hayward Design Guidelines* and the C*annery Area Special Design District (SD-4)* development standards.

Prepared by:

Arlynne J. Camire, AICP
Associate Planner

Andrew S. Gaber, P.E.
Development Review Services Engineer

for Dyana Anderly, AICP
Planning Manager

Attachments:

A - Area Map
B - Negative Declaration, Environmental Checklist and Mitigation Monitoring Program
C - Findings for Approval-Preliminary Plan and Zone Change
D - Conditions of Approval-Zone Change
E - Findings for Approval-Tentative Tract Map 7498
F - Conditions of Approval-Tentative Tract Map 7498
Project Plans

MINUTES OF THE REGULAR MEETING OF THE CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 13, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m., by Chair Sacks followed by the Pledge of Allegiance.

ROLL CALL

Present:	COMMISSIONERS:	Lavelle, Bogue, Thnay, Peixoto, and Zermeño
	CHAIRPERSON:	Sacks
Absent:	COMMISSIONER:	McKillop

Staff Members Present: Anderly, Camire, Conneely, Gaber, Macias and Patenaude

General Public Present: Approximately 12

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. Zone Change Application No. PL-2003-0657 – Site Plan Review PL-2003-0634 – Tentative Tract Map Application PL-2003-0658 (TTM 7498), an Amendment to the Hayward Cannery Area Design Plan and a Vacation of a Portion of Amador Street – James Sullivan with Braddock & Logan (Applicant) / Select Foods, Inc. (Owner) – Request to Construct 112 dwelling units – The Project is Located at 22600, 22700, 22840, and 2285 Amador Street

   Staff report submitted by Development Review Engineer, Gaber and Associate Planner, Camire, dated January 13, 2005, was filed.

At this time, Commissioner Zermeño recused himself from the meeting.

Commissioner Bogue announced that State Fair Political Practices Commission requires disclosure of campaign contributions in excess of $250. He stated that he had received contributions from participants who have actively supported this application, but he had returned those in excess of $250 and would therefore participate in deliberations and actions regarding this project.

Associate Planner Camire presented the staff report. She stated that staff recommended that the Commission add a condition requiring screening on balconies so personal belongings are not visible from the street and adjacent single family homes.

It was also noted that an addendum to the mitigated negative declaration was submitted as the original stated that the project was not in the 100-year flood area. However, subsequently it was learned that this was incorrect, so the addendum was made to correct the checklist. The developer has also amended the design plan to address the situation.

In response to Commissioner Peixoto's inquiry related to development fees for schools and parks, it was noted that these fees would be paid by the developer for the project.

Commissioner Peixoto further inquired if fees could be specifically designated for improvements to Centennial Park, especially the restroom facilities, which are in bad condition. Planning Manager Anderly replied that Park in Lieu Fees can only be used for acquisition of park land and major improvements, but not for maintenance purposes. The park district (HARD) develops the proposal for use of the funds and submits the requests for fees to the City. The City reviews the proposal for appropriateness and Council allocates the funds if the project is approved. Fees collected from the developer are to be used in the area from which they are collected.

Commissioner Lavelle noted various conditions that appeared to be duplicative in nature and several items that were incorrectly numbered. Associate Planner Camire stated that these would be reviewed, corrected, and combined as necessary, prior to going to Council.

In response to questions related to findings in reports for vibrations and sound, Principal Planner Patenaude noted that there are requirements for more insulation in walls, and the windows will be double-paned. Mitigation of hazardous materials on the Select Foods site has already occurred.

In response to questions from Commissioners, there was additional clarification regarding parking spaces, screening of air conditioning equipment, landscaping, and spark arrestors on chimney caps. Principal Planner Patenaude stated that developers are required to comply with the City's landscape ordinances, as well.

Chair Sacks opened the public hearing at 8:14 p.m.

Jim Sullivan, applicant, administrator thanked staff for their hard work and level of commitment to the project. He enumerated the members of his staff who have worked on the project. He further commented on some of the questions that were asked earlier. He noted that the 6 single family residences will have gas fireplaces that typically do not require spark arrestors, but if the Fire Department requires them, they will comply. He submitted a list of items of concern that he wanted the Commission to address and possibly consider changes to some of the conditions of approval.

Mr. Sullivan went through the list commenting on the conditions he would like to be revised. Among the changes, he asked that the visitor parking standards be as required in the City's parking ordinance allowing for compact cars rather than set for full-size cars. He felt that tentative map condition related to replacing the existing main or providing a parallel line to be excessive and that he was willing to fix the line on the frontage of the project. He asked that a benefit district be considered so when further development comes in on the east side, the costs would be shared among those who benefit from the improvements. He further requested that completion of all improvements on the precise plan be changed to phasing in of improvements to coincide with occupancy. He asked that water system improvements be made to the satisfaction of the Fire Chief,

rather than prior to start of combustible construction. He noted that in some instances where 10 foot landscaping setbacks are required there is insufficient space, and there is just enough room for planting to screen the wall that is there. He asked for less than the minimum 5,000 square foot lots be allowed for lots 134 and 135.

In response, Planning Manager Anderly stated that staff would agree to change the visitor parking standard for full size vehicles according to the ordinance to include compact vehicle standards, and allow for more flexibility in the landscaping setbacks. In addition, staff would work with the developer on the lot sizes for 134 and 135.

Development Review Engineer Gaber stated that the sewer line improvements were a requirement in 2003 and the developer was made aware of this at that time. If a benefit district were established, anyone else connecting within the next 10 years would reimburse the developer for their share of the costs.

In response to Commissioner Bogue's question, Assistant City Attorney Conneely, stated establishment of a benefit district is a separate issue that City Council would hear.

In response to Commissioner Peixoto regarding fire truck access, it was noted that the plans had been changed to allow better access so any firefighting vehicle could get on the site.

Commissioner Thnay questioned the anticipated price of the units and fees for the homeowners association. Mr. Sullivan guessed that the town homes are anticipated to be sold between $300,000 to $400,000; the duets from $400,000 to $500,000; and the detached single family home at $600,000 and above, or at the prevailing market rate. The homeowners' association dues would be about $75 to $95 a month. Mr. Sullivan explained the process for establishing the bylaws for the homeowners association.

Commissioner Bogue asked if staff had any objection to an easement rather than a dedicated right-of-way for the sidewalk. Development Review Services Engineer Gaber stated that it would not be a problem.

Rick Villa, Yolo Street resident, expressed concern with the lack of parking in the area.

Associate Planner Camire reviewed the traffic pattern for the area and stated that cut-through traffic is not anticipated and there will be traffic calming devices in the area. There would no longer be the number of trucks going through the area.

Joe Terrasas, Amador Street resident of 20 years, expressed concern with increases in traffic and lack of services, such as schools in the area. He was further concerned with problems that would occur with the demolition of the buildings in the area, including increased traffic with workers, cement particles in the air, and rodents. He objected to the project.

Associate Planner Camire explained that there are mitigating conditions that address these issues. The developer is required to have vermin control before and during construction, conform to asbestos removal regulations, and to wet the site to keep dust down. The environmental impact report and negative declaration contain information regarding the estimated number of students the project will generate. The Cannery Plan calls for re-construction of a Burbank Elementary that should accommodate the additional students.

Audrey LePell resides on Ocie Way and rides a bicycle through the area. She spoke about her concerns regarding increased traffic and the number of vehicle trips per day the project will generate, and the noise and vibration levels. She asked that special landscaping be considered in front of the single-family homes that will be facing the overpass. She further asked the commission to protect the existing trees, require drought tolerant plants in landscaping, and consider requiring mitigation fees to cover the costs of a new bridge for children to get to school. Planning Manager Anderly explained that there were two studies completed for the project, and the noise level varies throughout the day. The homes will have additional insulation and double-paned windows to alleviate noise issues.

Chair Sacks closed the public hearing at 9:44 p.m., and called for a five minute recess.

The meeting reconvened at 9:51 p.m.

Commissioner Bogue stated that this is a large, complicated project with different setbacks, and various styles of homes, and there are many similar conditions of approval for the project. The neighborhood residents have expressed some concerns about traffic and the different styles of homes, but they must look at the overall layout, with commercial property changing to residential, which is much more in keeping with the neighborhood, and therefore appropriate for the area. He felt that the access point would be Amador Way and did not see instances of cut-through traffic through other surrounding smaller streets.

Commissioner Bogue moved, seconded by Commissioner Peixoto, to accept the staff recommendation that the proposed vacation of a portion of Amador Street is categorically exempt from California Environmental Quality Act (CEQA) guidelines and that the vacation of a portion of Amador Street is consistent with the General Plan. The Planning Commission recommend that the City Council adopt the Initial Study, Mitigated Negative Declaration, the Addendum to the Mitigated Negative Declaration, and Mitigation Monitoring Plan prepared pursuant to CEQA; approve the amendment to the Hayward Area Cannery Design Plan; approve the zone change and the preliminary development plan subject to the findings and conditions of approval; and approve the Tentative Tract Map application, subject to the findings and conditions of approval presented in the report, with the following exceptions:

Tentative Map Conditions – Condition to allow for use of easement instead of dedication of right-of-way; as necessary amend Conditions clarifying street widths; eliminate central sidewalk requirement along the private road; allow normal percentage for compact parking per City's parking requirements; change Condition regarding private driveways as necessary; and to Condition 59, add to the end, "… to satisfaction of Fire Chief."

Planned Development Conditions – Condition relative to size of single family lots allowing staff to work on the lot sizes and shapes to be creative and better mesh with new homes, keeping existing homes in mind. Regarding all conditions with 5-foot landscaping areas, do not reduce the minimum, with the exception of some areas such as around flares and between garage doors, where staff is to maximize the area; and keep the 10 foot requirement along the wall, even if it means losing the 2 parking spaces for visitors.

Commissioner Peixoto spoke in favor of the development and stated he would support the motion.

Commissioner Thnay stated that he understood the concerns of the neighboring residents, but in the larger context of the Cannery Area Plan, this is a small portion. The project is offering high quality housing and the area will be transformed and become much improved. He expressed concern with the number of estimated traffic trips and the prices of the homes and home owner association fees that will be required. He asked that the City not allow additional developments with private streets. Regarding the Condition for landscaping adjacent to the mall, regarding the landscaping along the sound wall for the proposed 6 houses, he asked if Commissioner Bogue would consider a friendly amendment to adjust the landscaping in order to accommodate the visitor parking spaces due to the lack of parking in the area. Additional discussion ensued related to the landscaping along the sound wall for the railroad track.

Commissioner Thnay asked that nice looking, colorful trees, with good canopies, be planted in front of the two homes that are facing the overpass.

Commissioner Lavelle stated the she supported the project and was glad to see elements of the area plan coming to fruition. She said she would support the motion, but she also supported Commissioner Thnay and his concerns regarding the traffic and asked for reconsideration of his friendly amendment to allow for the visitor parking to remain so that visitors are not parking in adjacent streets. In addition she asked staff to post the name and number of the person responsible for taking calls if the developer does not adhere to conditions related to construction noise and demolition debris. Planning Manager Anderly noted that this is usually the responsibility of the developer and asked for clarification. Commissioner Lavelle noted that she wanted a clear way to communicate problems, phone numbers or e-mail, to be made available if such problems should occur and staff to monitor these incidents.

Acknowledging the costs of the homes, Commissioner Lavelle noted that the City does have in place an inclusionary housing ordinance requiring affordable, for low to moderate income, housing in new developments, but this developer turned in his paperwork prior to adoption of that ordinance.

Chair Sacks asked for a friendly amendment to allow phasing in of improvements to coincide with occupancy.

It was staff's opinion that this was acceptable as long as there was a specific schedule of improvements submitted to and approved by staff, so Commissioner Bogue accepted, as did the second, Commissioner Peixoto.

Commissioner Bogue reconsidered Commissioner Thnay's friendly amendment as put forth by Commissioner Lavelle, regarding allowing changes to the required landscaping to allow for the additional visitor parking spaces. He accepted the friendly amendment as did the second.

Commissioner Thany asked for a friendly amendment to add language to the Condition regarding the mailboxes for the project to be amended to, "...grouped, high quality, locking mailboxes...," to alleviate the problem of stolen mail.

Commissioners Bogue and Peixoto accepted the friendly amendment.

Commissioner Lavelle expressed her support regarding the benefit district for the sewer assistance and asked staff to assist the developer in establishing the process.

Chair Sacks indicated that she was not happy regarding the changes to the 10 foot setback near the railroad track sound wall. She expressed additional concerns regarding the parking problems that have developed with other projects that have been approved and whether it is 1 or 2 parking spaces it would not be enough to keep people from parking in areas where they were not supposed to park. However, she supported the motion overall and was pleased with the project and indicated her pride of the staff that makes these project go through with ease, and she looked forward to seeing the completion of the development.

The motion passed 5 ayes, with Commissioner McKillop absent and Commissioner Zermeño recused.

ADDITIONAL MATTERS

2. Oral Reports on Planning and Zoning Matters

Planning Manager Anderly noted that the January 27th meeting has been canceled.

3. Commissioners' Announcements, Referrals

Chair Sacks stated a stop sign and bus sign need to be replaced on Tampa, south of Tennyson, which appeared to have been knocked down in an accident.

Chair Sacks announced that at the previous Planning Commission meeting the, "Revocation of Administrative Use Permit No PL-2004-0343 – Initiated by the Planning Director – Mathew Zahari (Owner) – The Project is Located at 24850 Mission Boulevard," had been continued to this meeting. However, as the owner has fulfilled the City's requirements, the revocation process has been discontinued.

MINUTES OF THE REGULAR MEETING OF THE CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 13, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541

APPROVAL OF MINUTES

Minutes of December 16, 2004.

The minutes were unanimously approved.

ADJOURNMENT

The meeting was adjourned by Chair Sacks at 10:27 p.m.

APPROVED:

_____
Julie McKillop, Secretary
Planning Commission

ATTEST:

_____
Connie Macias
Deputy City Clerk

EXHIBIT E

CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION

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

I. PROJECT DESCRIPTION:

Zone Change Application No. PL-2003-0657, Site Plan Review PL-2003-0634, Tentative Tract Map Application PL-2003-0658 (TTM 7498), an Amendment to the Hayward Cannery Area Design Plan and a Vacation of a Portion of Amador Street– James Sullivan with Braddock & Logan (Applicant) / Select Foods, Inc. (Owner) - Request to Construct 112 Dwelling Units

The Site is Located at 22600, 22700, 22840, and 22885 Amador Street in the High-Density Residential (RH), Commercial Office (CO) and Single-Family Residential (RS) Zoning Districts

The proposed development consists of three areas: (1) the 5.52-acre former Select Foods facility situated within the Hayward Cannery Area, (2) a 0.96-acre property containing the Contra Costa Day Activity Center on the west side of Amador Street and (3) a 0.55-acre parcel, containing a single-family residence that is located between the Select Food site and Centennial Park to the south. One Hundred and six

The applicant, Braddock and Logan, is requesting to change the zoning of the properties from *High Density Residential (RH)*, *Single-Family Residential (RS)* and *Commercial Office (CO)* to *Planned Development (PD)* to develop a residential project that includes 68 townhomes, 38 duets, and 6 detached single-family homes while being sensitive to the adjacent, primarily single-story, single-family residential neighborhoods by building a project that would not exceed 2-stories.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

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

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has

determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.

2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare does not affect area views. Landscape plans will be required to ensure that the number and sizes of trees is not substantially reduced during construction of the project.

3. The project will not have an adverse effect on agricultural land since the properties are surrounded by residential, recreational, commercial, and industrial uses in an urban area. The main property with 112 proposed units has been developed with a food packing facility and the adjacent use, in a commercial district, was developed with administrative offices for the food packing facility. Therefore, it is not appropriate and the parcels are not large enough to support agricultural uses.

4. The project will not result in significant long term impacts related to changes into air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit. This program will include sprinkling the site with water as needed to keep dust to a minimum

5. The project will not result in significant impacts to biological resources such as wildlife and wetlands.

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

8. The project will not lead to the exposure of people to hazardous materials. It has been determined that if soil is removed, further analysis may be required.

9. The project will meet all water quality standards. Drainage improvements will be made to accommodate storm water runoff.

10. The project is consistent with the policies of the City General Policies Plan, the Santa Clara Neighborhood Plan, the City of Hayward Design Guidelines and the Zoning Ordinance.

11. The project could not result in a significant impact to mineral resources because extraction of mineral resources would be infeasible due to the property being surrounded by urban uses.

12. The project will meet state minimum interior noise levels of 45 dBA. Vibration would not exceed federal standards. The exterior estimated exterior noise exposure is approximately in a range of 55 to 60 dBA which is normally acceptable. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m.

13. The project will not result in a significant impact to public services.

14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

I. ***PERSON WHO PREPARED INITIAL STUDY:***

_____

Arlynne J. Camire, AICP Associate Planner
Dated: January 13, 2005

II. ***COPY OF INITIAL STUDY IS ATTACHED***

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

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DISTRIBUTION/POSTING

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

EXHIBIT E

CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION
ADDENDUM

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I. PROJECT DESCRIPTION:

Zone Change Application No. PL-2003-0657, Site Plan Review PL-2003-0634, Tentative Tract Map Application PL-2003-0658 (TTM 7498), an Amendment to the Hayward Cannery Area Design Plan and a Vacation of a Portion of Amador Street– James Sullivan with Braddock & Logan (Applicant) / Select Foods, Inc. (Owner) - Request to Construct 112 Dwelling Units

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The proposed development consists of three areas: (1) the 5.52-acre former Select Foods facility situated within the Hayward Cannery Area, (2) a 0.96-acre property containing the Contra Costa Day Activity Center on the west side of Amador Street and (3) a 0.55-acre parcel, containing a single-family residence that is located between the Select Food site and Centennial Park to the south. One Hundred and six

The applicant, Braddock and Logan, is requesting to change the zoning of the properties from *High Density Residential (RH)*, *Single-Family Residential (RS)* and *Commercial Office (CO)* to *Planned Development (PD)* to develop a residential project that includes 68 townhomes, 38 duets, and 6 detached single-family homes while being sensitive to the adjacent, primarily single-story, single-family residential neighborhoods by building a project that would not exceed 2-stories.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

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

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has

determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.

2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare does not affect area views. Landscape plans will be required to ensure that the number and sizes of trees is not substantially reduced during construction of the project.

3. The project will not have an adverse effect on agricultural land since the properties are surrounded by residential, recreational, commercial, and industrial uses in an urban area. The main property with 112 proposed units has been developed with a food packing facility and the adjacent use, in a commercial district, was developed with administrative offices for the food packing facility. Therefore, it is not appropriate and the parcels are not large enough to support agricultural uses.

4. The project will not result in significant long term impacts related to changes into air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit. This program will include sprinkling the site with water as needed to keep dust to a minimum. The area is within a 100-year flood hazard area mapped on FEMA Flood Insurance Rate Map (panel 11 of 29/065033-0011 E and Panel 3 of 29/065033-0003 E Dated February 9, 2000. The developer has mitigated any anticipated effects to less than a significant impact by raising the level of the affected project area by 2 feet. The project will not result in significant impacts to biological resources such as wildlife and wetlands.

5. 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.

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

7. The project will not lead to the exposure of people to hazardous materials. It has been determined that if soil is removed, further analysis may be required.

9. The project will meet all water quality standards. Drainage improvements will be made to accommodate storm water runoff.

10. The project is consistent with the policies of the City General Policies Plan, the Santa Clara Neighborhood Plan, the City of Hayward Design Guidelines and the Zoning Ordinance.

11. The project could not result in a significant impact to mineral resources because extraction of mineral resources would be infeasible due to the property being surrounded by urban uses.

12. The project will meet state minimum interior noise levels of 45 dBA. Vibration would not exceed federal standards. The exterior estimated exterior noise exposure is approximately in a range of 55 to 60 dBA which is normally acceptable. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m.

13. The project will not result in a significant impact to public services.

14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

I. ***PERSON WHO PREPARED INITIAL STUDY:***

Arlynne J. Camire, AICP Associate Planner
Dated: January 13, 2005

II. ***COPY OF INITIAL STUDY IS ATTACHED***

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

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
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EXHIBIT E

MITIGATION MONITORING PROGRAM

Planned Development Application No. Pl-2003-0657
Jim Sullivan, Braddock & Logan (Applicant)
Select Foods, Inc. (Owner)

1. *AESTHETICS*

Mitigation Measures: A landscape plan will be provided for the entire site. In addition to required trees and other landscaping, which will include much larger areas of landscaping than are presently on the site, additional trees or upsized trees will be provided as mitigation for each of the trees that are removed. The new trees will be of equal value to the trees being removed.

A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.

Verification Responsibility: City Planning Division
Monitoring Schedule during Plan Review: Conditions of Approval: On-going during plan check
Monitoring Schedule during Construction/Implementation: On-going during construction; completion at occupancy

2. *AGRICULTURAL RESOURCES* – No mitigation required

3. *AIR QUALITY*

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation of this mitigation measure will reduce air quality impacts to a level of insignificance.

Verification Responsibility: City Public Works, Engineering Division
Monitoring Schedule during Construction/Implementation: On-going during construction; completion at occupancy

4. *CULTURAL RESOURCES*

Mitigation Measure: In the event that archaeological resources, prehistoric or historic artifacts are discovered during construction or excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified.

A qualified archaeologist shall be consulted to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedures for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

If human remains are found, all work will be stopped and police called to investigate.
Implementation Responsibility: City of Hayward
Verification Responsibility: City Planning Division
Monitoring Schedule during Plan Review: N/A
Monitoring Schedule during Construction/Implementation: On-going during construction

5. *GEOLOGY/SOILS*

Mitigation Measure: The buildings shall be constructed in accordance with Uniform Building Code requirements relating to earthquake safety in residential structures.

Prior to adoption of the final map, site-specific hydrologic and hydraulic calculations shall be submitted to the City Engineer for review and approval.

Prior to issuance of a grading permit, site-specific hydrologic and hydraulic calculations shall be submitted to the City Engineer for review and approval.

Prior to issuance of a grading permit, an erosion control plan shall be developed for the site in order to minimize any erosion that may occur during grading. Protection measures may include implementing silt fencing, hay bales and/or sand bags. The erosion control plan shall be submitted to the city Engineer for review and approval.

Until such time as all construction of the development has been completed to the satisfaction of the City Engineer, the applicant shall provide current Erosion and Sediment Control Plans, and amended Strom Water Pollution Prevention Plans (SWPPPs) for all portions of the site where construction is ongoing.

Implementation Responsibility: City of Hayward
Verification Responsibility: City Building Division and the Public Works Department
Monitoring Schedule during Plan Review: City Building Division and the Public Works Department
Monitoring Schedule during construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

6. ***HAZARDS & HAZARDOUS MATERIALS –***
Mitigation: Properly close existing businesses on site. Select Foods and American Drum shall be responsible for the following:

Ammonia refrigeration system(s);
Underground fuel storage tanks;
Any other chemical storage.

Submit copies of Phase I and Phase II Environmental Studies. The developer may need to contact the California Regional Water Quality Control Board or the State Department of Toxic Substances Control to obtain a clearance letter for the site.

If soil is removed from the site, additional analysis is required.

Implementation Responsibility: City of Hayward
Verification Responsibility: Hazardous Materials Office, Fire Department and the Public Works Department
Monitoring Schedule during Plan Review: Hazardous Materials Office, Fire Department and the Public Works Department
Monitoring Schedule during construction/Implementation: Prior to construction and prior to issuance of certificate of occupancy

7. ***HYDROLOGY / WATER QUALITY*** –No mitigation required

8. ***LAND USE / PLANNING*** – No mitigation required

9. ***MINERAL RESOURCES*** – No mitigation required

10. ***NOISE*** **– Mitigation: Construction shall require that interior noise shall be 45dBA and that federal vibration standards shall be met.**

Implementation Responsibility: City of Hayward
Verification Responsibility: City Building Division
Monitoring Schedule during Plan Review: City Building Division
Monitoring Schedule during construction/Implementation: Construction and prior to issuance of certificate of occupancy

11. ***POPULATION / HOUSING*** – No mitigation required

12. ***PUBLIC SERVICES***

Mitigation Measure: School fees will be paid by the developer. Park in-lieu fees will be paid by the developer.

Implementation Responsibility: City of Hayward, Hayward Unified School District, and Hayward Area Recreation District
Verification Responsibility: Hayward Unified School District, Hayward Area Recreation District, Planning Division and Building Division.
Monitoring Schedule during Plan Review: Hayward Area Recreation District and Planning Division
Monitoring Schedule during Construction/Implementation: NA

13. ***RECREATION*** – No mitigation required

14. ***TRANSPORTATION/TRAFFIC*** – No mitigation required

15. ***UTILITIES / SERICVE SYSTEMS*** – No mitigation required

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Development Review Services Division

INITIAL STUDY CHECKLIST FORM

Project title: **Zone Change Application No. PL-2003-0657, Site Plan Review PL-2003-0634 and Tentative Tract Map Application PL-2003-0658 (TTM 7498) – Request to Change the Zoning to Planned Development District to Construct 112 dwelling units. The site is located at 22600, 22700, 22840 and 22885 Amador Street in the High-Density Residential (RH), Commercial Office (CO) and Single-Family Residential (RS) Zoning Districts.**

Lead agency name and address:	City of Hayward, 777 "B" Street, Hayward, CA 94541-5007
Contact persons and phone numbers:	Arlynne J. Camire, AICP, Associate Planner (510) 583-4206
Project location:	The property is located at 22600, 22700, 22840 and 22885 Amador in Hayward, California.
Project sponsors Name and address:	James Sullivan Braddock & Logan Services, Inc. 4155 Blackhawk Plaza Circle Suite #201 Danville, CA 94506-4613
General Plan:	High Density and Low Density Residential
Zoning:	High-Density Residential (RH), Commercial Office (CO) and Single-Family Residential (RS) Zoning Districts
Description of project:	Proposal to construct 106 townhomes and 6 single-family homes.
Surrounding land uses and setting:	Costco is to the North, Southern Pacific Rail Road and Cannery Park are to the East, and a Single-Family Residential neighborhood is to the South and West.
Other public agencies whose approval is required:	None at this time.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☒ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	December 23, 2004
Signature	Date
Arlynne J. Camire, AICP Associate Planner	City of Hayward

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
The project is a 112-unit residential development replacing a food packing facility and an adjacent single-story office building.				
Comment: *The project will not affect any scenic vista.*				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
Comment: *The project will not damage scenic resources. The trees being removed are not considered to be a scenic resource and will be replaced.*				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
Comment: *The project will substantially change the visual character of the site for the better in that the site is currently open with trees. Many trees will be removed, but all will be replaced with like-value trees.*				
Mitigation: ***A landscape plan will be provided for the entire site. In addition to required trees and other landscaping, which will include much larger areas of landscaping than are presently on the site, additional trees or upsized trees will be provided as mitigation for each of the trees that are removed. The new trees will be of equal value to the trees being removed.***				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
Comment: *Specific lighting plans have not yet been reviewed.*				
Mitigation: ***A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.***				
Monitoring: *Conditions of Approval*				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
Comment: *The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.*				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ***Comment:*** *The project is currently zoned for agricultural use, but it is not subject to a Williamson Act contract. The application includes a request to change the zoning from Single-Family Residential, High Density Residential and Commercial Office to Planned Development. The site is developed with a food processing and packaging facility. The property is not used for agricultural purposes and the site is not of a size, nor a setting that would be conducive to agricultural use.*	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ***Comment:*** *The project area was developed with a food processing and packaging plant and an office building and is not considered to be suitable to be used as farmland.*	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? ***Comment:*** *The project will not conflict with the Bay Area 2000 Clean Air Plan or the City of Hayward General Plan policies relating to Air Quality.*	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ***Comments:*** *The Bay Area air basin currently exceeds both federal and state standards for ozone and state standards for particulate matter <10 microns in diameter (PM10). The project is of a relatively small scale and is not expected to generate enough vehicle trips to make a significant contribution to the existing air quality violation.* ***Impacts:*** *Air pollutants, especially suspended particulates, would be generated intermittently during the construction period. This is a potentially significant impact.* ***Mitigation Measure:*** ***In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.*** ***Implementation of this mitigation measure will reduce air quality impacts to a level of insignificance.*** ***Monitoring:*** *Condition of Approval*	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ***Comment:*** *The number of homes proposed is within the range specified in the City Of Hayward General Plan. The pollution generated by the new vehicle trips was determined in the EIR for the General Plan and the Cannery Area Design Plan to be a less than significant impact.*	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations? ***Comment:*** *The project will not expose sensitive receptors to substantial pollutant concentrations.*	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people? ***Comment:*** *The project will not create objectionable odors affecting a substantial number of people.*	☐	☐	☐	☒
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 Select Foods site contains a portion of Sulphur Creek in a general east to west direction. A significant portion of the creek has been contained in underground pipes.***	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ***Comment:*** *(See IVa)*	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ***Comment:*** *(See IVa)*	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ***Comment:*** *(See IVa).*	☐	☐	☐	☒

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
Comment: *The project is in conformance with the General Polices Plan and will conform to the requirements of the Tree Preservation Ordinance. For trees that are removed, replacement trees will be planted to equal the value of the trees removed to the extent possible.*				
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: *There are no habitat conservation plans affecting the property.*				

V. **CULTURAL RESOURCES** -- Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*	☐	☐	☒	☐

Comment: *Summary The property at 22840 Amador Street in Hayward's Santa Clara neighborhood does not appear eligible for the City's List of Historically and Architecturally Significant Buildings.*

Criterion 1

Because of a lack of information, the property cannot be fully evaluated under Criterion 1, which addresses properties that are "identified with the lives of historic people or with important events...." The property is proximate to a subdivision created between 1900-1909 which served as employee housing for the Hunt Brothers Company, established in 1896. During the canning season, Hunt Brothers employed over 1,000 workers. Hunt Brothers owned over 100 acres of land, which accommodated not only a cannery, but also 150 worker cottages. However, there is no evidence that this property is associated with the Hunt Brothers Company.

Criterion 2

The property can be evaluated under criterion 2 which addresses properties that are "particularly representative of an architectural style or way of life...." The property contains two structures. As it was built, the primary structure is a Neoclassic Rowhouse, an East Bay residential style that grew out of the Colonial Revival style.

It was built in 1906 as a 1½-story wood-frame structure on a raised foundation. Its stud frame is covered in narrow white clapboard. The house is covered by a simple hip roof with hipped dormers on three sides. The roof has overhanging eaves with paneled soffits. A brick chimney projects through the roof. The house is lit primarily by double-hung windows, with a single frame in each sash.

Built as a single-family residence, it was later divided into three dwelling units with two on the main floor and one in the attic. The attic space of this style of house was rarely converted to living area. In this case, a later stairway provides access to the rear dormer, the window in which was converted to a door to provide access to a dwelling unit in the attic. A small addition was added to the main floor of the residence to provide rear access to the second dwelling unit on that level. The additions are architecturally differentiated from the original residence. The original terraced stoop and front steps have been replaced with steps and a railing that are inconsistent with the style of the residence.

Because of a lack of information, the smaller rear structure cannot be fully evaluated under this criterion. Because of alterations to the structure, it is hard to evaluate the property in this category or to judge its integrity. No photographs or other documents exist that record the appearance of the structure before it was altered.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

Criterion 3

Because of a lack of information, namely an historic resources survey the property cannot be fully evaluated under Criterion 3, which addresses properties that are examples "of a type of building which was once common, but is now rare." However, windshield and database surveys indicate that the Neoclassic Rowhouse style is well-represented in the City's Downtown, North Hayward, Upper B Street, and Burbank neighborhoods. Isolated examples also occur in other areas of the City.

Criterion 4

Criterion 4 pertains to structures that were "connected with a business or use which was once common, but is now rare." There is no information that indicates that a business may have been conducted on this property.

Criterion 5

Because of a lack of information, namely an historic resources survey, the property cannot be fully evaluated under Criterion 5, which addresses structures that contain "elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship." As it was built, the primary structure is a Neoclassic Rowhouse, an East Bay residential style that grew out of the Colonial Revival style. However, windshield and database surveys indicate that the Neoclassic Rowhouse style of this quality is well-represented in the City's Downtown, North Hayward, Upper B Street, and Burbank neighborhoods. Isolated examples also occur in other areas of the City.

As is typical with its style, the front portico is absorbed into the rectangular perimeter of the structure. The front door is recessed to one side. On the same corner, the large peaked roof reaches out over the door, and rests on three classical columns. The columns are abbreviated, resting on a lower than typical wall that encloses the porch and accentuates the squared-off plan. On the street front, the living room has a slanted bay with double-hung windows on the slants. Since space allowed, a modest bay projects into the side yard. The dormers play an important part in visually breaking up the roof and venting the structure. Typically, the dormers would not supplement the supply of light into the living space, but, in this case, the attic space has been converted to living quarters. The typical terraced stoop and the stairs has been removed and replaced with atypical steps and railings.

Integrity

Location: It appears that the primary residence is in the same location in which it was built. Because of lack of information, it cannot be known whether the secondary structure has been moved.

Design: Integrity of design for a group of buildings can be viewed in

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

two ways. From an overall perspective, it is a measure of the elements of the group and their relationships-are the buildings and structures that were part of the group during the period of significance still there and are their relationships the same? And, from an individual perspective, do each of the individual buildings and structures possess integrity of design-have they been altered?

First, from an overall perspective, because of lack of information, integrity of design as a group of two buildings cannot be evaluated.

Second, the primary residence still conveys its essential character. The house has undergone minor changes, including removal and replacement of the terraced front stoop and steps, the addition of living area to the rear, and the addition of a stairway to access the rear dormer. There appears to have been a number of significant changes to the secondary structure.

Setting: Integrity of setting can be measured in two ways. Externally, what was the character of surrounding areas at the end of the period of significance? And, within the property, what was the setting of the buildings and structures?

First, the external integrity of setting has been completely lost since the period of significance. This property was proximate to the Hunt Brothers cannery and workers cottages and to surrounding orchards on which the cannery depended. Beginning in 1978, the cannery began to shrink with some of its buildings becoming devoted to other uses. Gillig Brothers bus manufacturer located adjacent and to the north of the property and erected a building on the property line, encroaching upon the primary residence and its side-loaded bay. Worker housing disappeared as the local community grew and was able to supply an adequate supply of employees on a year-round basis. In addition, the surrounding orchards were redeveloped as residential subdivisions.

Second, because of lack of information, it cannot be fully evaluated whether the internal integrity of the property has changed substantially.

Materials: Integrity of materials, both the variety of materials and the amount of each material used in the primary building remains largely intact. Because of lack of information, it cannot be fully evaluated whether the integrity of materials remains intact for the secondary structure.

Workmanship: Integrity of workmanship remains largely intact for the primary structure. The buildings on the property likely were built largely of industrial materials that were assembled by hand at the site. Lumber and decorative woodwork were cut at lumber mills. Windows and doors were made in sash mills. Hardware and glass was made in factories. All of those were assembled by skilled laborers.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
Feeling: Integrity of feeling is diminished since the period of significance. The loss of proximate agricultural and cannery operations, and related worker housing, along with the encroachment of the adjacent industrial building, diminish the "property's expression of the aesthetic or historic sense of a particular period of time." Visitors from the period of significance might recognize the primary residence but would not recognize the property immediately – a standard measure of integrity of feeling.				
Association: Because of lack of information, integrity of association, "the direct link" between the qualities of significance and the historic property cannot be fully evaluated.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
Comment: *No known archaeological resources exist in on-site.*				
Mitigations: *If previously unknown resources are encountered during future grading activities, the developer and the City of Hayward will take appropriate measures.*				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
Comment: *No known paleontological resources exist on-site.*				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
Comments: *No known human remains are located on-site.*				
Mitigation: ***If human remains are found, all work will be stopped and police called to investigate.***				
VI. **GEOLOGY AND SOILS** -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
Comment: *The project is not located within the Hayward Fault Zone.*				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking? ***Comment:*** *The site is not located within a "State of California Earthquake Fault Zone". The project will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking.* ***Impacts:*** *Ground shaking can be expected at the site during a moderate to severe earthquake, which is common to virtually all development in the general region. This impact is considered less than significant.*	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction? ***Comment:*** *Liquefaction and differential compaction may occur on this site.* ***Mitigation:*** ***Site specific geotechnical investigations shall be required for each building constructed on the Select Foods Site and on the adjacent property next to Centennial Park. Design and construction shall be in accordance with the seismic design requirements of the Uniform Building Code.***	☐	☐	☒	☐
iv) Landslides? ***Comment:*** *The project is not located within an area subject to landslides.*	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? ***Comment:*** *The Engineering Division will ensure that proper erosion control measures are implemented during construction.*	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ***Comment:*** *See VI (a)(i).*	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ***Comment:*** *Prior to issuance of a building permit, engineering and building staff will review a soils investigation report to ensure that the building foundations are adequately designed for the soil type on-site.* ***Mitigation:*** ***Prior to issuance of a building permit, the developer shall submit a soils investigation report.***	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ***Comment:*** *The site would be connected to the City of Hayward sewer system.*	☐	☐	☐	☒

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
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**: A Phase One Environmental Site Assessment (April 4, 2003), a Phase two Environmental Assessment (April 4, 2003, and a Phase One Environmental Site Assessment Update (November 4, 2004) has been completed by ENGEO, Inc. It has been determined that the soil and groundwater at the Select Foods site showed minimal impact associated with past usage. ENGEO, Inc. indicated that exposure to soil at the site would not present a health risk for the proposed residential development. In addition, if soil was to be removed fro the site, additional analysis may be necessary.* ***Mitigation**: If soil is removed from the site, additional analysis is required.*	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ***Comment**: See VII a.*	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***Comment**: See VII a.*	☐	☐	☐	☒
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**: See VII a.*	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ***Comment**: See VII e.*	☐	☐	☐	☒
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***Comment**: The project will not interfere with any known emergency response plan or emergency evacuation plan. The Hayward Fire Department serves the area. Emergency response times will be maintained.*	☐	☐	☐	☒
f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ***Comment**: The project is not located in an area of wildlands and is not adjacent to wildlands.*	☐	☐	☐	☒
VIII. **HYDROLOGY AND WATER QUALITY** -- Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? ***Comment:*** *The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.*	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ***Comment:*** *The site will be served with water by the City of Hayward. Therefore, water quality standards will not be violated and groundwater supplies will not be depleted. Recharge of the groundwater table will be decreased as the proposal involves increasing the percentage of the site covered with impervious surfaces. This impact is deemed insignificant as there are no known wells nearby that would see a drop in production.*	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ***Comment:*** *The project is not located near a stream or a river. Development of the site will not result in substantial erosion or siltation on-or off-site.*	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ***Comment:*** *The project is within an urban area and runoff will leave the site via the City's storm drain system. Drainage patterns on the site will not cause flooding. The grade at the rear portion of the site will be raised to allow runoff to flow over the new public streets if the storm drain system becomes clogged.*	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ***Comment:*** *The amount of run-off from the project will not exceed the capacity of the stormwater drainage system. See VIII a.*	☐	☐	☐	☒
f) Otherwise substantially degrade water quality? ***Comment:*** *See VIII a.*	☐	☐	☐	☒
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 (panel # 065033-0012C dated 9/16/81), this site is not within the 100-year flood hazard area.	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ***Comment:*** *See VIII g.*	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ***Comment:*** *The site is not within the 100-year flood zone, is not near any levees and is not located downstream of a dam.*	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? ***Comment:*** *The project is not in a location that would allow these phenomena to affect the site.*	☐	☐	☐	☒
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? ***Comment:*** *The project will not physically divide the existing community.*	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ***Comment:*** *The area is designated on the General Policies Plan Map as High Density Residential (HDR) and Low Density Residential (LDR). The parcels are zoned High Density Residential (RH), Single-Family Residential (RS) and Commercial Office (CO) to Planned Development (PD). The requested zone change to Planned Development (PD) district will allow 68 townhomes, 38 duets, and 6 detached single-family homes. In addition, the Hayward Area Cannery Design Plan will be amended to change the type of housing allowed on the Select Foods parcel from live/work to townhomes.*	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ***Comment:*** *See IV f.*	☐	☐	☐	☒
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 will not result in a significant impact to mineral resources since the subject site is located in an urbanized area that does not contain mineral resources that could be feasibly removed.*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ***Comment:*** *See X a.*	☐	☐	☐	☒
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:*** *Exposure of persons to or generation of any new noise or noise levels in excess of standards established in the Noise Element of the Hayward General Plan or the Municipal Code, or applicable standards of other agencies if any, will be temporary in nature during the construction of the homes and associated improvements. All City noise standards are required to be met and maintained upon completion of construction. Grading and construction will be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday. No work will be done on Sundays or national holidays.* *A noise study assessing train noise completed by Illingworth & Rodkin, Inc, concluded that the 24-hourday/night average noise level is 56Ldn 70 feet from the track. The estimated exterior noise exposure is approximately 55 to 60Ldn which is estimated to be in the range of 55 to 60 dBA which is normally acceptable. 65 Ldn dBA is considered to be conditionally acceptable. All units are required to meet the interior noise exposure level of 45dBA as established by the state building code.* *A vibration study has been completed by Illingworth & Rodkin, Inc. (June 5, 2003). It concluded that vibration generated daily by Amtrak and freight trains are below the Federal guidelines of 80V dB for intermittent vibration events and 72 VdB for frequent vibration events at 70 feet and above the 80VdB limit at 30 feet. The closest homes would be 62 feet from the center line of the nearest train track.* ***Mitigation:*** ***Construction shall require that interior noise shall be 45dBA and that federal vibration standards shall be met.***	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ***Comment:*** *See XI a.*	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment:*** *See XI a*	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment:*** *See XI a*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ***Comment:*** *See VII e.*	☐	☐	☐	☒
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:*** *112 new units are proposed. The associated infrastructure to be constructed will not facilitate any further development.*	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***Comment:*** *Three units will be removed at 22840 Amador Street.*	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***Comment:*** *See XII b.*	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? **Comment:** The proposed project would have no effect upon, or result in only a minimal need for new or altered government services in fire and police protection, maintenance of public facilities, including roads, and in other government services.	☐	☐	☐	☒
b) Police protection? ***Comment:*** *See XIII a.*	☐	☐	☐	☒
c) Schools? ***Comment:*** *The Hayward Cannery Area Design Plan includes the relocation and reconstruction of Burbank Elementary School which will increase the capacity accommodating the students the new units projected to be built in the Cannery Area. Construction of the elementary school is to be completed by the fall of 2007. From this project, it is estimated that 22.4 (K-6) elementary school students, 9.02(7-8) junior high school students and 8.68 (9-12) high school students are projected to be generated. The project impacts were analyzed in the Environmental Impact report that concluded that no significant impacts would remain after the school fees are paid.* ***Mitigation:*** ***School fees will be paid by the developer.***	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Parks? **Comment:** 10,600 square feet of group open space for the townhome/duet site is required for 106 units. The applicant proposes 30,021 square feet. In addition, each of the 6 single-family homes will have a private backyard. **Mitigation**: ***Park in-lieu fees will be paid by the developer.***	☐	☐	☒	☐
e) Other public facilities? ***Comment:*** *No other public facilities will be significantly impacted.*	☐	☐	☐	☒

XIV. **RECREATION** --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ***Comment:*** *The project will add to the number of people using area parks; however the increase will not be significant enough to cause deterioration of the facilities. A park in-lieu fee will be paid to off set any potential impacts.*	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ***Comment:*** *The proposal includes the construction of group open spaces; however it will not cause an adverse physical effect on the environment.*	☐	☐	☐	☒

XV. **TRANSPORTATION/TRAFFIC** -- Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which 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:*** *According to the Final Environmental Impact Report for the Hayward Cannery Area Design Plan the development of this site with up to 138 residential units would not result in any of the key intersections in the area operating with a level of service less than "D" which is the City standard. Moreover, the closure of Select Foods would result in the elimination of truck traffic generated by the existing industrial use, and establishment of a development which will generate traffic more in character with the existing neighborhood. In addition, there will be a number of access points to the project area; consequently, any one neighborhood intersection will not be negatively impacted.*	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ***Comment:*** *See XV a.*	☐	☐	☐	☒
c) Result in inadequate emergency access? ***Comment:*** *The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards.*	☐	☐	☐	☒
d) Result in inadequate parking capacity? ***Comment:*** The project has been designed with a total of 241 parking spaces for the townhome/duet site. This results in 2.27 spaces per unit which exceeds the high-density multi-family standard of 2.1 parking spaces per unit. All but nine units are designed with a two car garage, providing 203 covered spaces. The interior private driveways and street will accommodate 38 parking spaces as proposed, but this number may be reduced to provide required landscaped setback. Additional parking may be provided under the A Street overpass. In addition 52 parking spaces would be available on Amador Street.	☐	☐	☒	☐
e) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ***Comment:*** *The project does not conflict with adopted policies supporting alternative transportation.*	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ***Comment:*** *The project will not exceed wastewater treatment requirements.*	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ***Comment:*** *The City's existing wastewater treatment facilities are capable of handling the wastewater to be generated by the project.*	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ***Comment:*** *The project will require the construction of new facilities for storm water, however, this will not cause any significant environmental effects.*	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ***Comment:*** *The City of Hayward supplies water to the site and has sufficient water to serve the project.*	☐	☐	☐	☒
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ***Comment:*** *Waste Management of Alameda County will dispose the solid waste. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year2034.*	☐	☐	☐	☒
f) Comply with federal, state, and local statutes and regulations related to solid waste? ***Comment:*** *The project study area participates in the Waste Management of Alameda County recycling program. Construction and operation of the project will comply with all federal, state and local statutes and regulations related to solid waste.*	☐	☐	☐	☒

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

MITIGATION MONITORING PROGRAM

Planned Development Application No. PI-2003-0657
Jim Sullivan, Braddock & Logan (Applicant)
Select Foods, Inc. (Owner)

1. *AESTHETICS*

Mitigation Measures: A landscape plan will be provided for the entire site. In addition to required trees and other landscaping, which will include much larger areas of landscaping than are presently on the site, additional trees or upsized trees will be provided as mitigation for each of the trees that are removed. The new trees will be of equal value to the trees being removed.

A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.

Verification Responsibility: City Planning Division
Monitoring Schedule during Plan Review: Conditions of Approval: On-going during plan check
Monitoring Schedule during Construction/Implementation: On-going during construction; completion at occupancy

2. *AGRICULTURAL RESOURCES* – No mitigation required

3. *AIR QUALITY*

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation of this mitigation measure will reduce air quality impacts to a level of insignificance.

Verification Responsibility: City Public Works, Engineering Division
Monitoring Schedule during Construction/Implementation: On-going during construction; completion at occupancy

4. *CULTURAL RESOURCES*

Mitigation Measure: In the event that archaeological resources, prehistoric or historic artifacts are discovered during construction or excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified.

A qualified archaeologist shall be consulted to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedures for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

If human remains are found, all work will be stopped and police called to investigate.
Implementation Responsibility: City of Hayward
Verification Responsibility: City Planning Division
Monitoring Schedule during Plan Review: N/A
Monitoring Schedule during Construction/Implementation: On-going during construction

5. *GEOLOGY/SOILS*

Mitigation Measure: The buildings shall be constructed in accordance with Uniform Building Code requirements relating to earthquake safety in residential structures.

Prior to adoption of the final map, site-specific hydrologic and hydraulic calculations shall be submitted to the City Engineer for review and approval.

Prior to issuance of a grading permit, site-specific hydrologic and hydraulic calculations shall be submitted to the City Engineer for review and approval.

Prior to issuance of a grading permit, an erosion control plan shall be developed for the site in order to minimize any erosion that may occur during grading. Protection measures may include implementing silt fencing, hay bales and/or sand bags. The erosion control plan shall be submitted to the city Engineer for review and approval.

Until such time as all construction of the development has been completed to the satisfaction of the City Engineer, the applicant shall provide current Erosion and Sediment Control Plans, and amended Strom Water Pollution Prevention Plans (SWPPPs) for all portions of the site where construction is ongoing.

Implementation Responsibility: City of Hayward
Verification Responsibility: City Building Division and the Public Works Department
Monitoring Schedule during Plan Review: City Building Division and the Public Works Department
Monitoring Schedule during construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

6. *HAZARDS & HAZARDOUS MATERIALS* –
Mitigation: Properly close existing businesses on site. Select Foods and American Drum shall be responsible for the following:

Ammonia refrigeration system(s);
Underground fuel storage tanks;
Any other chemical storage.

Submit copies of Phase I and Phase II Environmental Studies. The developer may need to contact the California Regional Water Quality Control Board or the State Department of Toxic Substances Control to obtain a clearance letter for the site.

If soil is removed from the site, additional analysis is required.

Implementation Responsibility: City of Hayward
Verification Responsibility: Hazardous Materials Office, Fire Department and the Public Works Department
Monitoring Schedule during Plan Review: Hazardous Materials Office, Fire Department and the Public Works Department
Monitoring Schedule during construction/Implementation: Prior to construction and prior to issuance of certificate of occupancy

7. *HYDROLOGY / WATER QUALITY* –No mitigation required

8. *LAND USE / PLANNING* – No mitigation required

9. *MINERAL RESOURCES* – No mitigation required

10. *NOISE* – **Mitigation: Construction shall require that interior noise shall be 45dBA and that federal vibration standards shall be met.**

Implementation Responsibility: City of Hayward
Verification Responsibility: City Building Division
Monitoring Schedule during Plan Review: City Building Division
Monitoring Schedule during construction/Implementation: Construction and prior to issuance of certificate of occupancy

11. *POPULATION / HOUSING* – No mitigation required

12. *PUBLIC SERVICES*

Mitigation Measure: School fees will be paid by the developer. Park in-lieu fees will be paid by the developer.

Implementation Responsibility: City of Hayward, Hayward Unified School District, and Hayward Area Recreation District
Verification Responsibility: Hayward Unified School District, Hayward Area Recreation District, Planning Division and Building Division.
Monitoring Schedule during Plan Review: Hayward Area Recreation District and Planning Division
Monitoring Schedule during Construction/Implementation: NA

13. *RECREATION* – No mitigation required

14. *TRANSPORTATION/TRAFFIC* – No mitigation required

15. *UTILITIES / SERICVE SYSTEMS* – No mitigation required

EXHIBIT F

Findings for Approval
Planned Development Application No. PL-2003-0657
Jim Sullivan, Braddock & Logan (Applicant)
Select Foods, Inc. (Owner)

Findings for Approval – Preliminary Development Plan:

A. Approval of Zone Change Application No. 2003-0657, as conditioned and pursuant to Section 15175(a)(1), Master Environmental Impact Report, and Section 15070, a Mitigated Negative Declaration has been prepared and it has been determined that with implementation of the mitigation a significant impact on the environment will not occur.

B. The development is in substantial harmony with the surrounding area and conforms to the Hayward Cannery Area Design Plan, the Santa Clara Neighborhood Plan, the General Plan and applicable City policies in that the net density of the project does not exceed that called for in the Cannery Area Design Plan and the General Plan and it's design is sensitive to the existing single-family neighborhood.

C. As conditioned, proposed streets and utilities are adequate to serve the development.

D. The development creates a residential environment of sustained desirability and stability in that the project meets the intent of the Hayward Cannery Area Design Plan in that as conditioned, is below the maximum density encouraged by the Plan and that the architecture, as conditioned, of the homes along Amador Street would combine design elements that take into account compatibility of scale which would lessen visual impact.

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. The exceptions requested for a reduced separation between buildings is offset with the placement of windows. The exceptions requested for the reduction of front yard setback is, the provision of additional group open space with amenities. The two exceptions to the single-family residential lot depth and width standard is off set, as conditioned, by the provision of lots larger than the minimum 5,000-square foot standard, meeting Hayward Design Guidelines, and providing for ownership single-family housing.

Findings for Approval – Zone Change:

F. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the Planned Development Zoning will allow a project providing for ownership housing

which is supported by the Housing Element of the General Plan and the Hayward Cannery Area Design Plan.

G. The proposed change is in conformance with the purposes of the Zoning Ordinance, the Special Design Overlay District/Cannery Area Special Design District (SD-4), and all applicable, officially adopted policies and plans in that the Zoning change is consistent with the Hayward Cannery Area Design Plan.

H. All uses permitted when property is reclassified will be compatible with present and potential future uses, however, a beneficial effect of providing single-family and high density ownership housing will be achieved which is not obtainable under existing regulations.

Finding for Approval – Vacation:

I. Approval the vacation of a portion of Amador Street will not have a significant impact on the environment, cumulative or otherwise. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15305, Class 5, Minor Alterations of Land Use Limitations.

EXHIBIT G

Conditions of Approval – Preliminary Development Project
Planned Development Application No. PL-2003-0657
Jim Sullivan, Braddock & Logan (Applicant)
Select Foods, Inc. (Owner)

1. Planned Development Application No. PL-2004-0657 to allow the construction of 68 townhomes, 38 duets and 6 detached single-family homes is subject to these conditions of approval and the plans, labeled Exhibit "A." Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

2. This approval is void one year after the effective date of approval of the planned development or two years after the effective date of approval of the tract map, unless prior to that time an extension is approved. Any modification to this permit shall require review and approval by the Planning Director. A request for a one-year extension-of-time, approval of which is not guaranteed, must be submitted to the Planning Division at least 30 days prior to City Council approval. If within 12 months after the approval by the City Council of the Preliminary Development Plan the Precise Development Plan has not been submitted in sufficient detail for approval, the Planning Commission may initiate consideration of reclassification of the zoning district.

3. 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.

4. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to the Zoning Ordinance, must be approved by the Planning Director prior to implementation.

5. This approval is tied to Tentative Map Tract 7498 and all conditions of approval of that map shall also apply to this approval.

6. The final map shall be filed and approved by the City and recorded in the County Recorders Office prior to the issuance of a Certificate of Occupancy of any unit.

7. Any appropriate historical artifacts unearthed on the site in connection with the construction of the proposed project shall be offered to the Hayward Area Historical Society at no charge.

8. If any human remains are found during grading or construction, all work will be stopped and police called to investigate.

9. Prior to application for a building permit, a Precise Plan shall be submitted for approval by the Planning Director and shall include detailed landscaping and irrigation plans, detailed plans for all site amenities, details for decorative paving, decorative electroliers, details for fencing and walls, architectural plans, sign details, samples of exterior colors and building materials, and screening of all above-ground utilities, transformers and utility meters. The precise plan shall also reflect the ultimate configuration of the driveways and other public improvements.

10. The Precise Plan shall also include provisions for project staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for noise and dust control, and common area landscaping.

11. The Precise Plan shall include the following:

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

    b) Details of address numbers shall be provided. Address number shall be decorative. Building addresses shall be minimum 4-inch self-illuminated or 6-inch on contrasting background. Address numbers shall be installed so as to be visible from the street.

    c) Details and locations of the perimeter decorative walls and any retaining walls shall be included. All retaining walls shall be constructed of reinforced concrete with a decorative facing, approved by the Planning Director and the City Engineer. No retaining wall shall exceed 6 feet in height.

    d) A phasing plan shall be submitted with the Precise Plan for approval by the Planning Director, which shall include the possible phasing of common area improvements.

    e) Show an exterior hose bibs for each private yard, patio or porch area on the ground floor.

    f) Show fencing and wall, and fencing and wall details.

    g) The pavement at the entries of private driveways shall be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials. The location, design and materials shall be approved by the Planning Director.

    h) Pedestrian walkways fronting the building(s) shall be enhanced with decorative materials such as inset brick, exposed aggregate, bomanite stamped concrete or other approved material.

    i) All driveways shall be constructed with decorative pavement materials such as colored, stamped concrete, exposed aggregate, concrete interlocking pavers or other approved materials. The design and materials shall be approved by the Planning Director.

    j) Grouped high quality locking mailboxes shall be grouped within covered decorative shelters, with a minimum of three locations, design, material and color of these structures to be consistent with the overall project design theme and to be approved by the Planning Director.

    k) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of homes within the project.

l) Townhome, duet and single-family residential home elevations having stone work or other accent materials across the lower portion of a front elevation shall be revised to show the materials wrapping all the way around the house. Trim shall be capped at the level of the windowsills.

m) All air conditioners and utility connections for air conditioners shall be located such that all external equipment is located within an area that can be screened. Infrastructure for air conditioning systems is required to be installed as a standard feature.

n) Two parking spaces are required at the end of each private driveway. A meandering sidewalk shall be provided at the rear of the property of the Select Foods site adjacent to the easterly property line. A landscape area shall be planted between the walkway and the parking spaces.

o) Additional visitor parking spaces are to be shown on Lot 118. All parking spaces are to meet minimum City of Hayward off-street parking standards.

p) Recreational amenities shall be shown on Lot 118 in addition to the basketball court and additional visitor parking spaces.

q) Each townhouse and duet unit shall have and maintain a minimum of 90 cubic feet of dedicated storage area, above standard closets and bedroom wardrobes, accessible from the exterior of the unit. Any area of a garage, in excess of the required 11 feet by 19 feet or ~~20~~ *19* feet by 20 feet parking area, can be counted toward the minimum requirement.

r) An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars.

s) A bicycle rack with a capacity of at least 4 bicycles shall be included within the development at each group open space. The design and placement shall be approved by the Planning Director.

t) A color and materials board shall be submitted to the Planning Director for review and approval. No changes to colors shall be made after construction unless previously approved by the Planning Director.

u) All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen, to be approved by the Planning Director.

v) 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.

w) Up to two-project identification signs may be permitted. The signs shall conform to Section 10-7.403(b) (2) of the Sign Ordinance regulations, with the locations to be approved by the Planning Director. Sign design, colors, and materials shall reflect the architectural style of the project and shall be approved by the Planning Director.

x) Rooflines shall be articulated to break up bulky facades. Dormer elements are acceptable as one means. Large expanses of blank wall shall be articulated to avoid bulkiness.

y) All front window and materials treatments shall be extended to all elevations. An accent material at the base of each exterior wall is to be capped by trim at the level of the windowsills.

z) All rear and side entries shall be protected by roofs with rooflines to match the pitch of roof of the front porch.

aa) Single-family home garages are not to be more than 50 percent of the frontage and shall meet minimum interior 20 feet wide by 19 feet deep.

bb) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All one car garages shall have the minimum interior dimension of 11 feet by 19 feet. All two car garages shall have the interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.

cc) The two homes on the lots on the Mono Street cul-de-sac shall be reversed so the garage is not the prominent feature of the home. The front entry is to be the dominant feature.

dd) The homes on Lots 137 and 138 shall be reversed to allow the Lots 137 and 138 shall share a common driveway.

ee) Balconies shall be decoratively screened in order to conceal belongings from view.

ff) The final design of the lots designated to be developed with single-family homes shall be provided and homes thereon shall respect setbacks associated with neighboring properties. It is recognized that conventional lots sizes may not be required given the irregular shape of the parcel and its location between single-family and multi-family housing.

12. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

13. All applicable requirements of the City's Security Ordinance (Ord. No. 90-26 C.S.) shall be met.

14. All mitigation measures of the Noise and Vibrations studies prepared by Illingworth and Rodkin, Inc. shall be implemented to meet City standards.

15. All mitigation measures of the Phase I and II and Phase I amended Environmental Site Assessment prepared by Engeo Inc. shall be implemented.

16. The applicant shall institute a vermin control program before, during and after the demolition and construction phases of the project.

17. The developer shall demonstrate a good faith effort to advertise and sell the house at 22840 Amador Street. This house shall be sold for off-site relocation. If the house is not relocated by the end of demolition of the buildings on the Select Food parcel, it may then be demolished.

18. All perimeter project walls shall be treated with an anti-graffiti coat. Any graffiti shall be removed within 48 hours.

19. The applicant shall enter into an agreement with the City of Hayward which requires a sculpture or fountain to be installed on Lot 123.

20. A gateway element shall be built between Centennial Park and the development. The design shall be approved by the Planning Director.

21. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

22. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever first occurs, a homeowners' association shall be created to maintain the private street, private driveways, common area landscaping and open space amenities as depicted on the approved Tentative Map Tract and CC&R's prepared for the project which shall be reviewed and approved by the Planning Director that shall include the following conditions:

    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 replacement and repair of the private street, driveways and common area landscaping.

    c) The association shall be managed and maintained by a professional property management company.

    d) Residential front yard landscaped areas shall be maintained in good repair, and free of debris at all times.

    e) A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City's Community Preservation Officer.

    f) 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 representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30 percent dieback) shall be replaced within 10 days.

    g) Landscaping and irrigation shall be maintained in all common areas or the City shall have the right to enter upon the property to maintain the exterior portions of the common area at the expense of the homeowners association per Section 10-3.385 of the Subdivision Ordinance.

h) The trees planted within the "bulb-outs" within the private streets shall be maintained and retained by the Homeowners Association. The homeowners association shall be responsible for replacing any tree removed within the "bulb-out" landscape areas with a like kind/like size tree as others within the subdivision. The tree shall be replaced within 30-days of notification of its removal.

i) A tree removal permit is required prior to the removal of any tree.

j) Trees shall not be severely pruned, topped, or pollarded and any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the Landscape Architect, within the timeframe established by the City and pursuant to the Municipal code.

k) A provision that if the homeowners' association fails to maintain the common area or private streets, so that owners, their families, tenants, guests or adjacent owners suffer or will suffer substantial diminution in the enjoyment, use or property value of the project, the City of Hayward shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs.

l) The garage of each unit shall be maintained for off-street parking and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.

m) The applicant or homeowners association shall maintain in good repair all private streets, private driveways, walls, fencing, parking and street surfaces, common landscaping, lighting, trash enclosures, drainage facilities, project signs, etc. 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.

n) All parking spaces between the buildings and the easterly property line shall be marked and signed for visitor use only. The open parking spaces within parking bays shall be provided for and maintained as visitors' spaces and shall not be used for recreational vehicles, camper shells, boats or trailers. These spaces shall be clearly marked and monitored by the homeowners association. Parking stalls shall be used only for vehicles in operating condition. The homeowners association shall remove vehicles parked contrary to this provision. The developer shall include in the CC&Rs authority to tow illegally-parked vehicles.

o) Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.

p) Any transformer shall be located underground or screened from view by landscaping and shall be located outside any front or side street yard.

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

r) Future additions to townhouse and duet units are prohibited.

s) 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.

t) The CC&Rs shall require that the open space, including the open space created by the vacation of a portion of Amador Street, be maintained and that the sculpture or fountain located thereon be maintained in good working order and free of graffiti.

Landscaping

23. A minimum of one 15-gallon evergreen buffer tree shall be planted for every 20 lineal feet of property line within the required 10-foot landscape setback at the railroad right-of-way. Understory shrubs shall be planted between the trees to achieve a solid screen within 2 years. In addition, provide a groundcover and vines.

24. A minimum 5-foot interior clear width for all landscape areas is required. The interior width shall not include the width of the required 6-inch curbs along the edge of parking spaces and drives.

25. Provide a landscape island in between every six parking spaces. An endcap is required on each side of each grouping of parking stalls. Landscape areas around driveway flares and garage doors are permitted to be less than 5 feet wide.

26. All tree wells, islands and medians shall be a minimum of 5 feet wide measured inside the curbs. Parking and loading areas shall be screened from the street with shrubs, masonry walls or earth berms, as determined by the Planning Director. Where shrubs are used for screening, the type and spacing of shrubs shall create a continuous 30-inch high hedge within 2 years. This measurement shall be from the top of curb.

27. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6-inch high class "B" Portland Cement concrete curb.

28. Revised detailed landscaping and irrigation plans for all common areas shall be prepared by a licensed landscape architect and submitted for review and approval by the City Landscape Architect prior to the approval of the Precise Plans and issuance of a building permit. The plans shall be on 24- by 36-inch sheets. Landscaping and irrigation plans shall comply with the City's *Water Efficient Landscape Ordinance* and the Landscape Design Checklist. Front yard landscape areas of townhomes and duets are limited to 50 percent turf. All landscape areas must provide a minimum five foot clear width or depth for a landscape area from the inside face of a building, curb or wall to the opposite face of the adjacent curb, sidewalk, or wall. Clearly show all trees proposed to remain in place.

29. Provide plant and tree species under the A Street overpass that can withstand shade and low light conditions. Trees and plants will be required wherever possible to meet the City standard landscape requirements.

30. The final Landscape plant lists shall be revised as necessary to provide non-poisonous, low maintenance plants that are sensitive to greenwaste landfill issues. Provide flowering plant species with a mature size that will fit in the approved landscape areas rather than a non flowering hedge. Tree forms of shrubs may not be substituted for trees.

31. Provide street trees on all public and private streets within the development. One street tree shall be planted for every 20 – 40 feet of frontage on public and private streets. Spacing of the trees is dependant on the species of trees. Smaller trees will require closer spacing. Street trees shall be a minimum of 24-inch box size. A minimum of one 24-inch box tree shall be provided in the front yard of each unit. Trees shall be planted according to the City Standard Detail SD-122. Show the standard detail on revised plans.

32. The approved landscape plans shall specify site amenities such as, benches, picnic tables, seat walls, play equipment and barbecues, for the group open space areas. All details for the amenities are to be approved by the City as a part of the approved Landscape Plans.

33. Landscaping is required outside of the private patios and in the front yards of the duets. Groundcover shall extend under all shrub areas. Use herbaceous rather than woody types of groundcovers. Use layering rather than hedges to create more interest along the interior streets and alleys.

34. On the 6 single-family lots, the lawn area shall be reduced to less than 50 percent of the front yard area. The remainder of the landscape area shall be shrubs with a live groundcover. Since each of the six lots is a different size, a landscape plan shall be provided for each lot for all areas visible from the street. The final approved plans should accurately depict the mature size of the plants and position the plants so access to the rear yard is not blocked. Neither plants nor trees should be situated on or directly adjacent to the property line.

35. All street trees are to be 24-inch box trees. For the planting of street trees on the single family lots, coordination with City of Hayward, Public Works, East Bay Municipal Utilities District, SBC, Comcast, and Pacific, Gas and Electric, is required to assure that the location of the trees do not interfere with utilities since trees are required to be a minimum of 5 feet from all utilities and cannot block the streetlights at maturity. A minimum of one street tree for every 50 feet of frontage is required in the front yard setback. Lots with side or rear yards abutting a street shall have street trees at 20 to 40 feet on center depending on the mature size of the tree along the side or rear setbacks adjacent to the street.

36. All utilities for the townhouses, duets and single-family homes are required to be screened. Add a note on the final landscape plan or show location of utilities to be screened. All above-ground utilities and mechanical equipment shall be screened from the street or drives with five gallon shrubs. These plants should completely screen the utilities, boxes, or mechanical equipment such as HVAC units within two years. If there

is not sufficient room for shrubs, a metal screen with an evergreen vine shall be provided. The design is to be approved by the City Landscape Architect.

37. Masonry walls, solid building walls, trash enclosures or fences facing a street or driveway shall be continuously buffered with shrubs and vines. These items are to be shown on the landscape plan including locations, dimensions and heights. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building.

38. Landscaping and irrigation plans shall be submitted for review and approval by the City prior to approval of improvement plans or prior to the issuance of building permits. Mylar's of the approved Landscape plans shall be submitted to Public Works, Engineering as a part of the approved Civil plans and shall be submitted prior to the Final Approval of the landscaping for the Tract. A Certificate of Substantial Completion and an Irrigation Schedule shall also be submitted prior to the Final Approval of the landscape for the Tract.

39. 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. Trees and landscape improvements shall be installed according to the approved plans prior to the occupancy of each building.

40. An arborist report on the existing trees on the site has been provided. This report includes the height, caliper, health, species, and value of each of the trees on the site and is tied to a layout plan. Revise this report to include the area that is proposed to be developed with single-family homes. Indicate which trees are proposed to be removed and which are proposed to remain.

41. The Tree Preservation Ordinance shall be met. A tree removal permit is required prior to the removal of any tree 8-inches in diameter, or larger. Certain trees are protected at smaller sizes. Replacement trees equal to the value of the trees shall be required for any trees removed. These replacement trees are in addition to any required trees noted in the conditions of approval.

42. 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.

43. 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.

44. Landscaping shall be maintained in a healthy, weed-free condition at all times. Plants shall be replaced when necessary. All trees shown on the approved Site Plan including

street, parking lot and buffer trees that are severely topped or pruned shall be replaced immediately, as determined by the City Landscape Architect.

45. Prior to the sale of any individual unit, 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.

Solid Waste

46. Compliance to the City's recycling program during construction and for the duration of the development. Please contact Vera Dahle-Lacaze, Solid Waste Manager at (510) 583-4725 for more details regarding the City solid waste program that include the following that are required to be met prior to issuance of a building permit:

a) A Construction and Demolition Debris Recycling Statement must be submitted with the building permit application.

b) A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the completion of the project. Construction and Demolition Debris Recycling Statement must be completed to obtain approval of the building permit application.

c) The Applicant must explain what arrangements will be made for trash and recycling collection. Indicate on the site plan, the formula used for determining the necessary amount of weekly refuse service and indicate what size containers are being proposed. There must be the same capacity for recycling as there is for garbage. In other words, if there is a 2 cubic yard container for garbage then there must also be space available for a 2 cubic yard container for recycling.

d) The Applicant must ensure that there is adequate space for garbage or recycling truck to enter and exit the property in order to service each container.

e) The applicant shall complete an On-Site Recycling Plan to demonstrate that 50 percent of the waste generated during occupancy of the facility will be diverted.

EXHIBIT H

FINDINGS FOR APPROVAL
TENTATIVE TRACT MAP 7498

1. The approval of Tentative Map Tract 7498, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) and included 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] [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.

CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 7498

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

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

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

IMPROVEMENTS

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

Streets

1. An Encroachment Permit must be obtained prior to the start of any construction within the public right-of-way.

2. Upon any necessary repairs to the facilities under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the homeowners association established to maintain the private streets, driveways and common areas within the subdivision boundary.

3. The site plan shall be reviewed with the Fire Department and Engineering Division to ensure that the street and driveway layout is adequate to provide access for emergency, service and utility vehicles, and other commercial trucks. Changes may be necessary including increasing corner radii, driveway widths or intersection alignments and providing truck turn-arounds.

4. All of the private driveways and the private street shall be designated as fire lanes and no parking will be allowed. Curbs shall be painted red and fire lane signage installed every 100 linear feet. Installation of red-curbing and signs shall meet Fire Department and City Engineer standards.

Amador Street

5. All curb, gutter and sidewalk shall be removed and replaced along the project frontage. Handicap ramps shall be installed where required by the City Engineer. Street trees shall be protected in place and shall remain unless removal is authorized by the City Landscape Architect. An easement shall be dedicated along the project frontage for the required sidewalk.

6. The entrances to the development shall be designed as street type openings and not as driveway entrances. Decorative pavements shall be capable of supporting a 50,000 lb. GVW load. Curb returns shall have a minimum radius of 30 feet at the curb face.

7. New standard streetlights shall be installed along the street frontage. The design and location shall be approved by the City Engineer.

Mono Street

8. The street shall be extended with City standard curb, gutter, sidewalk and conform paving. Any curb, gutter or sidewalk damaged along the remaining frontage shall be removed and replaced. An 80 foot diameter cul-de-sac shall be constructed at the end of the street so that vehicles will not need to utilize private driveways to turn around.

9. New standard street lights shall be installed along the street frontage. The design and location shall be approved by the City Engineer.

El Dorado Street and Inyo Street

10. Any curb, gutter or sidewalk damaged along these frontages shall be removed and replaced.

Interior Private Street

11. The interior private street shall have a 25 foot right-of-way width, 24 feet curb to curb to allow for two travel lanes. The street design shall utilize standard curb and gutter. The street sections shall be constructed to public street standards.

12. The interior intersections may be designed as driveway openings, but they must meet Fire Department access and turning requirements. Handicap ramps shall be installed to facilitate access and circulation throughout the development.

13. 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.

Interior Private Driveways

14. The interior private driveways shall have a 21 foot right-of-way; 20 feet face of curb to face of curb, and may incorporate rolled curbs along both sides where there are driveways. The rolled curb shall be designed to compensate for the street cross section and allow vehicles to cross without scraping or being damaged. Vertical curbs shall be used at all parking areas. The corners of the lots shall be rounded/curved to facilitate street sweeping unless the areas are designed to slope towards a center valley gutter or catch basin. The developer shall demonstrate that this driveway width is adequate to provide a minimum of 26 feet of backup space from each garage, as measured when a vehicle is clear of the garage.

15. Signs shall be posted at the entry to each private driveways that they are dead ends and that there is no visitor parking.

16. Streetlights and pedestrian lighting shall be owned and maintained by the homeowners association and shall have a decorative design approved by the Planning Director and the City Engineer.

Parking and Driveways

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

18. Flares shall be provided at the driveway into each unit to prevent vehicles from driving over required landscaping and irrigation.

19. ADA compliant parking stalls and loading areas shall be located adjacent to each open space within the development (Lots 118 and 114). Handicap ramps and pathways shall be provided throughout the project.

20. If feasible, parking spaces shall be provided adjacent to the group mailboxes and shall be designated as 10 minute parking only.

Landscaping and Irrigation

21. Prior to the approval of the improvement plans a detailed landscaping and irrigation plan for the site shall be prepared by a licensed landscape architect and submitted for review and approval by the City's Landscape Architect. Planting and irrigation shall comply with the City's *Water Efficient Landscape Ordinance.*

22. Within all required landscape areas, a complete automatic sprinkler system with an automatic on/off mechanism shall be installed. A hose bib shall be provided within each private yard.

Storm Drainage

23. The Developer shall process the necessary reports, studies and documentation to remove the property from the Federal Emergency Management Agency (FEMA) designated flood zone. This includes preparation of a flood plain study evaluating alterations in flood water characteristics, including depth, extend and velocity, caused by the addition of fill, and stipulating measures to protect adjacent occupied areas, as required by FEMA and the City of Hayward. A Conditional Letter of Map Revision (CLOMR) shall be required prior to approval of the first final map.

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

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

26. Building foundations for the proposed units are to be such that structural loads will not be placed on the District's underground Line K storm drain system. The horizontal distance from the edge of the storm drain easement to the edge of the building foundation shall be shown on the improvement plans.

27. It shall be fully disclosed to future property owners that no permanent structures will be allowed within the easement area and that access must be maintained for future repairs and/or maintenance of the District's Line K underground storm drainage system that traverses their property. Any landscaping, parking areas, walkways, etc. will be removed at property owner's expense if any future construction, reconstruction or maintenance work by the Flood Control District is to be undertaken within the easement area.

28. The developer/owner shall post a bond to ensure that the underground storm drainage system is undamaged by the construction of dwelling units, road construction, undergrounding and other site development work activities near or within the Flood Control District's storm drain easement. A detailed and thorough pre-construction and post-construction video inspection of the storm drain line shall be performed, at the expense of the owner, to establish its structural condition. Any portions of the storm drain line damaged during construction shall be repaired by the developer, at their expense.

29. An Encroachment Permit shall be obtained from Alameda County Flood Control prior to commencement of any work within District right-of–way and for the construction, modification or connection to District-maintained facilities.

30. 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.

31. 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.

32. The project plans shall include storm water measures for the operation and maintenance of the project to be approved by the City Engineer. The project plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted onsite to effectively prevent the entry of pollutants into storm water runoff. Roof leaders shall discharge into a landscaped area prior to storm runoff entering a pipe system.

33. The developer shall prepare a Maintenance Agreement for storm water BMP's constructed as part of this project. The Maintenance Agreement shall be reviewed and approved by the City prior to recordation with the Alameda County Recorder's Office. The Agreement shall be recorded to ensure that the responsibility for maintenance is bound to the property in perpetuity.

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

35. 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.

36. 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.

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

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

39. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

Sanitary Sewer System

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

41. The existing 12 inch sewer main under Lot No. 106 shall be replaced with a new 12 inch main and manholes at both ends.

42. The developer and City shall jointly review the condition of the 12 inch sewer main within Amador Street and determine if repairs are necessary. If repairs are required, the developer shall be responsible to complete these as part of the tract improvements.

43. The existing laterals connecting to the 6 inch sewer main within Amador Street shall be extended to the 12 inch main and the 6 inch main shall be abandoned.

44. The project will utilize an existing 21 inch line downstream of the project which is currently at maximum capacity. The developer shall either replace the section of main with a pipe of adequate capacity, or install a parallel line and manholes to provide the necessary capacity. The improvement plans for this work shall be reviewed and approved by the City Engineer prior to the start of work.

45. The on-site sanitary sewer system shall have 8-inch public mains, designed with a manhole at all angle points and ending with a manhole. Each parcel shall have a separate sanitary sewer lateral stubbed to the edge of the street right-of-way. The main design and location shall meet the approval of the City Engineer.

Water System

46. Water service is available from the East Bay Municipal Utilities District and is subject to standard conditions and fees in effect at the time of application.

47. Fire hydrants shall be provided throughout the development and along Amador and Mono Streets. The locations shall be approved by the Fire Department prior to start of construction. Fire hydrant locations shall be identified with blue reflective pavement markers installed in the street adjacent to the fire hydrant.

48. Fire hydrants shall be double steamer type which shall be installed per City standards.

49. Fire flow requirements for this development shall be 3,000 gallons per minute at 20 psi. An allowance of up to 50 percent may be granted for fire sprinklers systems installed within each building.

Utilities

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

51. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.

52. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.

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

54. The developer shall underground the existing overhead facilities on Amador Street, Mono Street, Inyo Street and El Dorado Street along the project frontages, including all transformers and switch gear. The undergrounding plan shall be approved by the City Engineer prior to the start of work.

Fire Protection

55. The common wall (party wall) constructed between each unit shall be constructed with one-hour construction.

56. Each townhouse will require interior smoke detectors (hard wired with battery backup) per the CBC.

57. There are several townhouse buildings that are in excess of 5,000 square feet in size. Automatic fire sprinkler systems are required for structures in excess of 5,000 square feet. However, the type of system (commercial or residential) has yet to be determined pending further information on building occupancy classifications. In addition, the proposed duets are required to have automatic fire sprinkler systems as they are being constructed as three story structures.

58. The following fire sprinkler system options are pending review:
    a. If the buildings are classified as R-3 occupancies, the Fire Department will require that each townhouse unit be equipped with an automatic fire sprinkler system designed and installed per NFPA 13-D (Modified) standards. The fire sprinkler protection shall be supplied from the domestic water line and independently controlled. Fire sprinkler modifications shall include sprinkler heads within the attics and garages;
    b. If the buildings are classified as R-1 occupancies, the Fire Department will require each building to have a commercial fire sprinkler system installed with its own dedicated fire service line, conforming to NFPA 13 and 24 standards;
    c. The proposed duets are required to have automatic fire sprinkler systems installed per NFPA 13-D standards.

59. Each unit protected with fire sprinklers shall have an interior alarm signaling device which will activate upon waterflow of the fire sprinkler system.

60. Each unit protected with fire sprinklers shall have an exterior alarm bell installed in a location approved by the Fire Department.

61. Each fire sprinkler system shall be equipped with a spare sprinkler head box located at the riser.

62. The fire line service shall be installed and arranged per NFPA 13-D and /or NFPA 13 Standards, and the control valve shall be locked with a chain and break-away type of lock if it is exposed (above grade)

63. Third floor areas within the duets shall be limited to less than 500 square feet.

64. Addressing for each building as well as individual townhouses units shall be assigned and approved by the Fire Department. Numbers shall be a minimum of 4 inches in height (self-illuminated) and be visible from the street.

65. Approved spark arrestors shall be installed on chimney caps.

66. Exiting requirements shall be per the CBC, Chapter 10.

Hazardous Materials

67. Properly close existing businesses on site. Select Foods and American Drum shall be responsible for the following:
    Ammonia refrigeration system(s);
    Underground fuel storage tanks;
    Any other chemical storage.

68. Submit copies of Phase I and Phase II Environmental Studies. The developer may need to contact the California Regional Water Quality Control Board or the State Department of Toxic Substances Control to obtain a clearance letter for the site.

Retaining Walls

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

70. The retaining wall/sound wall combination along the rail road property line shall constructed with decorative reinforced concrete and shall incorporate vine pockets to allow landscaping to cover both sides.

Dedications, Easements and Deed Restrictions

71. The final map shall reflect:

    a. Five-foot-wide public utility easements (PUE) along the edge of the public/private streets where necessary as determined by the City Engineer.
    b. Dedication of a 15 foot wide storm drain easement to Alameda County Flood Control for the existing box culvert (Sulphur Creek).
    c. Dedication of the right-of-way for the extension and cul-de-sac on Mono Street.
    d. Dedication of right-of-way along Inyo Street and El Dorado Street for the realignment of Amador Street.
    e. Dedication of additional right-of-way along Amador Street for the public sidewalk.
    f. Abandonment of the Amador Street right-of-way under the triangular piece. The necessary utility easements shall be shown for the utilities which will remain in place.

Subdivision Agreement

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

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

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

74. A minimum 24-foot-wide all-weather access road, engineered for 50,000 pounds gross vehicle weight, shall be maintained for emergency vehicle access.

DURING CONSTRUCTION

75. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:

    a. Grading and construction activities shall be limited to the hours 7:00 AM to 6:00 PM on weekdays and Saturdays; there shall be no grading or construction activities on Sundays or holidays;

    b. Grading and construction equipment shall be properly muffled;

    c. Unnecessary idling of grading and construction equipment is prohibited;

    d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;

    e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents (within 200 feet of the project boundary) with this information.

    f. The developer shall participate in the City's recycling program during construction;

    g. Daily clean-up of trash and debris shall occur on Amador Street, Mono Street and El Dorado Street and other neighborhood streets utilized by construction equipment or vehicles making deliveries.

    h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;

i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;

j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;

k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;

l. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);

m. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

n. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;

o. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;

p. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;

q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.

r. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;

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

t. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See *"Building Maintenance/Remodeling"* flyer for more information;

u. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and

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

76. A representative of the soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe grading operations with recommended corrective measures given to the contractor and the City Engineer.

77. 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.

78. The developer shall be responsible to adhere to all aspects of the Storm Water Pollution Prevention Plan (SWPPP) as approved per condition of approval No. 8 above.

79. Construction Administration services shall be provided by the project landscape architect. Services to include:

a. Observation of irrigation system before burying pipes;

b. Observation of plant material upon delivery to the site;

c. Observation of layout and placement of plant material upon delivery to the site;

d. Observation for maintenance period commencement; and

e. Observation for final acceptance.

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

80. The applicant/developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits;

a. Supplemental Building Construction and Improvement Tax;

b. School Tax; and

c. Sewer Connection Fee for each dwelling unit at the rate in effect when the utility service permit for the dwelling unit is issued.

d. Park In-lieu fees for each dwelling unit at the rate in effect when the building permit for unit is issued.

81. Any damaged curb, gutter and/or sidewalk along the Amador Street, Inyo Street, El Dorado Street and Mono Street property frontages shall be repaired or replaced to the satisfaction of the City Engineer.

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

83. The on-site street light electroliers shall be in operating condition as approved by the Planning Director and the City Engineer.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

84. 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.

85. 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.

86. An AC overlay along the Amador Street, Mono Street, Inyo Street or El Dorado Street frontage may be required by the City Engineer, if it is determined that it is necessary due to deterioration resulting from heavy traffic during the construction.

87. The improvements associated with the Pacific Gas and Electric Company, EBMUD, SBC and ComCast shall be installed to the satisfaction of the respective companies.

88. The subdivider shall submit an "as built" plan indicating the following:

    a. All the underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric Company, EBMUD, SBC and Comcast, etc; and

    b. All the site improvements, except landscaping species, buildings and appurtenant structures.

DRAFT

ORDINANCE NO. _____

mle
1/27/05

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF CHAPTER 10, ARTICLE 1 OF THE HAYWARD MUNICIPAL CODE BY CHANGING THE ZONING FROM HIGH-DENSITY RESIDENTIAL (RH), COMMERCIAL OFFICE (CO) AND SINGLE-FAMILY RESIDENTIAL DISTRICTS TO PLANNED DEVELOPMENT (PD) DISTRICT PURSUANT TO ZONE CHANGE APPLICATION NO PL-2003-0657

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. The Zoning District Map of Chapter 10, Article 1 of the Hayward Municipal Code is hereby amended by changing the zoning from High-Density Residential (RH), Commercial Office (CO) and Single-Family Residential Districts to Planned Development (PD) District for the properties located at 22600, 22700, 22840 and 22885 Amador Street.

Section 2. In accordance with the provisions of section 620 of the City Charter, this ordinance shall become effective upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the____ day of_____, 2005, by Council Member_____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the_____ day of_____, 2005, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

mll
1/27/05

Introduced by Council Member_____

RESOLUTION SUMMARILY VACATING A PORTION OF AMADOR STREET

WHEREAS, the owner of the parcel of land located at the intersection of Amador, Inyo and El Dorado Streets is in the process of developing several surrounding parcels of land for residential use and has requested that the City vacate a portion of Amador Street to provide for realignment, traffic calming and landscaping and to clear up any cloud of title that may appear in public records; and

WHEREAS, the Director of Public Works has advised that this portion of Amador Street, as more particularly described in the attached Exhibit "A," is no longer needed for street purposes; and

WHEREAS, the City reserves public utilities, storm drain, water and sewer easements within the right-of-way to be vacated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, pursuant to California Streets and Highways Code section 8334(a), it is hereby ordered that the portion of Amador Street described in Exhibit "A" attached hereto and made a part hereof, is hereby vacated and the City Clerk is authorized and directed to cause a certified copy of this resolution to be recorded in the office of the County Recorder of Alameda.

BE IT FURTHER RESOLVED, that the City reserves public utilities, storm drain, water and sewer easements within the right of way to be vacated.

IN COUNCIL, HAYWARD, CALIFORNIA_____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO._____

Introduced by Council Member_____

mhl
1/27/05

RESOLUTION CERTIFYING THAT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND ADDENDUM HAVE BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING TENTATIVE TRACT MAP NO. PL 2003-0658, ZONE CHANGE APPLICATION NO. 2003-0657, SITE PLAN REVIEW PL 2003-0634 AND AN AMENDMENT TO THE HAYWARD CANNERY AREA DESIGN PLAN

WHEREAS, Zone Change Application No. 2003-0657, Tentative Tract Map PL 2003-0658 and Site Plan Review PL 2003-0634 concern a request by Braddock & Logan (Applicant) and Select Foods, Inc. (Owner) to construct 112 dwelling units; rezone four parcels of property, located at 22600, 22700, 22840 and 22885 Amador Street from Commercial Office (CO), High-Density Residential (RH) and Single-Family Residential (RS) zoning districts to Planned Development (PD) District; amend the Hayward Cannery Area Design Plan to allow residential units instead of live-work units; and vacate excess right-of-way on Amador Street; and

WHEREAS, an initial study and mitigated negative declaration and addendum to the mitigated negative declaration have been prepared and processed in accordance with City and CEQA guidelines; and

WHEREAS, the Planning Commission held a public hearing on January 13, 2005, regarding the applications, in accordance with the procedures contained in the Hayward Zoning Ordinance, codified as Article 1, Chapter 10 of the Hayward Municipal Code, and recommended approval of the initial study, mitigated negative declaration and addendum, zone change, preliminary development plan and tentative tract map, as well as the amendment to the Hayward Cannery Area Design Plan and the vacation of excess right-of-way on Amador Street; and

WHEREAS, the City Council of the City of Hayward has independently reviewed and considered the information contained in the initial study upon which the mitigated negative declaration and addendum are based, certifies that the mitigated negative declaration and addendum have been completed in compliance with the requirements of the California Environmental Quality Act, and finds that the mitigated negative declaration and addendum reflect the independent judgment of the City of Hayward.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD as follows:

ZONE CHANGE

1. The proposed Project, as conditioned, will not have a significant effect on the environment and an Initial Study and Mitigated Negative Declaration and Addendum thereto have been prepared pursuant to the California Environmental Quality Act.

2. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the Planned Development zoning will be allow a project providing for ownership housing which is supported by the Housing Element of the General Plan and the Hayward Cannery Area Design Plan.

3. The proposed change is in conformance with the purposes of the Zoning Ordinance and the Special Design Overlay District/Cannery Area Special Design District (SD-4) and all applicable, officially adopted policies and plans in that the zone change is consistent with the Hayward Cannery Area Design Plan, as amended.

4. The residential uses permitted when the property is reclassified will be compatible with present and potential future uses, however, a beneficial effect of providing single-family and high-density ownership housing will be achieved, which was not obtainable under existing regulations.

PRELIMINARY DEVELOPMENT PLAN

5. The Project is in substantial harmony with the surrounding area and conforms to the Hayward Cannery Area Design Plan, as amended, the Santa Clara Neighborhood Plan, the General Plan and applicable City policies in that the net density of the Project does not exceed that called for in the Hayward Cannery Area Design Plan and the General Plan and the design of the Project is sensitive to the existing single family neighborhood.

7. As conditioned, existing and proposed streets and utilities are adequate to serve the development.

8. The Project creates a residential environment of sustained desirability and stability in that the project meets the intent of the Hayward Cannery Area Design Plan in that as conditioned is below the maximum density encouraged by the Plan and the architecture, as conditioned, of the homes along Amador

Street would combine the design elements that take into account compatibility of scale which would lessen visual impact.

9. 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 exceptions requested for a reduced separation between buildings is offset with the placement of windows. The exceptions requested for the reduction of front yard setbacks is offset by the provision of additional group open space with amenities. The two exceptions to the single-family residential lot depth and width standards are offset by the provision of lots larger than the minimum 5,000-square foot standard, meeting Hayward Design Guidelines and providing for ownership single-family housing.

TENTATIVE TRACT MAP 7498

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

11. The site is physically suitable for the proposed type of development;

12. 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.

13. The design or the subdivision and the proposed improvements are not likely to cause serious health problems.

14. Existing streets and utilities are adequate to serve the project;

15. None of the findings set forth in Section 64474 of the Subdivision Map Act have been made.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD that, based on the findings noted above, that the amendment to the Hayward Cannery Area Design Plan, zone change request, preliminary development plan and Tentative Map Tract No. 7498 are hereby approved, subject to the conditions of approval contained in Exhibit A attached hereto and incorporated as a part of this resolution, and the adoption of the companion ordinance reclassifying the Property from CO (Commercial Office), High-Density Residential (RH) and Single-Family Residential (RS) zoning districts to a PD (Planned Development) District.

IN COUNCIL, HAYWARD, CALIFORNIA_____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

PD ZONING

LANDS OF SELECT FOODS, INC.
BRADDOCK & LOGAN GROUP

A RESIDENTIAL DEVELOPMENT

TABLE OF CONTENTS

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10. – 22.	TOWNHOMES – FLOOR PLANS AND ELEVATIONS
23. – 30.	DUETS – FLOOR PLANS AND ELEVATIONS
31. – 41.	SINGLE FAMILY HOMES – FLOOR PLANS AND ELEVATIONS
42. – 44.	LANDSCAPE PLANS

OWNER: SELECT FOODS, INC.
22600 AMADOR STREET
HAYWARD, CA 94541

APPLICANT: BRADDOCK & LOGAN – JIM SULLIVAN
4155 BLACKHAWK CIRCLE PLAZA #210
DANVILLE, CA 94506
925 736 4000

ARCHITECT: KTGY GROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
714 851-7133

CONTACT: MACKAY & SOMPS SUE DILLON
1955 THE ALAMEDA
SAN JOSE, CA 95126
408-983-0960

RECEIVED
JAN 25 2005
PLANNING DIVISION

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING/LAND SURVEYING
5142 FRANKLIN DRIVE, PLEASANTON, CA 94588 PH: (925)225-0690 FAX: (925)225-0696

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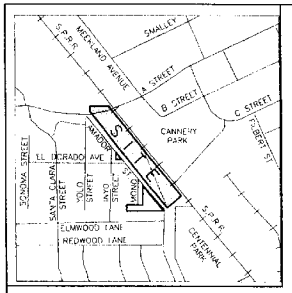

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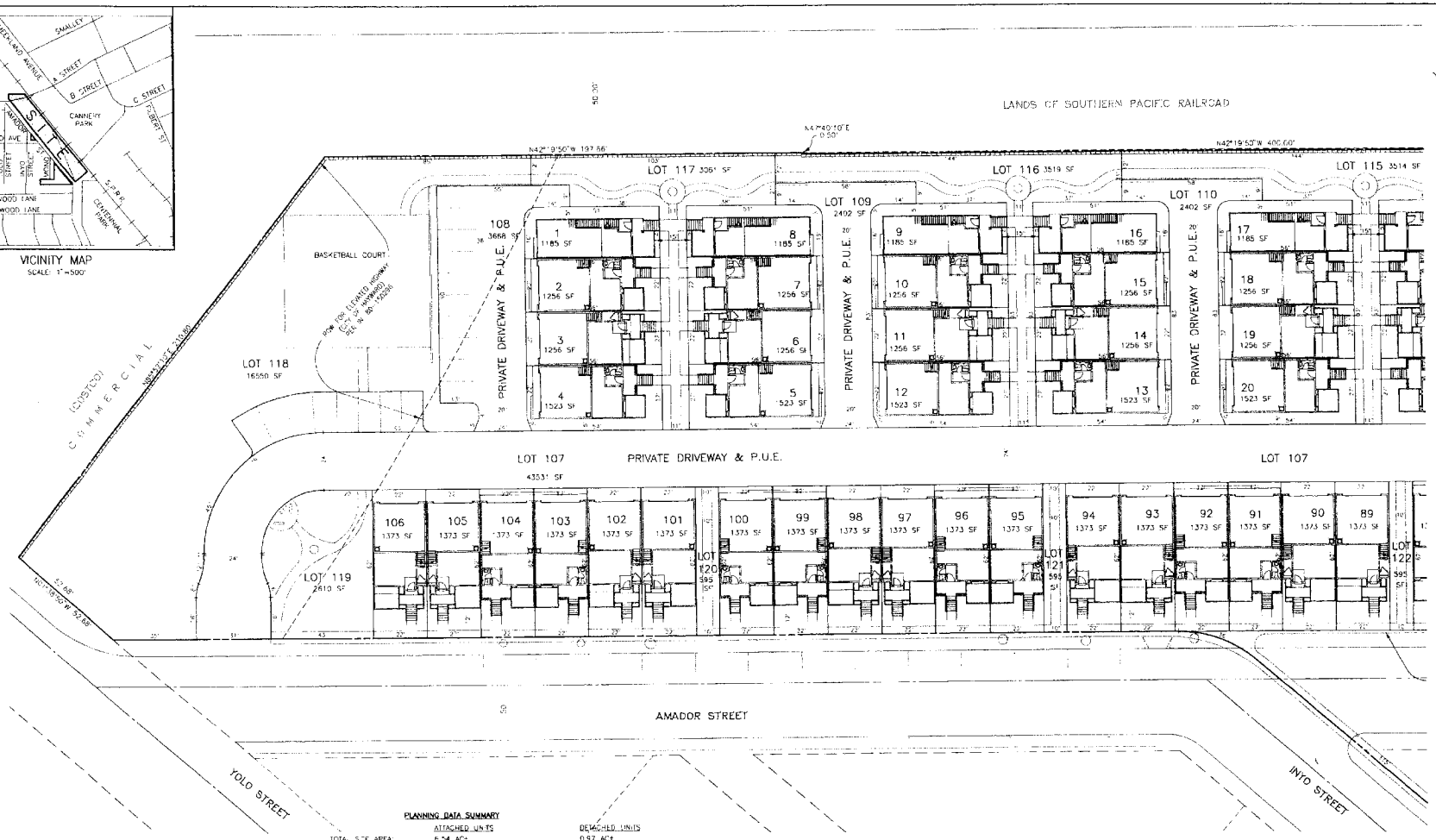

PLANNING DATA SUMMARY

	ATTACHED UNITS	DETACHED UNITS
TOTAL SITE AREA:	6.54 ACs	0.97 ACs
BUILDING COVERAGE:	1.88 ACs	0.17 ACs
TYPE OF CONSTRUCTION:	TYPE V - NON-RATED	
TYPE OF OCCUPANCY:	SINGLE FAMILY	SINGLE FAMILY
GROSS FLOOR AREA		
TOWNHOUSE PLAN 1	1297 SF 1st FLOOR 725 SF	PLAN 1605 1605 SF 1st FLOOR 1186 SF
TOWNHOUSE PLAN 2	1509 SF 1st FLOOR 817 SF	PLAN 1861 1861 SF 1st FLOOR 1295 SF
TOWNHOUSE PLAN 3	1590 SF 1st FLOOR 825 SF	PLAN 1946 1946 SF 1st FLOOR 1306 SF
DUET PLAN 1	1545 SF 1st FLOOR 795 SF	
DUET PLAN 2	1901 SF 1st FLOOR 940 SF	
PARKING SPACES:	203 GARAGES 38 PRIVATE STREET 241 TOTAL	12 GARAGES
	241 SPACES/106 UNITS = 2.27 SPACES PER UNIT*	12 SPACES/6 UNITS = 2 SPACES PER UNIT*

*ADDITIONAL ON STREET PARKING AVAILABLE (AMADOR STREET) 52 SPACES

GROSS DENSITY	106 UNITS/6.5 AC = 16.3 DU/AC	6 UNITS/0.97 AC = 6.19 DU/AC
NET DENSITY:	106 UNITS/4.93 AC = 20.08 DU/AC	6 UNITS/0.90 AC = 6.66 DU/AC
GROUP (COMMON) OPEN SPACE		
PROVIDED:	13,617 + 19,437 = 33,021 SF	0
REQUIRED:	100 SF/UNIT 106 UNITS/100 SF = 10,600 SF	0
PRIVATE OPEN SPACE		
PROVIDED:	60-90 SF PER UNIT (TOWNHOUSE) 330-390 SF PER UNIT (DUET)	3,800 SF PER LOT AVERAGE 60% OF LOT = 3100 SF PER LOT AVERAGE
REQUIRED:	100 SF PER UNIT	

OWNER: SELECT FOODS, INC.
22600 AMADOR STREET
HAYWARD, CA 94541

APPLICANT: BRADDOCK & LOGAN
4155 BLACKHAWK CIRCLE PLAZA #21C
DANVILLE, CA 94506
925-736-4000

ARCHITECT: KTGY GROUP, INC
17992 MITCHELL SOUTH
IRVINE, CA 92614
714-851-2133

CONTACT: MACKAY & SOMPS - SUE DILLON
1955 THE ALAMEDA
SAN JOSE, CA 95126
408-983-0960

PREPARED UNDER THE SUPERVISION OF JOHN F. KUZA, RCE 34937

0 10 20 40
SCALE 1"=20'

REV: 11/22/04; 01/25/05

SHEET ONE OF FOUR

SITE PLAN
LANDS OF SELECT FOODS, INC
22600 AMADOR STREET
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING/LAND PLANNING/LAND SURVEYING
1955 THE ALAMEDA, SAN JOSE, CA 95126 FAX (408) 983-0868 / PH (408) 983-0960

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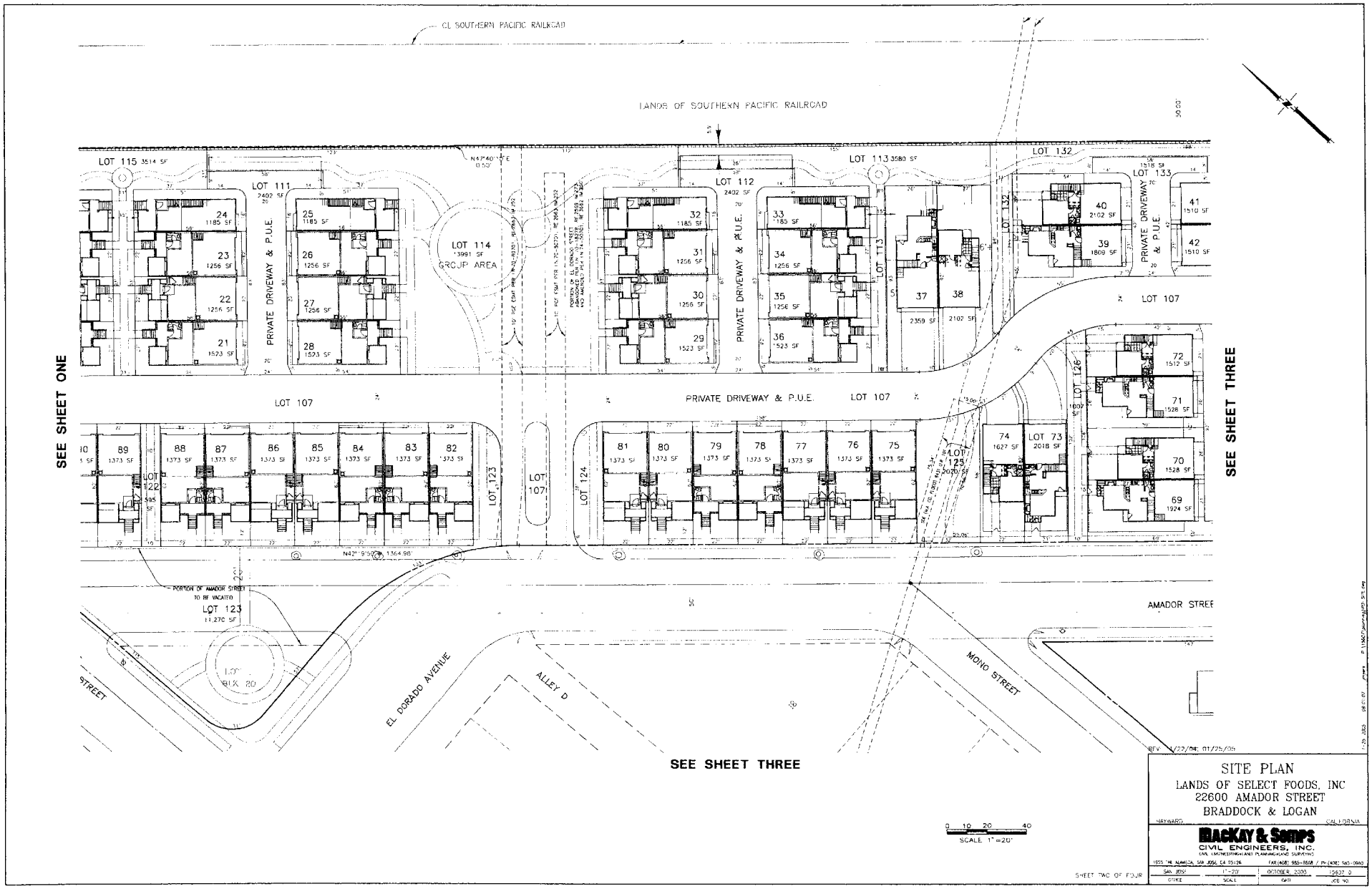

SITE PLAN
LANDS OF SELECT FOODS, INC
22600 AMADOR STREET
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING AND SURVEYING
1955 THE ALAMEDA, SAN JOSE, CA 95126 FAX (408) 985-8568 / PH (408) 985-0960

SAN JOSE	1"=20'	OCTOBER, 2003	15607.0
OFFICE	SCALE	DATE	JOB NO.

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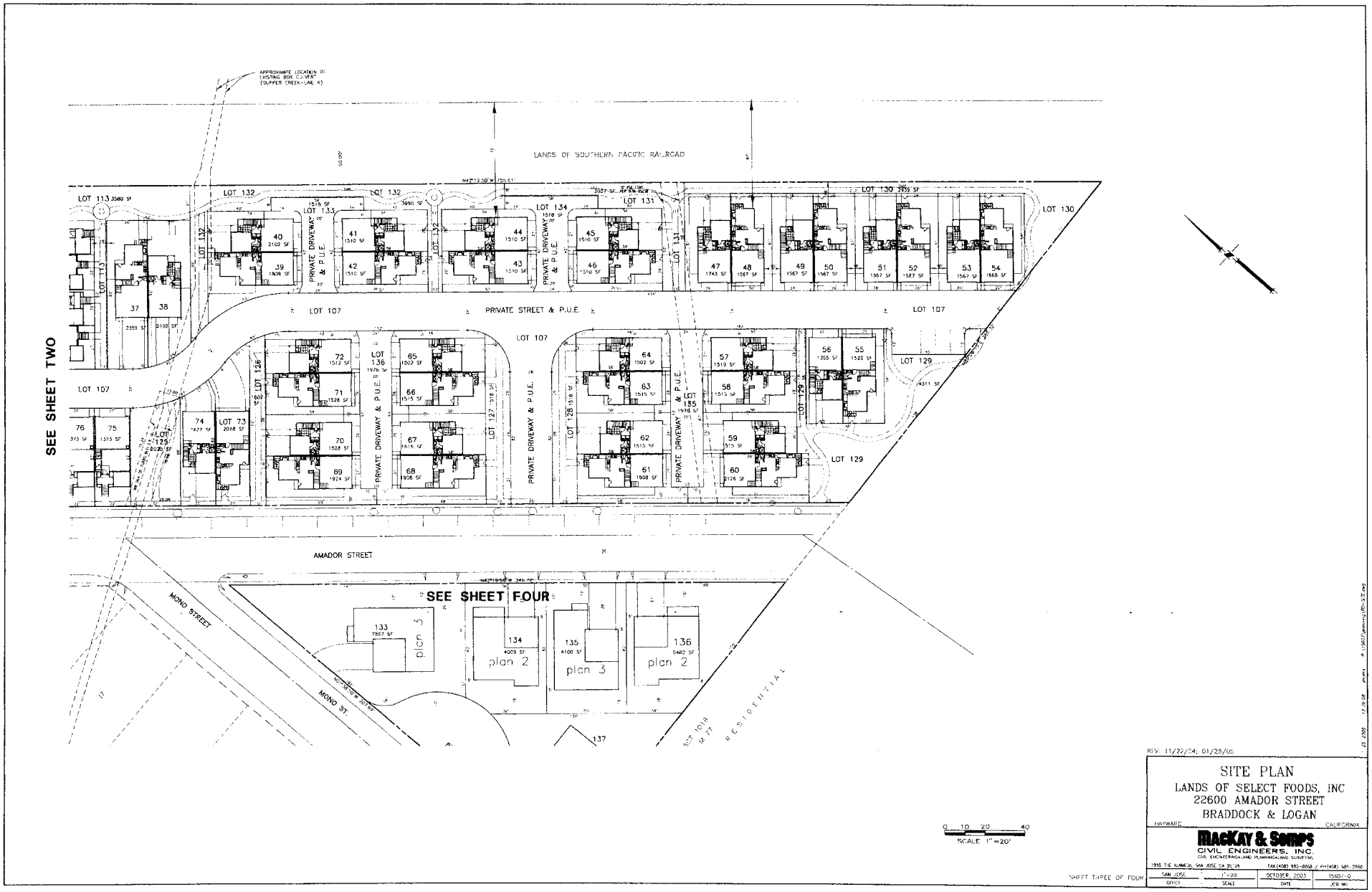

REV: 11/22/04; 01/25/05

SITE PLAN

LANDS OF SELECT FOODS, INC
22600 AMADOR STREET
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING/LAND SURVEYING

1935 THE ALAMEDA, SAN JOSE CA 95126 FAX (408) 985-8663 / PH (408) 985-0860

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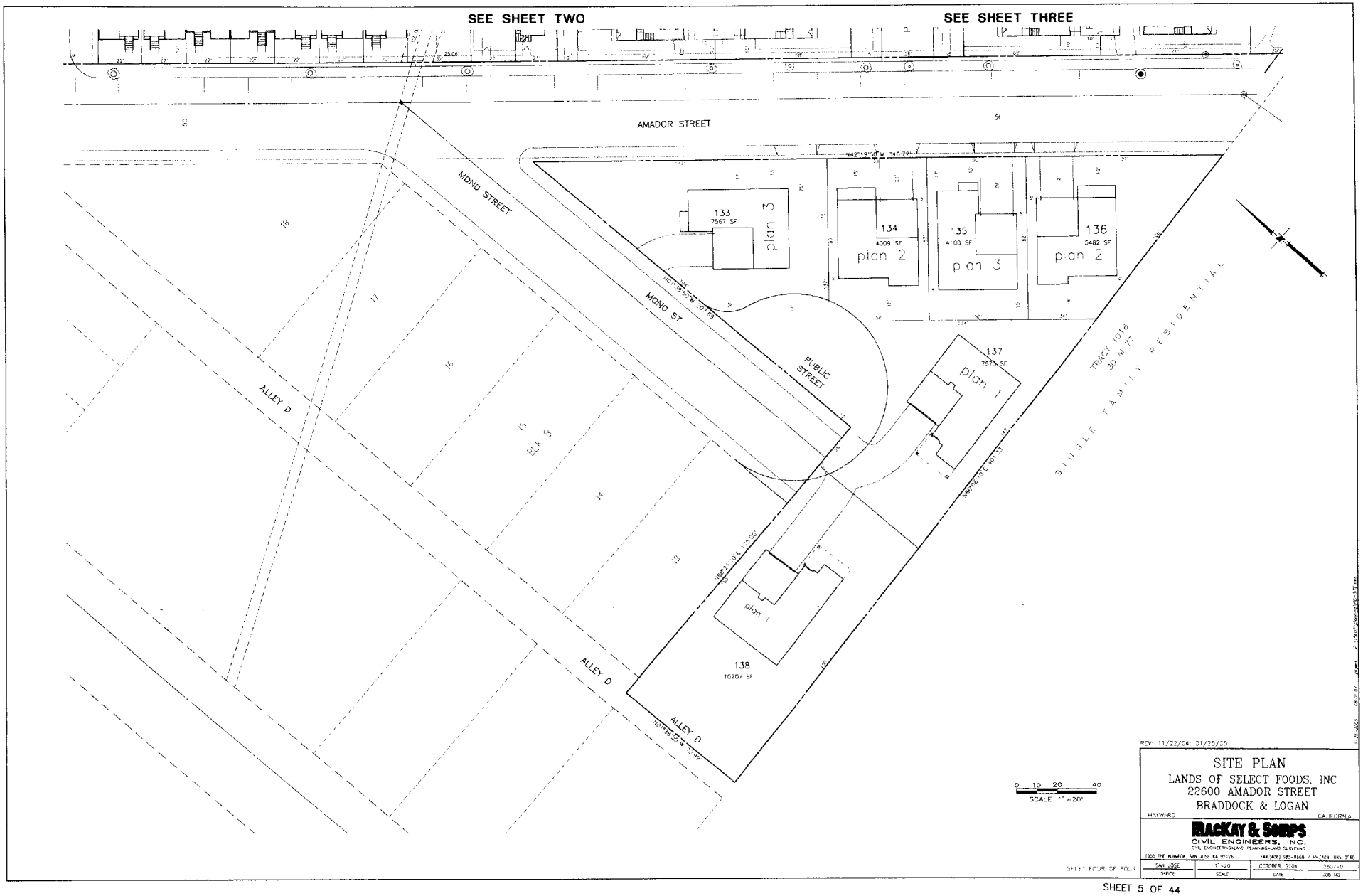
OFFICE	SCALE	DATE	JOB NO.

SHEET THREE OF FOUR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SEE SHEET THREE
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MONO ST.
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ALLEY D
ALLEY D
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plan 3
134
4009 SF
plan 2
135
4100 SF
plan 3
136
5482 SF
plan 2
137
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plan 1
138
10207 SF
plan 1
TRACT 1018
39 M 77
SINGLE FAMILY RESIDENTIAL
SCALE 1" = 20'
SITE PLAN
LANDS OF SELECT FOODS, INC
22600 AMADOR STREET
BRADDOCK & LOGAN
HAYWARD
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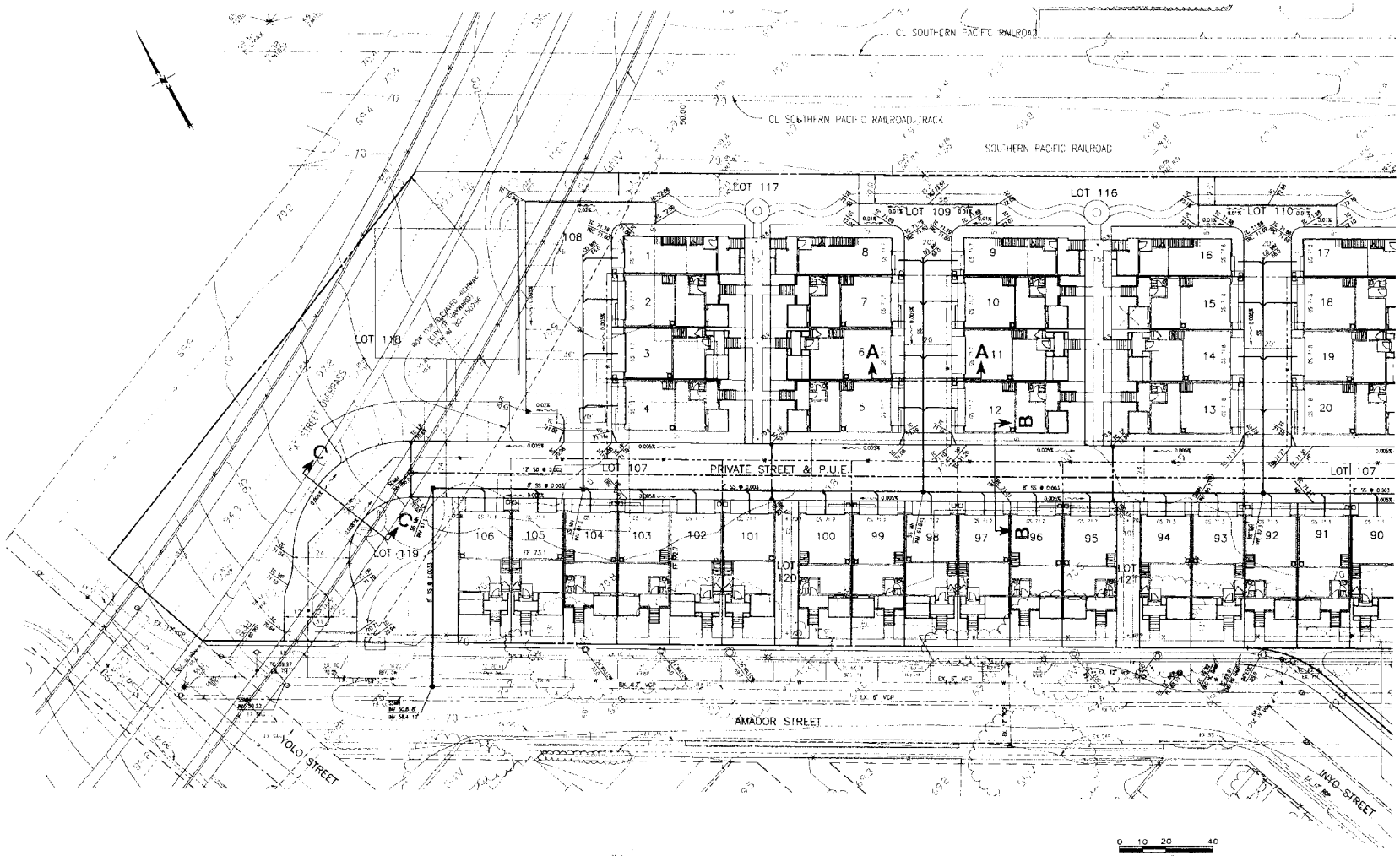
MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SAN JOSE
1" = 20'
OCTOBER, 2004
SHEET FOUR OF FOUR



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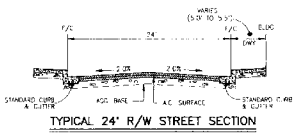
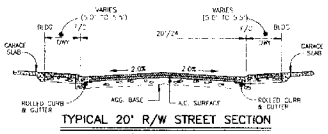


TYPICAL 24' R/W STREET SECTION
SECTION B–B
(NTS)



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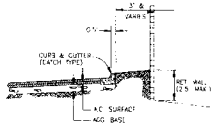

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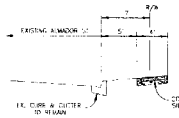

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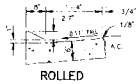
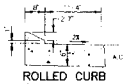


ROLLED
CURB & GUTTER



ROLLED CURB
W/ SPILL GUTTER

REV: 11/22/04 REV: 1/12/05, 1/25/05

CONCEPTUAL GRADING, UTILITY AND DRAINAGE PLAN

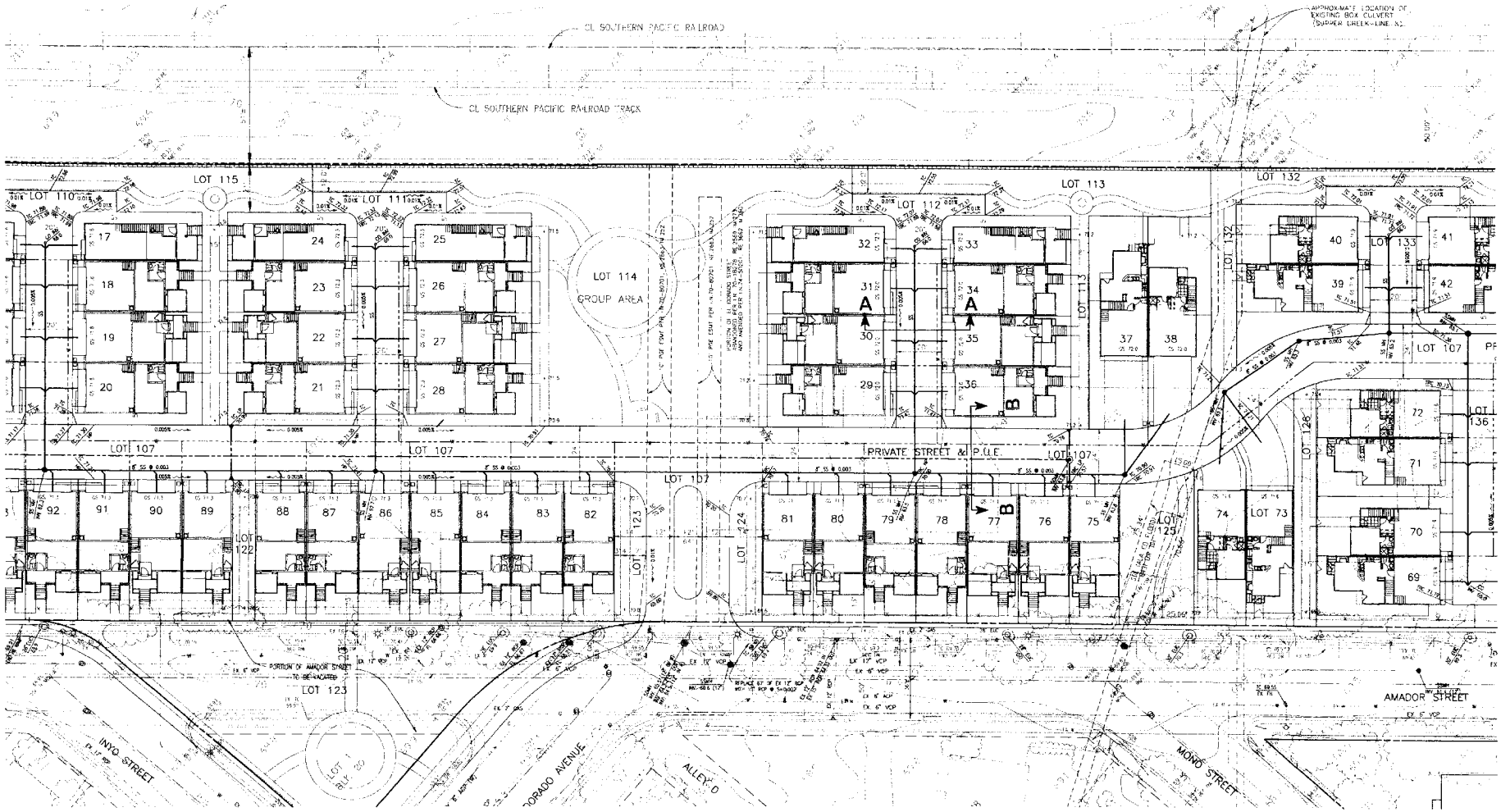
LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING/LAND PLANNING/LAND SURVEYING
5142B FRANKLIN DRIVE PLEASANTON CA 94588 PH (925)922-0930 FAX (925)922-0935

SAN JOSE	1" = 20'	OCT. 24, 2003	5607-0
OFFICE	SCALE	DATE	JOB NO

SHEET 1 OF 4



REV 11/22/04 REV 1/12/05; 1/25/05

CONCEPTUAL GRADING, UTILITY AND DRAINAGE PLAN

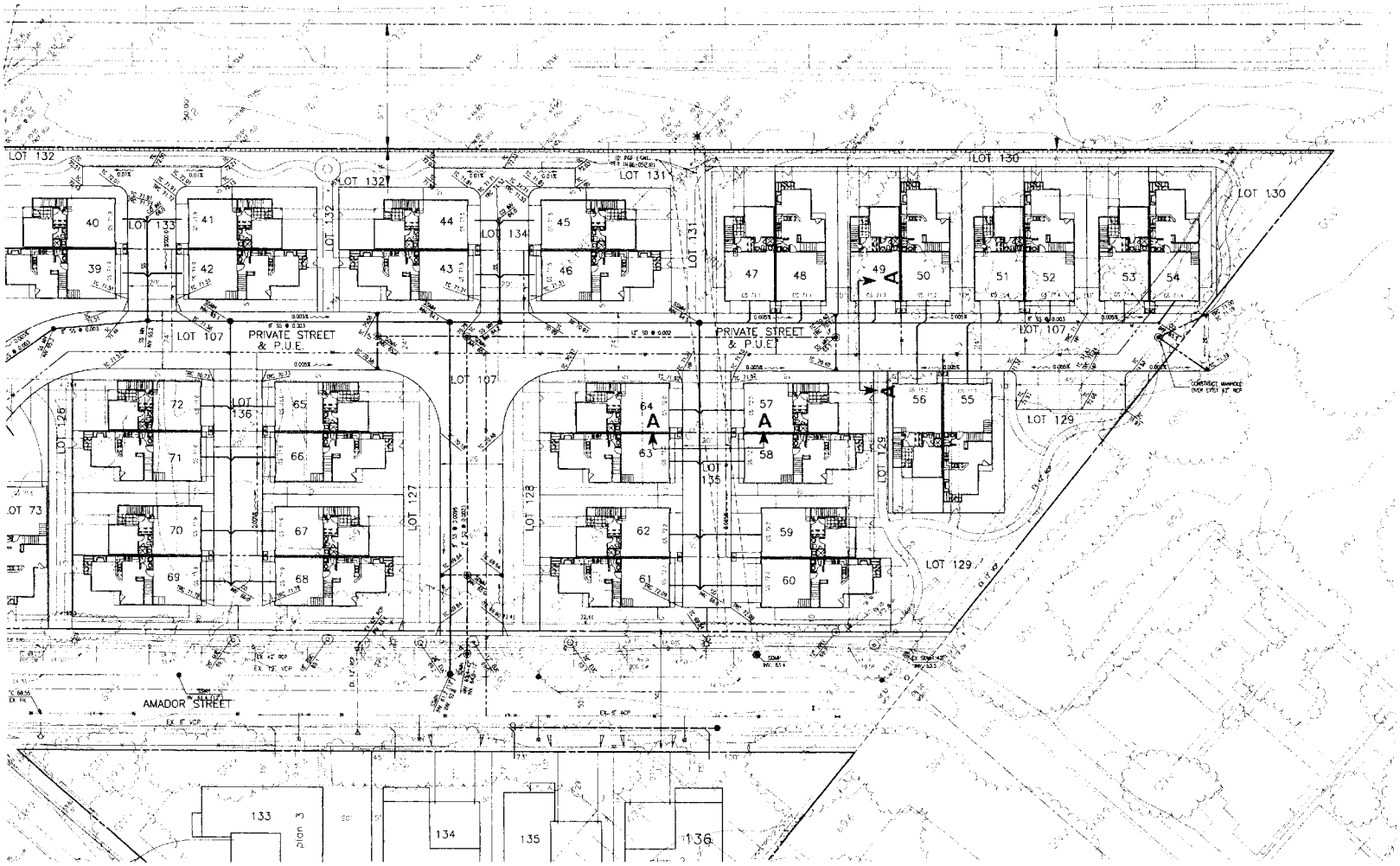
LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING AND SURVEYING

SAN JOSE	1" = 20'	OCT 04, 2003	15507-0
OFFICE	SCALE	DATE	JOB NO.

SHEET 2 OF 4



REV 11/22/04 REV 1/12/05, 1/25/05

CONCEPTUAL GRADING, UTILITY AND DRAINAGE PLAN

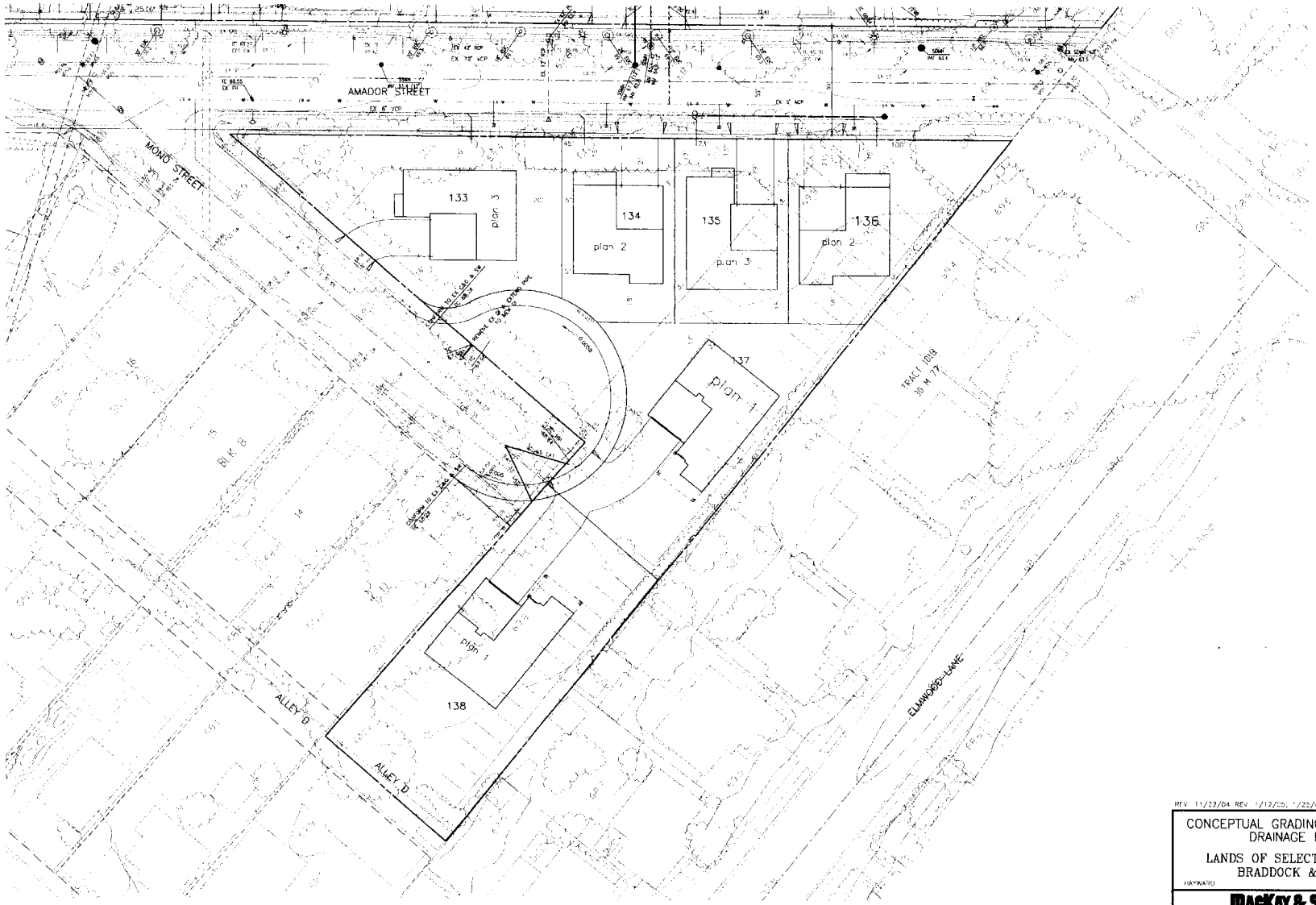
LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

SAN JOSE	1" = 20'	OCT. 04, 2003	13607-D
OFFICE	SCALE	DATE	JOB NO

SHEET 3 OF 4



REV 11/22/04 REV 1/12/05, 1/25/05

CONCEPTUAL GRADING, UTILITY AND DRAINAGE PLAN

LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING LAND SURVEYING

5142E FRANKLIN DRIVE PLEASANTON CA 94588 PH (925)925-0690 FAX (925)925-3698

SHEET 4 OF 4			
SAN JOSE	1" = 20'	OCT 04, 2003	15607-0
DRAWN	SCALE	DATE	JOB NO

Site Unit Mix

Townhomes

Plan	S.F.	Total On Site
Unit 1	1644	9
Unit 2	1910	23
Unit 3	1984	36
	Sub Total	68

Duet

Plan	S.F.	Total On Site
Plan 1	1498	16
Plan 2	1740	22
	Sub Total	38

Single Family

	S.F.	Total On Site
Plan 1	1522	2
Plan 2	2126	2
Plan 3	2394	2
	Sub Total	6
	Total	112

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A1-2 Townhome- 4-Plex Ground Floor & First Floor Plans
A1-3 Townhome- 4-Plex Second Floor & Roof Plans
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A1-5 Townhome- 6-Plex Ground Floor & First Floor Plans
A1-6 Townhome- 6-Plex Second Floor & Roof Plans
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A1-11 Townhome- Unit 3 Floor Plan
A1-12 Townhome- Unit 3 at End Floor Plan

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Project Team

Developer
Braddock & Logan
4155 Blackhawk Plaza Circle, Ste. 201
Danville, CA 94506
(925) 736-4000

Architect
KTGY GROUP, Inc.
17992 Mitchell South,
Irvine, CA 92614
(949) 851-2133

Landscape Architect
Thomas Baak & Associates
1620 North Main Street
Walnut Creek, CA 94596
(925) 933-2583

Civil Engineer
MacKay and Somps
5142 Franklin Drive, Ste. B
Pleasanton, CA 94588
(925) 225-0690

KTGY Group, Inc.
11/23/2004

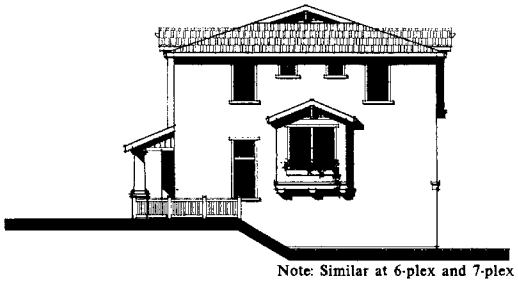
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

Left

Front



Note: Similar at 6-plex and 7-plex

Right

Rear

Material Legend
Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround

4-Plex Elevations
Townhome

0 8 32
4 16

KTGY Group, Inc.
11/24/2004

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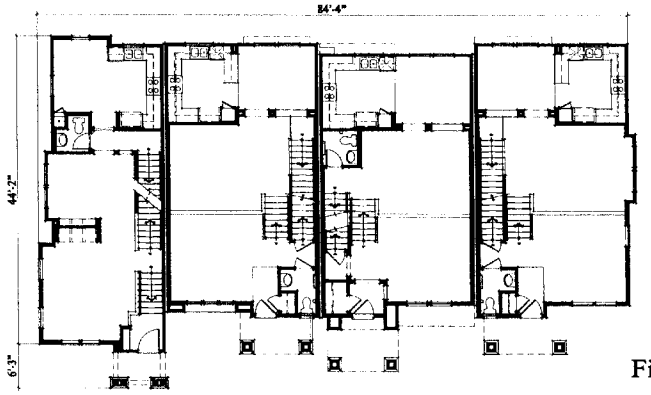
Hayward, California

Braddock & Logan
#2003075

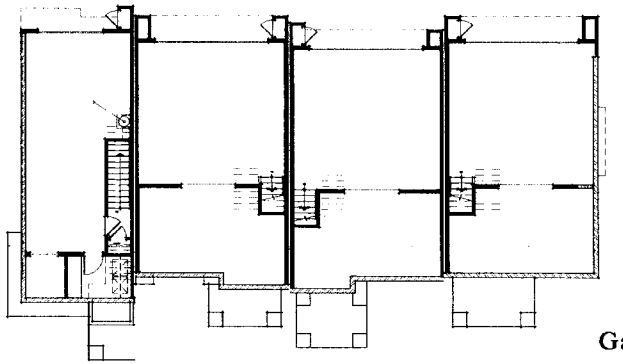
JOB NO. 15607-0

A1-1

Unit 1 Unit 3 Unit 2 Unit 3



First Level



Garage Level

4-Plex Building Composites
Townhome

0 8 32
4 16

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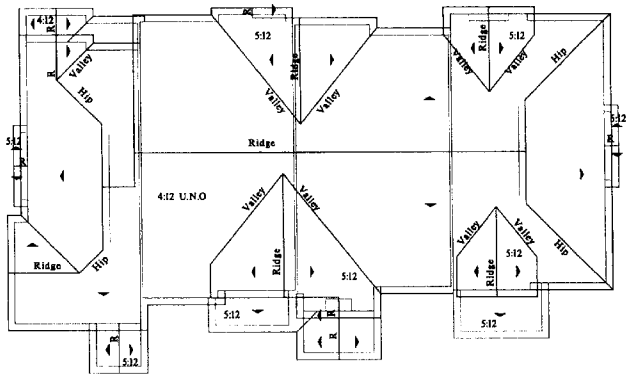
Hayward, California

Braddock & Logan
#2003075

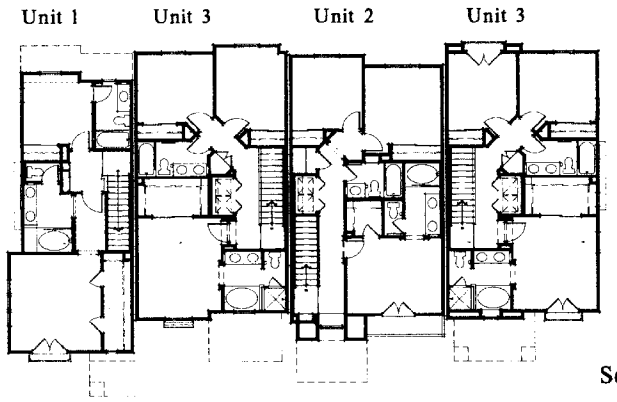
JOB NO. 15607-0

A1-2



Note: No roof mounted mechanical equipment

Roof Plan



Second Level

4-Plex Building Composites
Townhome

0 8 32
4 16

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11/24/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

SHEET 13 OF 44

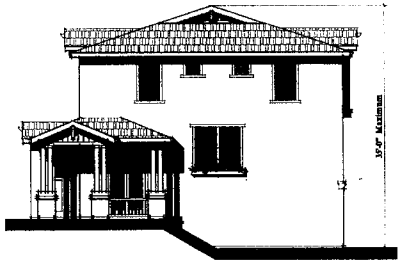
A1-3

Material Legend

Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround

6-Plex

7-Plex



Side Elevation at End
May Occur

6-Plex and 7-Plex Elevations
Townhome

0 8 32
4 16

KTGY Group, Inc.
11/24/2004

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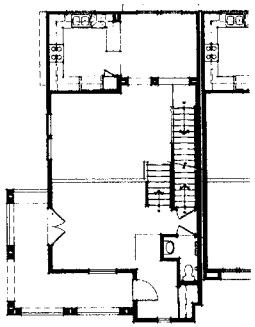
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

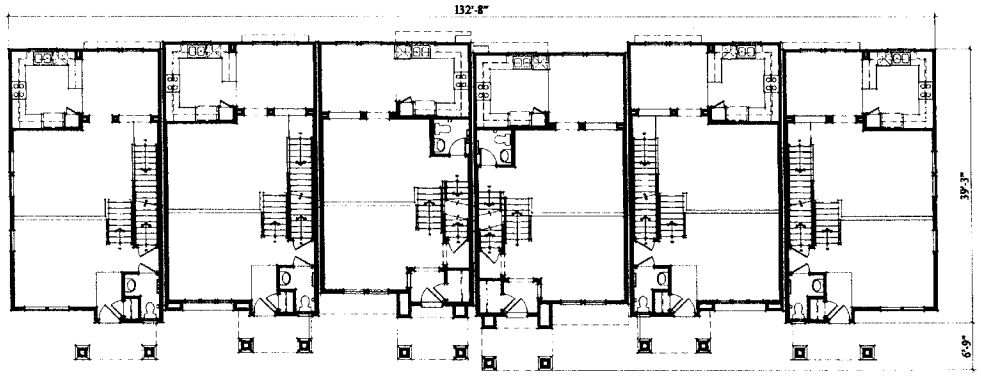
A1-4

Unit 3

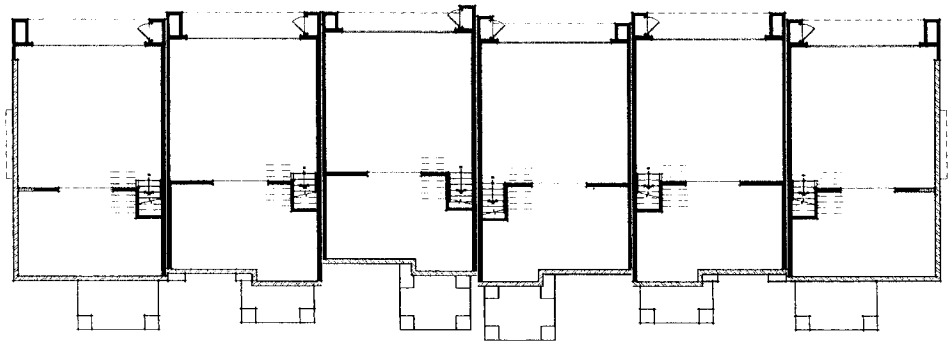


Corner condition may occur

Unit 3 Unit 3 Unit 2 Unit 2 Unit 3 Unit 3



First Level



Garage Level

6-Plex Building Composites
Townhome

0 8 32
4 16

KTGY Group, Inc.
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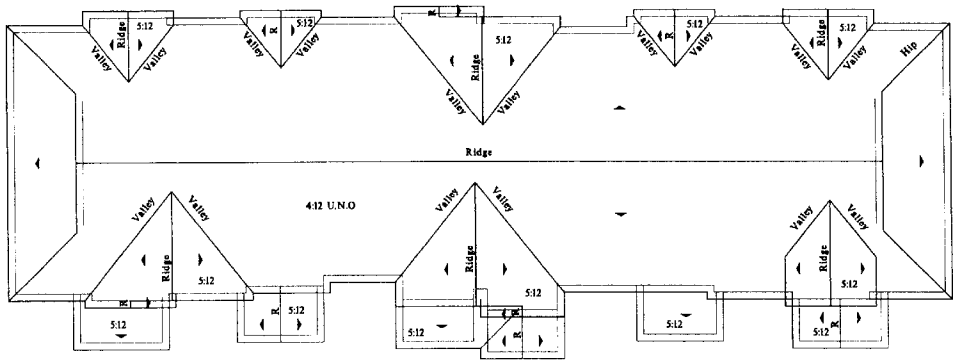
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607 0

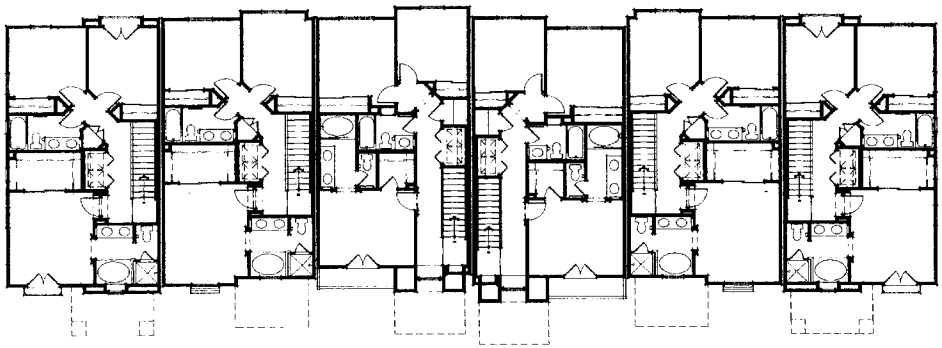
SHEET 15 OF 44

A1-5



Note: No roof mounted mechanical equipment

Roof Plan



Second Level

6-Plex Building Composites
Townhome

0 8 32
4 16

KTGY Group, Inc.
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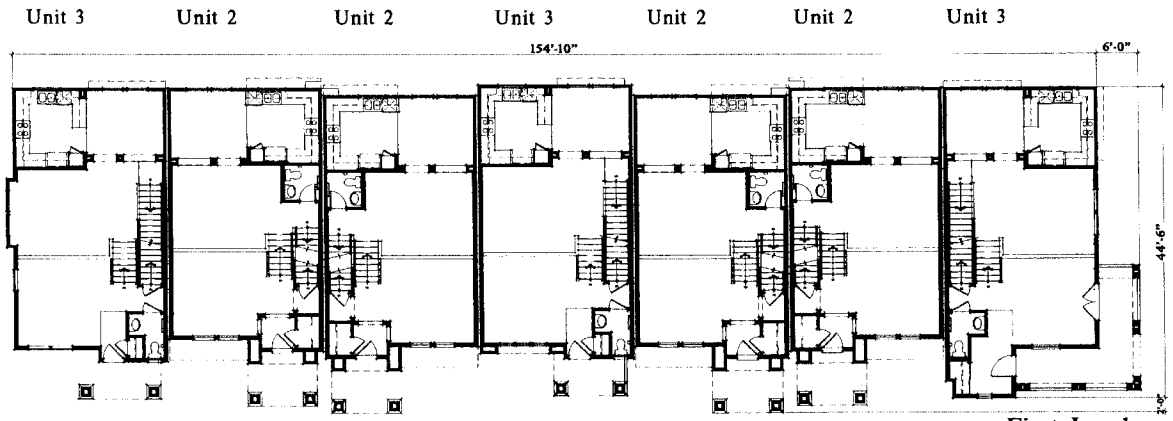
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

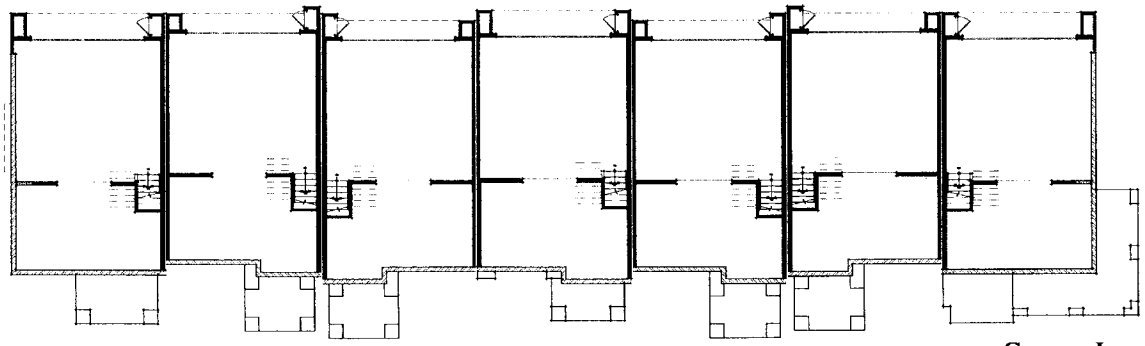
JOB NO. 15607-0

SHEET 16 OF 44

A1-6



First Level



Garage Level

7-Plex Building Composites
Townhome

0 8 32
4 16

KTGY Group, Inc.
11/24/2004

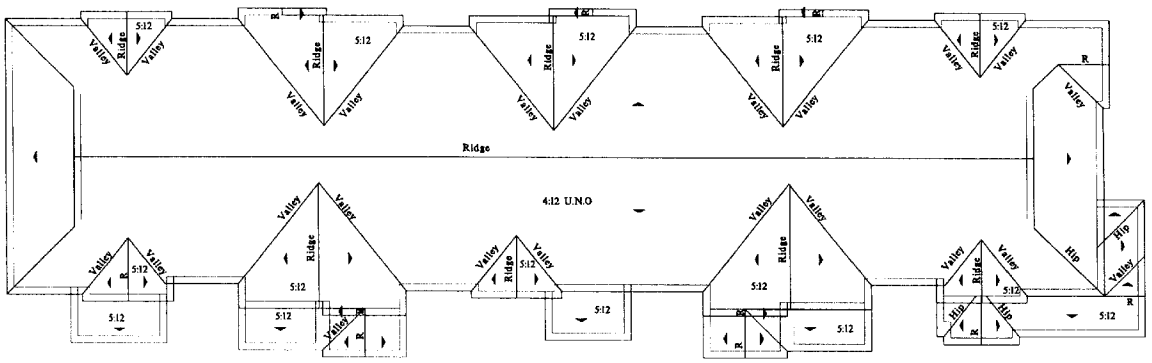
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

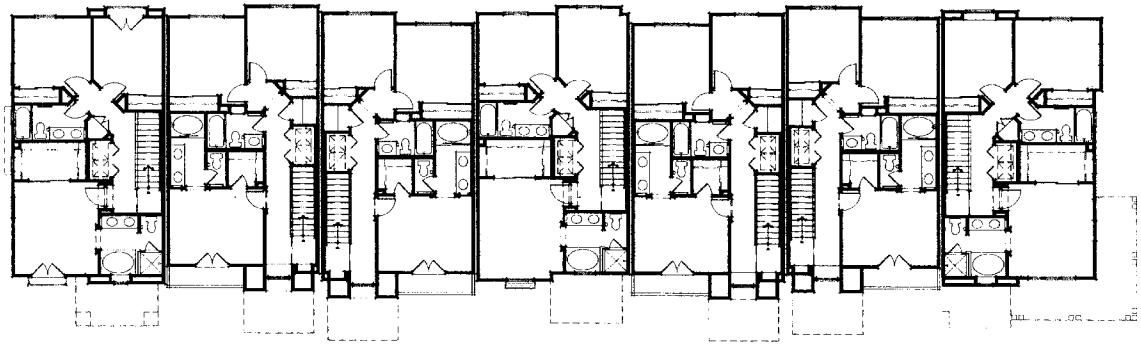
SHEET 17 OF 44

A1-7



Roof Plan

Unit 3 Unit 2 Unit 2 Unit 3 Unit 2 Unit 2 Unit 3



Second Level

7-Plex Building Composites
Townhome

0 8 32
4 16

KTGY Group, Inc.
11/24/2004

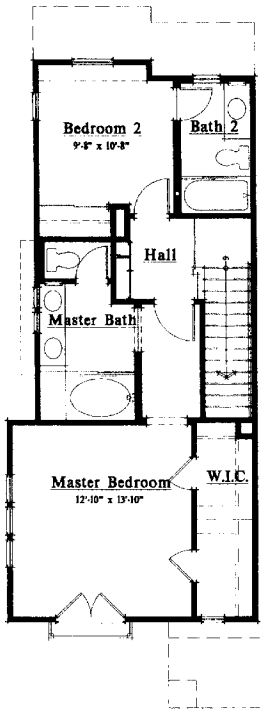
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

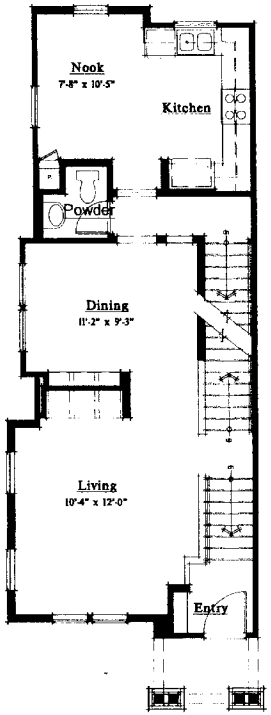
JOB NO. 15607-0

SHEET 18 OF 44

A1-8



Third Level



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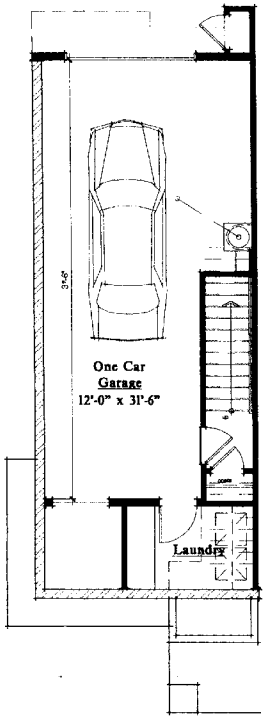


Garage Level

2 Bed/2.5 Bath
1,752 SF

Unit Plan One
Townhome

0 4 64
2 8

KTGY Group, Inc.
11/24/2004

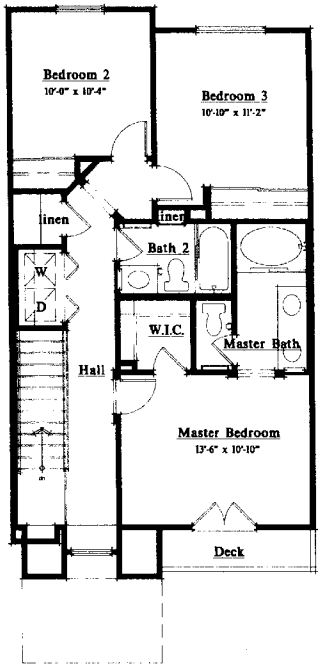
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

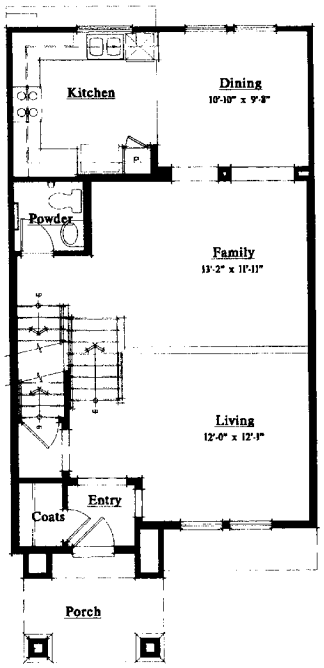
JOB NO. 15607-0

SHEET 19 OF 44

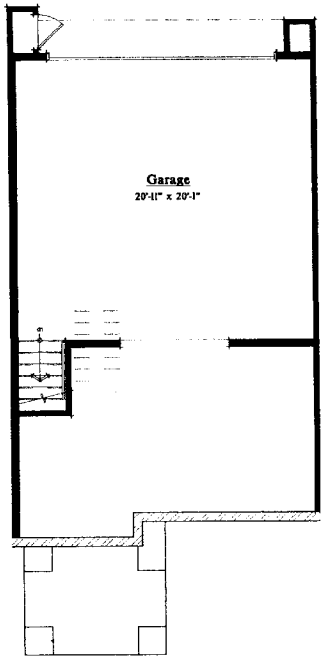
A1-9



Second Level



First Level



Garage Level

3 Bed/2.5 Bath
1,910 SF

Unit Plan Two
Townhome

0 4 64
2 8

KTGY Group, Inc.
11/24/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003975

JOB NO. 15607-C

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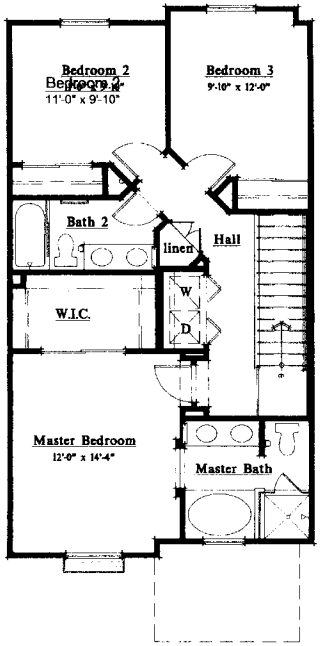
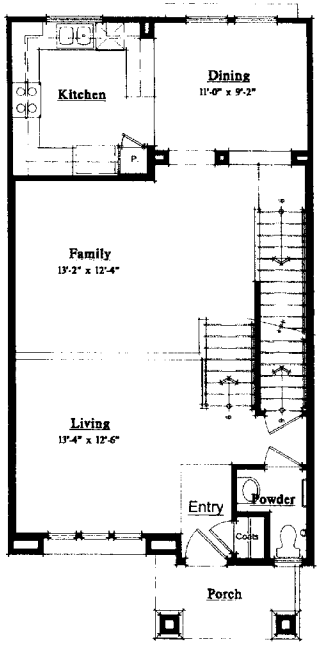
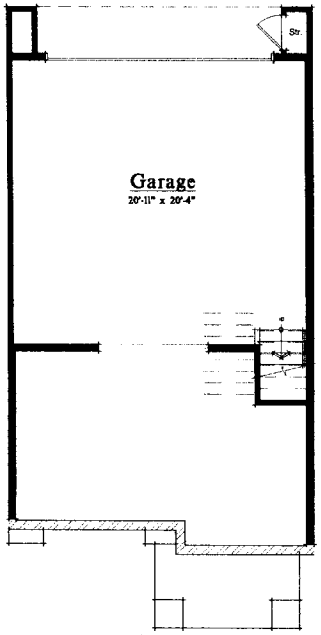
A1-10



Second Level



First Level



Garage Level

3 Bed/2.5 Bath
1,984 SF

Unit Plan Three
Townhome

0 4 64
2 8

KTGY Group, Inc.
11/24/2004

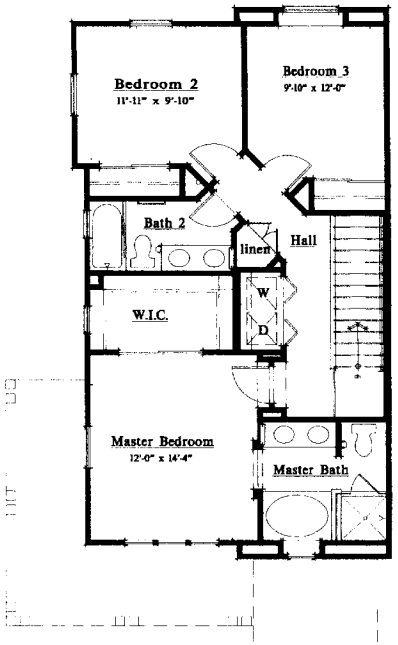
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

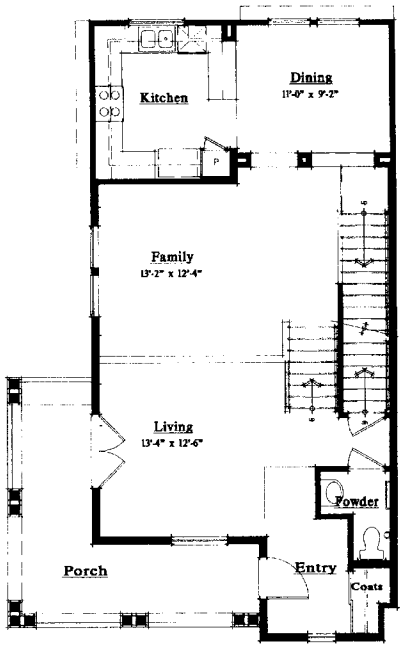
JOB NO. 15607-0

SHEET 21 OF 44

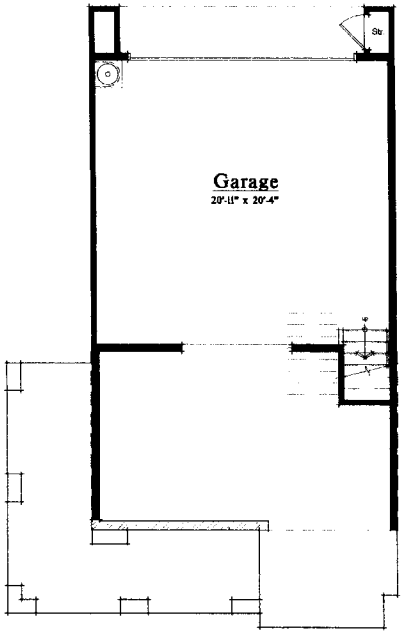
A1-11



Second Level



First Level



Garage Level

3 Bed/2.5 Bath
2,009 SF

Unit Plan Three at End Townhome

0 4 64
2 8

KTGY Group, Inc.
11/24/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

SHEET 22 OF 44

A1-12

Front Elevation
Duet 1-2 A

Material Legend

Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround

Front Elevation
Duet 1-2 B

Front Elevation
Duet 2-2 C

Front Elevations
Duet

0 4
2 8

KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

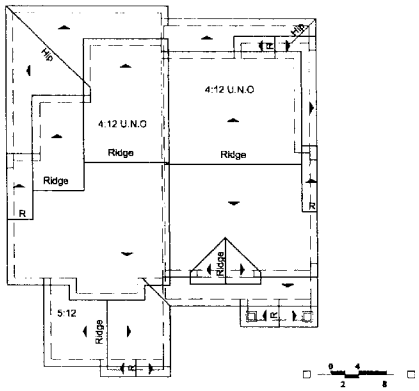
SHEET 23 OF 44

A2-1

Duet Unit 1 Duet Unit 2 Rear

Material Legend

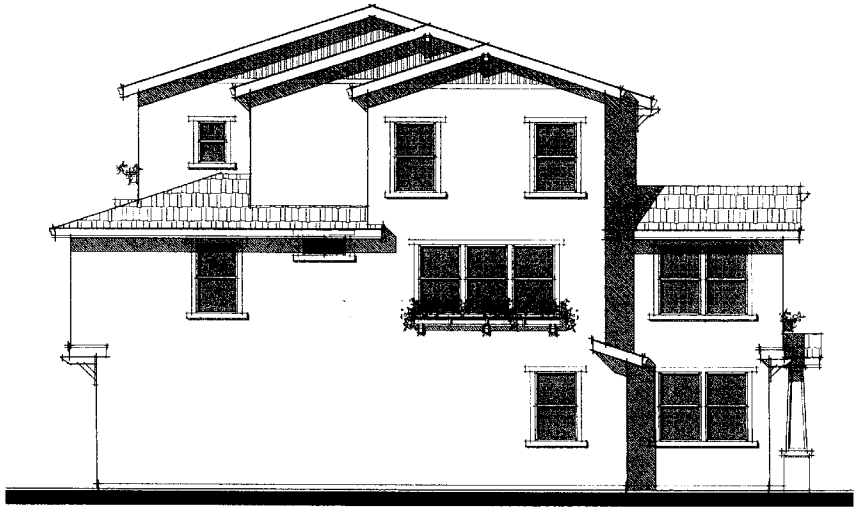
Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround



Roof Plan

No Roof Mounted Mech. Equipt.

Right



Left

Elevations 1-2A
Duet

0 4
2 8

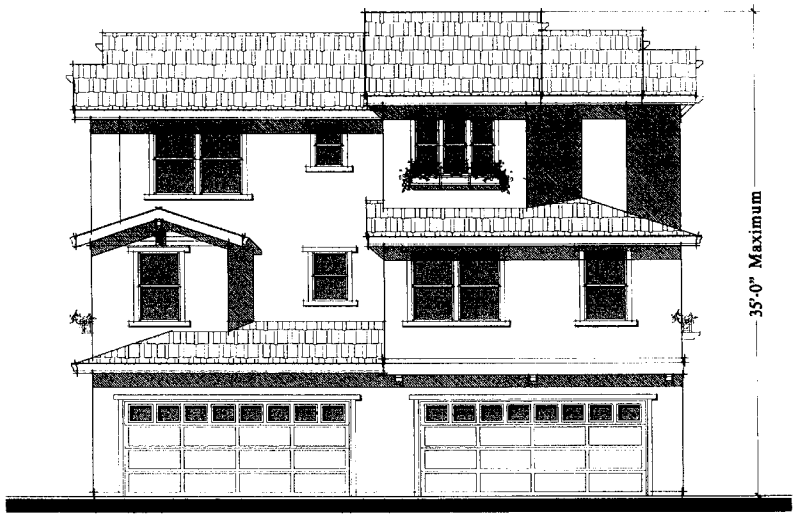
KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

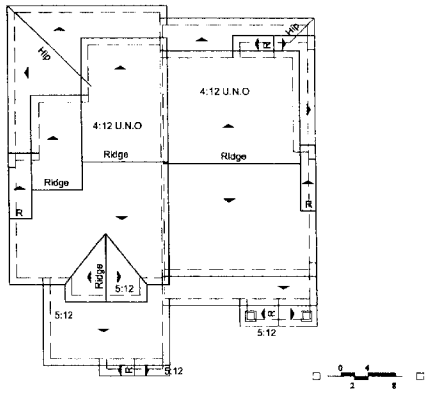
JOB NO. 15607-0

A2-2

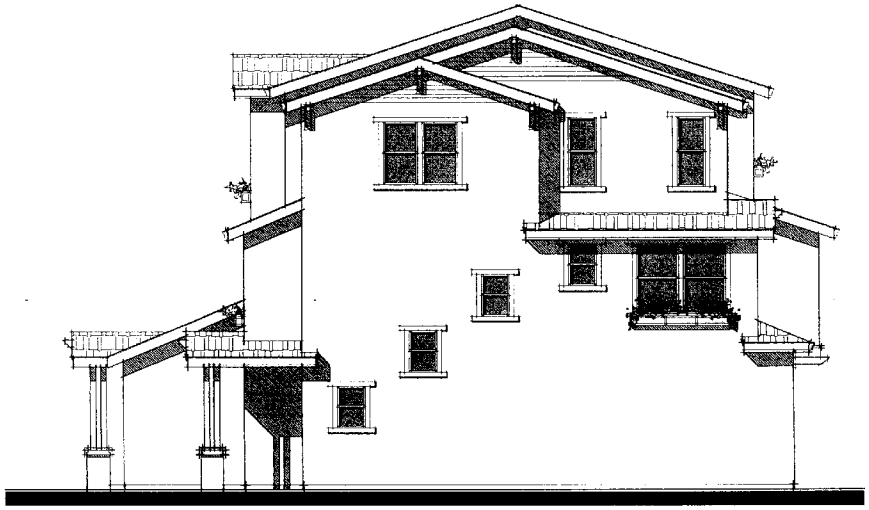


Duet Unit 1 Duet Unit 2 Rear

Material Legend
Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround



Roof Plan
No Roof Mounted Mech. Equipt.



Right

Left

Elevations 1-2B
Duet

0 4
2 8

KTGY Group, Inc.
11/24/2004

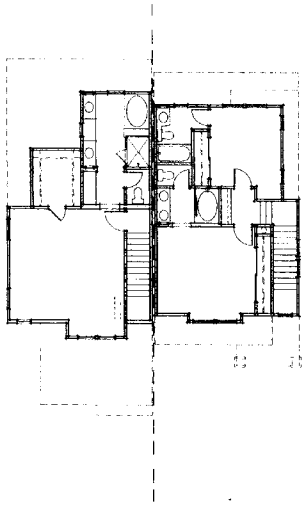
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

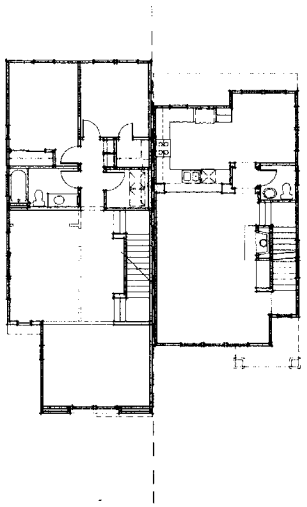
JOB NO. 15607-0

SHEET 25 OF 44

A2-3

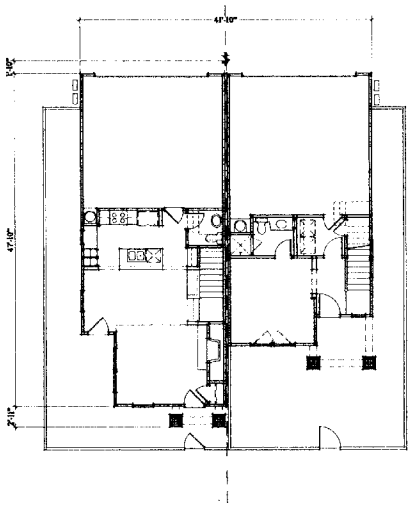


Third Floor



Second Floor

Duet Unit Two Duet Unit One



First Floor

Units One and Two Building Composite
Duet

0 2 4 8

KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

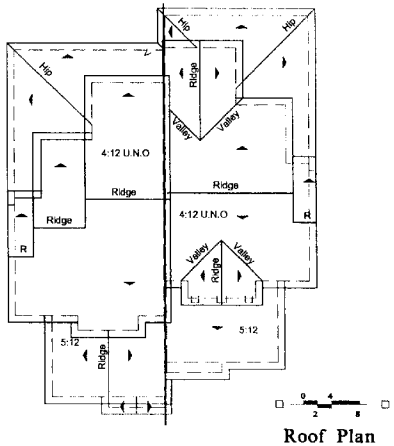
SHEET 26 OF 44

A2-4

Duet Unit 2 Duet Unit 2 Rear

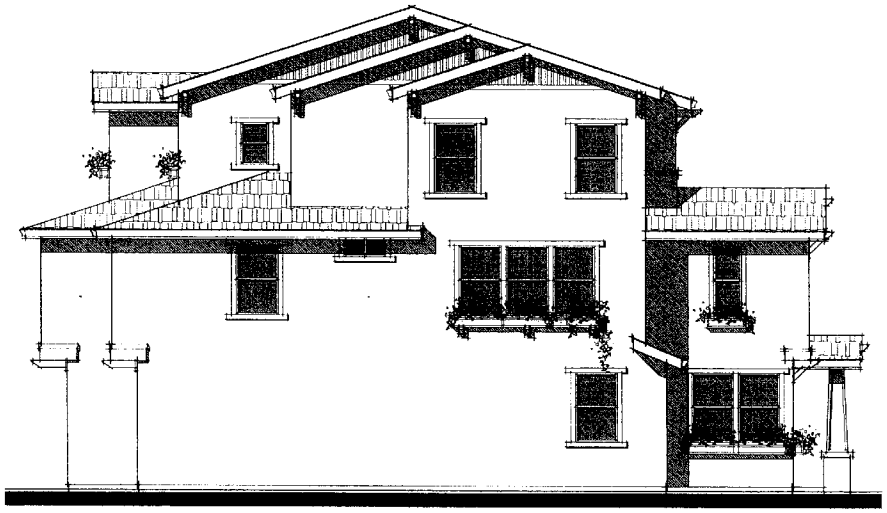
Material Legend

Architectural Grade Composition Roofing
Stucco Finish
Wood Kickers/ Outlookers
Wood Flower Boxes
Wood Shutters
Board and Batten Gable Ends
Stucco Finish Trim Surround



Roof Plan
No Roof Mounted Mech. Equipt.

Right



Left

Elevations 2-2C
Duet

0 4
2 8

KTGY Group, Inc.
11/23/2004

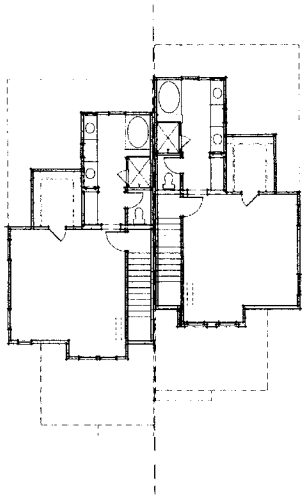
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

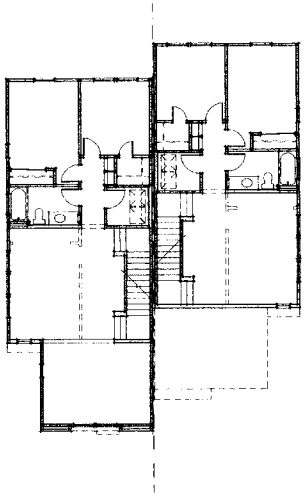
JOB NO. 15607-0

SHEET 27 OF 44

A2-5

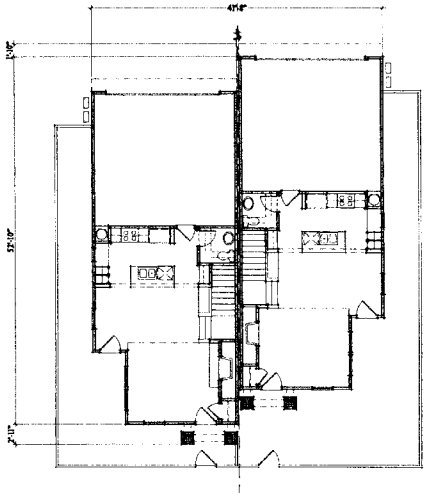


Third Floor



Second Floor

Duet Unit Two Duet Unit Two



First Floor

Unit Two Building Composite
Duet

0 4
2 8

KTGY Group, Inc.
11/23/2004

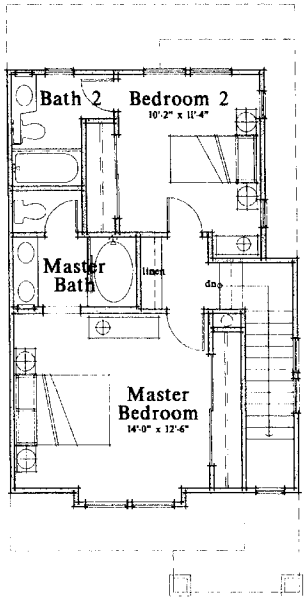
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

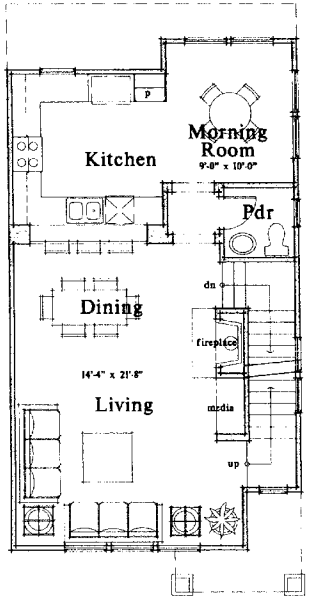
JOB NO. 15607-0

SHEET 28 OF 44

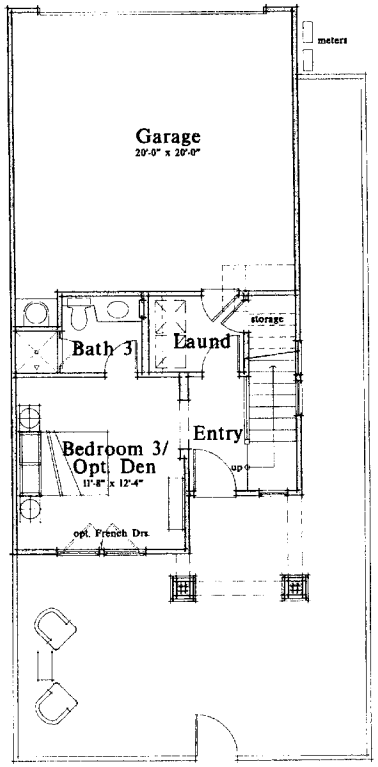
A2.6



Third Floor
500 s.f.



Second Floor
680 s.f.



First Floor
320 s.f.

Unit Plan One
3 Bedrooms
3 1/2 Baths
Opt. Den
1,498 s.f.

Unit Plan One
Duet

0 4
2 8

KTGY Group, Inc.
11/23/2004

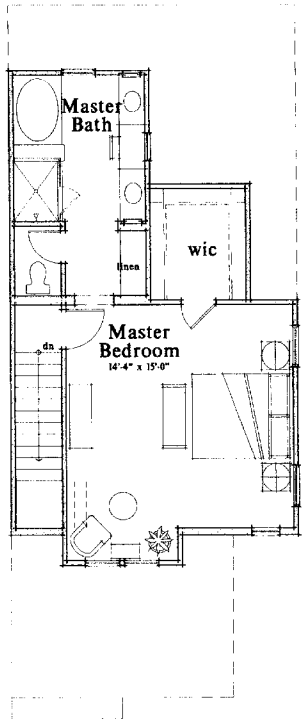
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

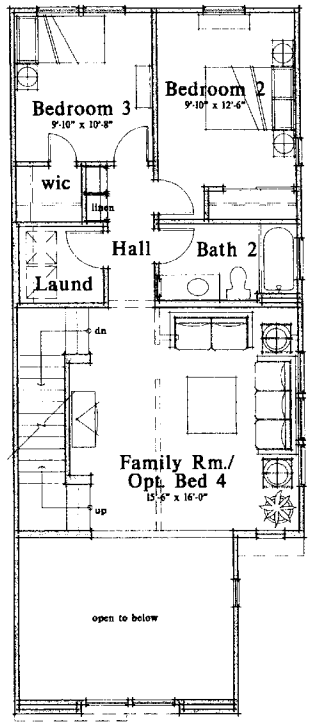
JOB NO. 15607 0

SHEET 29 OF 44

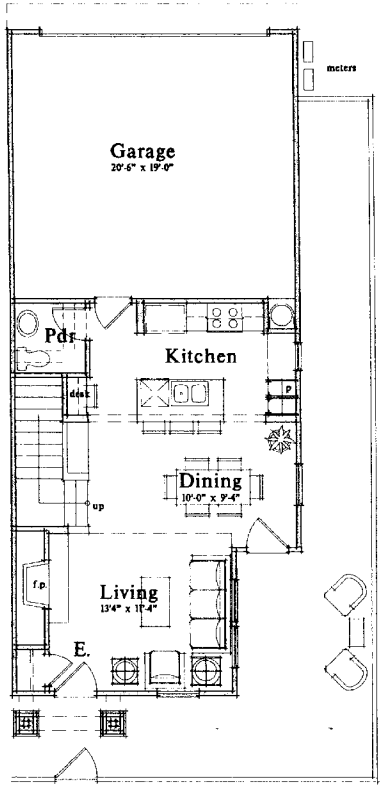
A2-7



Third Floor
494 s.f.



Second Floor
743 s.f.



First Floor
503 s.f.

Unit Plan Two
3 Bedrooms
2 1/2 Baths
Opt. Bedroom 4
1,740 s.f.

Unit Plan Two
Duet

0 4
2 8

KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

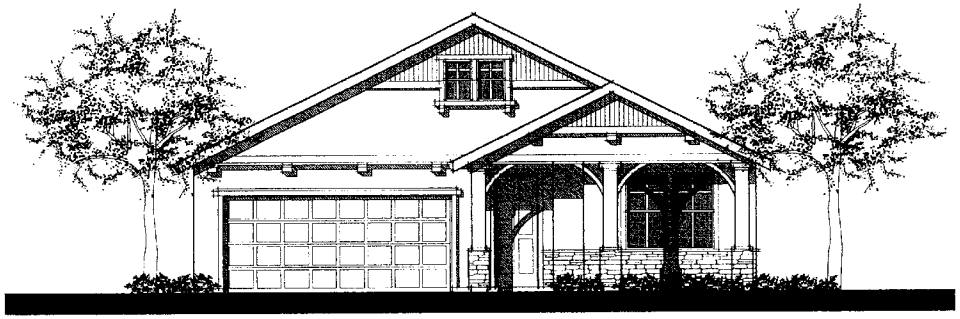
JOB NO. 15607-0

SHEET 30 OF 44

A2-8

Material Legends

1 Architectural Grade Composition Roofing
2 Stucco Finish
3 Stucco Finish Trim Surround
4 Stone Veneer
5 Wood Gabel End Detail
6 Wood Corbels



Plan 1 A

Single Family Plan 1 Front Elevations

0 4
2 8

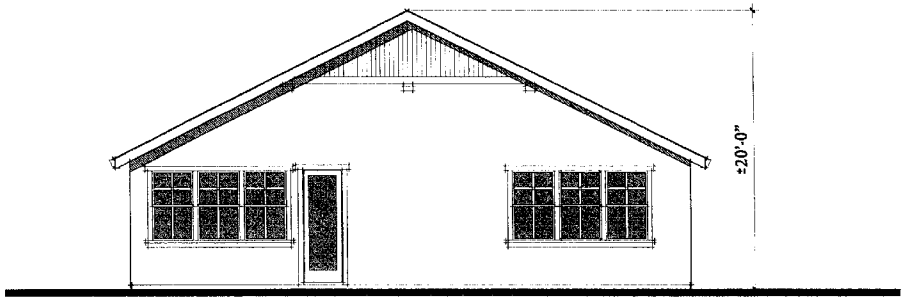
KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

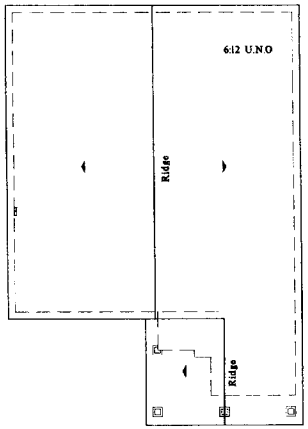
Braddock & Logan
#2003075

JOB NO. 15607-0

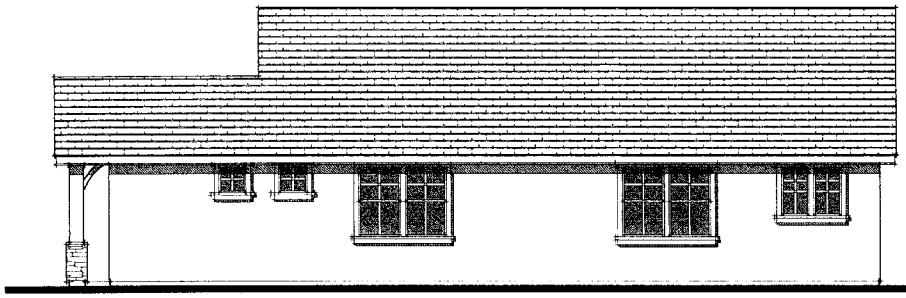
A3-1



Rear



Roof Plan



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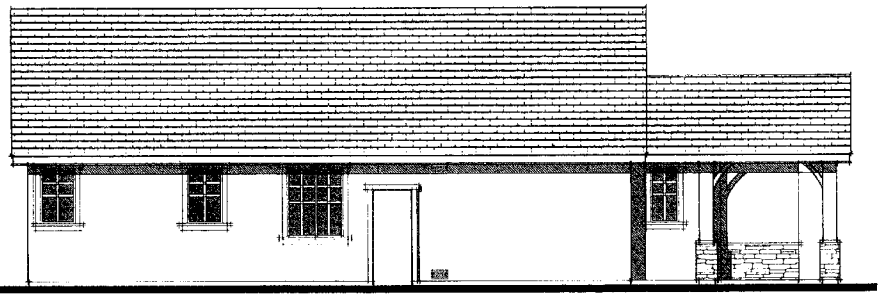


Left

Single Family Plan 1A Elevations

0 4
2 8

KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

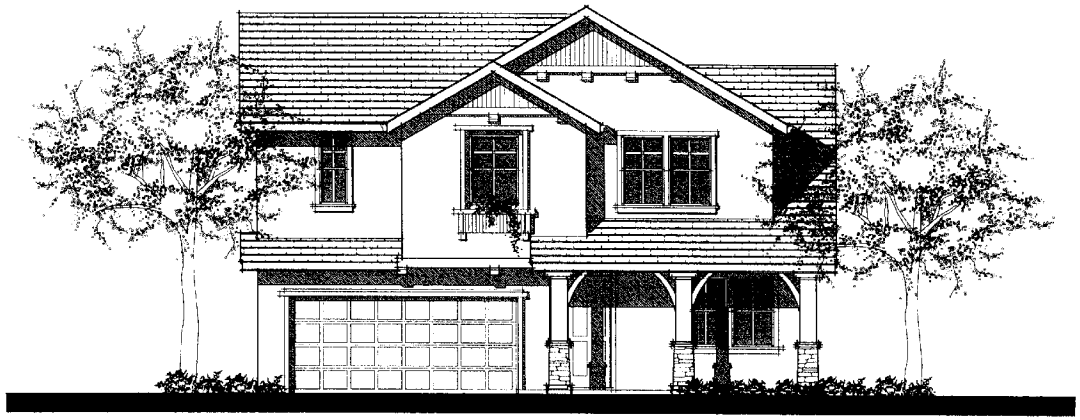
JOB NO. 15607-0

SHEET 32 OF 44

A3-2

Material Legends

1 Architectural Grade Composition Roofing
2 Stucco Finish
3 Stucco Finish Trim Surround
4 Stone Veneer
5 Wood Gabel End Detail
6 Wood Corbels



Plan 2 A

Material Legends

1 Architectural Grade Composition Roofing
2 Cement Board Lap Siding
3 Wood Trim
4 Wood Shutters
5 Wood Gabel End Detail
6 Wood Corbels
7 Wood Kickers and Outlookers

Plan 2 B

Single Family Plan 2 Front Elevations

0 4
2 8

KTGY Group, Inc.
11/23/2004

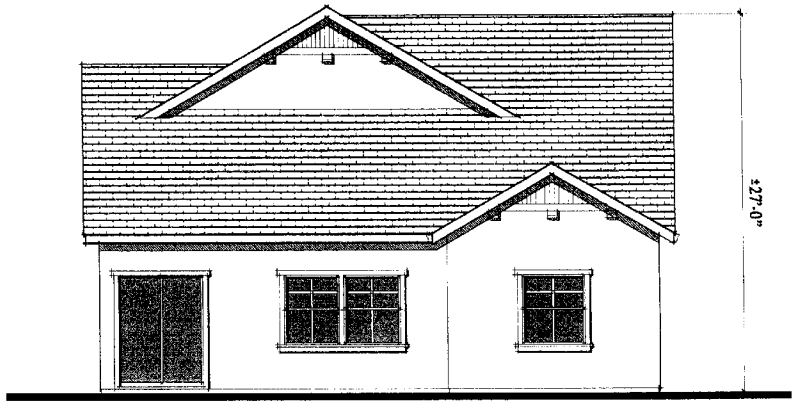
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

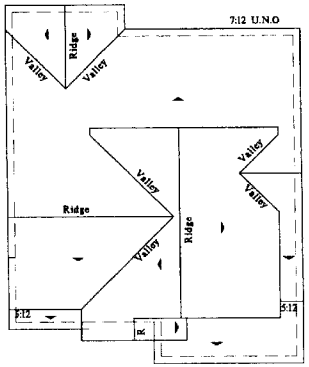
JOB NO. 15607-0

SHEET 33 OF 44

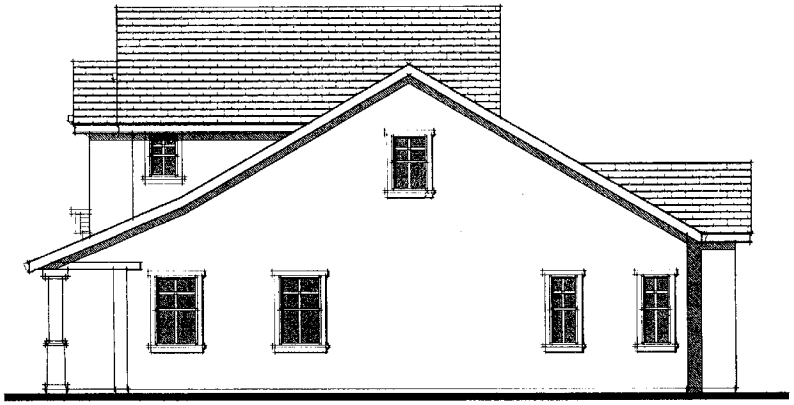
A3-3



Rear



Roof Plan



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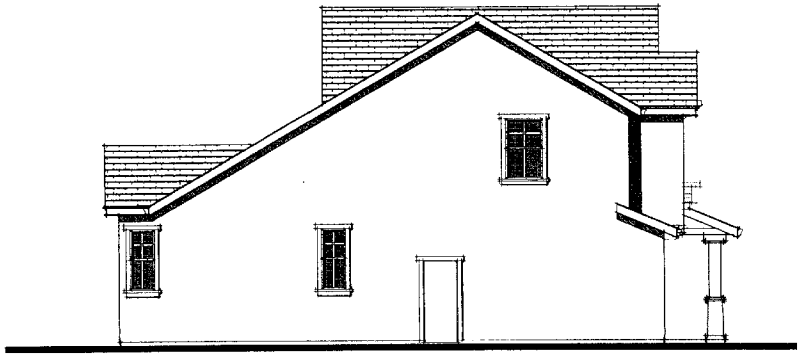


Left

Single Family Plan 2A Elevations

KTGY Group, Inc.
11/23/2004

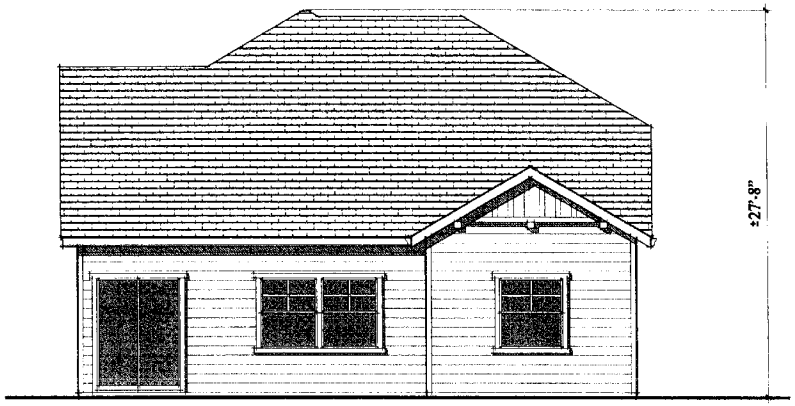
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

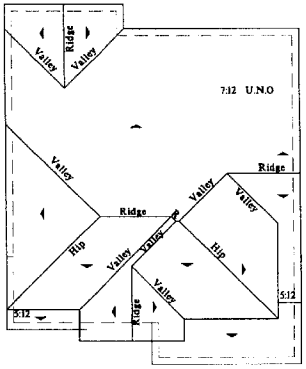
JOB NO. 15607-0

SHEET 34 OF 44

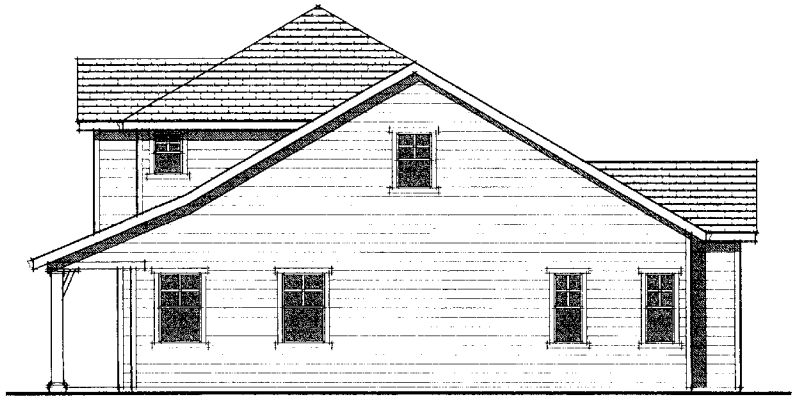
A3.4



Rear



Roof Plan



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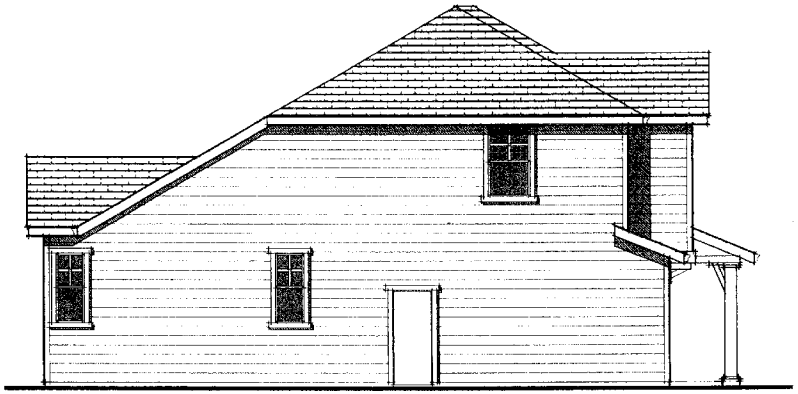


Left

Single Family Plan 2B Elevations

0 2 4 8

KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

SHEET 35 OF 44

A3-5

Material Legends

1 Architectural Grade Composition Roofing
2 Stucco Finish
3 Stucco Finish Trim Surround
4 Stone Veneer
5 Wood Gabel End Detail
6 Wood Corbels
7 Metal Awnings

Plan 3 A

Material Legends

1 Architectural Grade Composition Roofing
2 Stucco Finish
3 Stucco Finish Trim Surround
4 Stone Veneer
5 Wood Gabel End Detail
6 Wood Corbels
7 Wood Kickers And Outlookers

Plan 3 B

Single Family Plan 3 Front Elevations

0 4
2 8

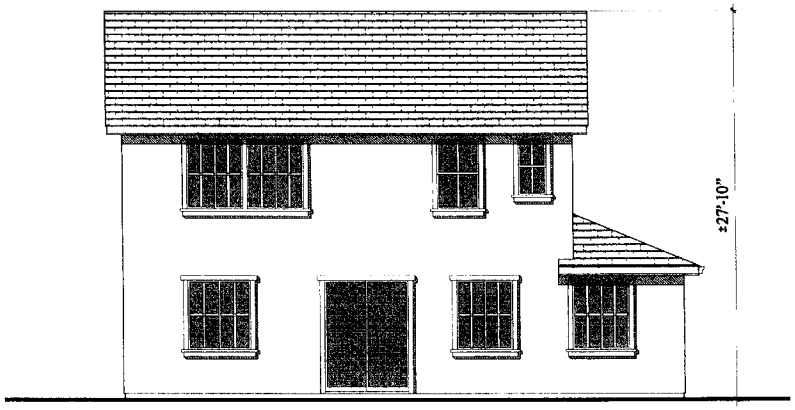
KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

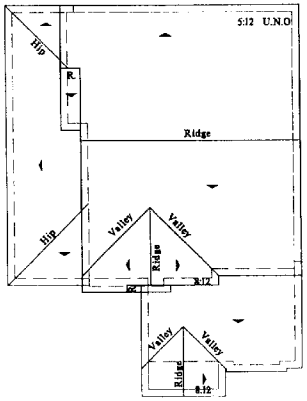
Braddock & Logan
#2003075

JOB NO. 15607-0

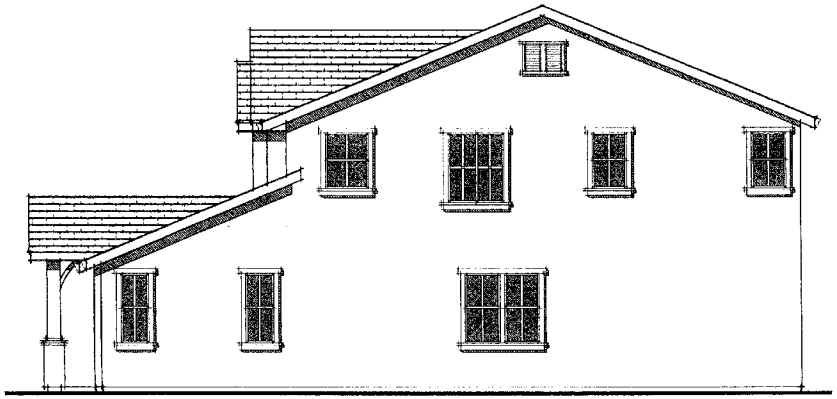
A3.6



Rear



Roof Plan



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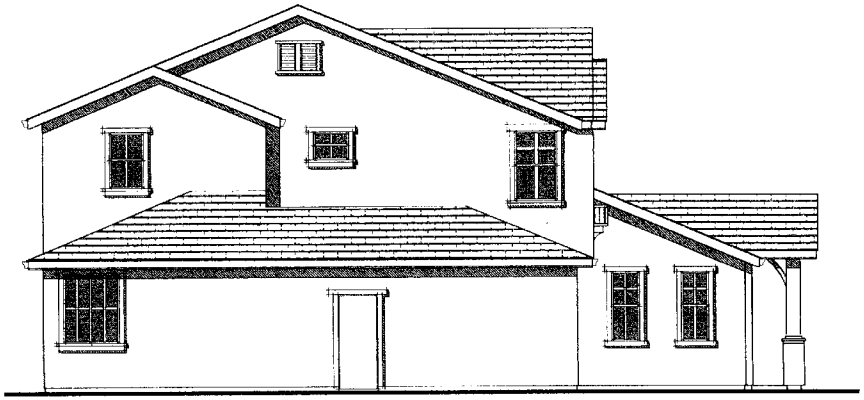


Left

Single Family Plan 3A Elevations

0 2 4 8

KTGY Group, Inc.
11/23/2004

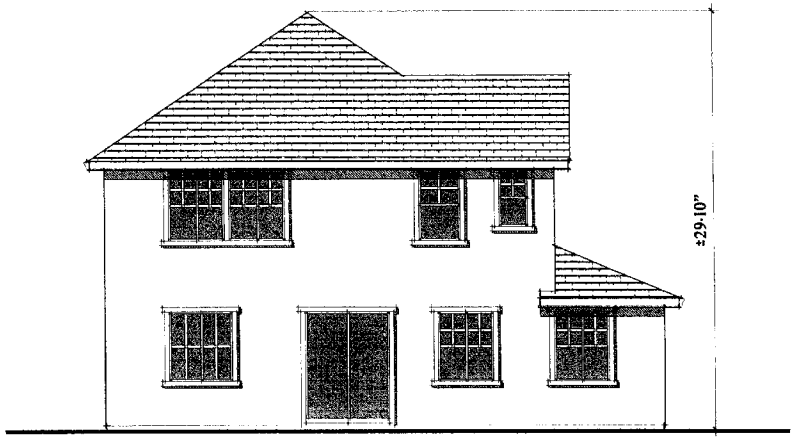
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

SHEET 37 OF 44

A3-7



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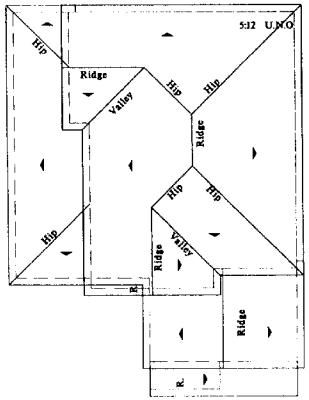
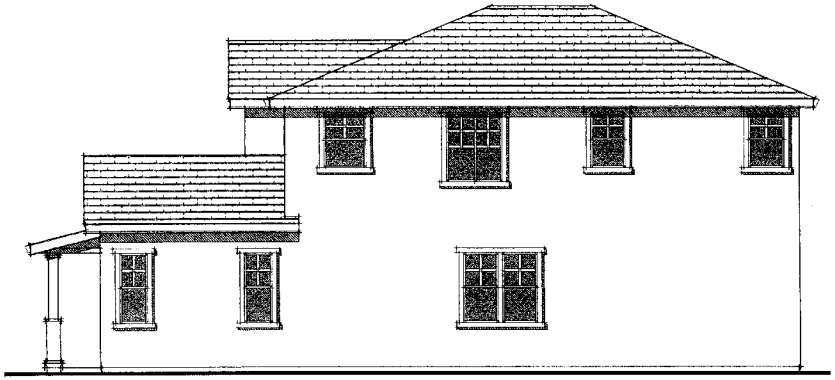


Roof Plan



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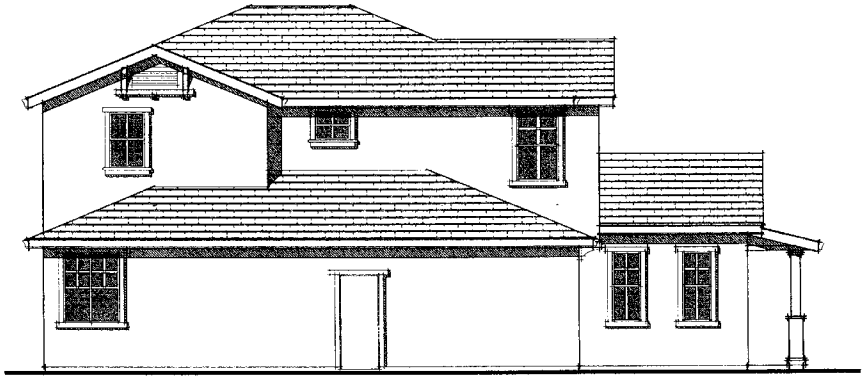


Left

Single Family Plan 3B Elevations

KTGY Group, Inc.
11/23/2004

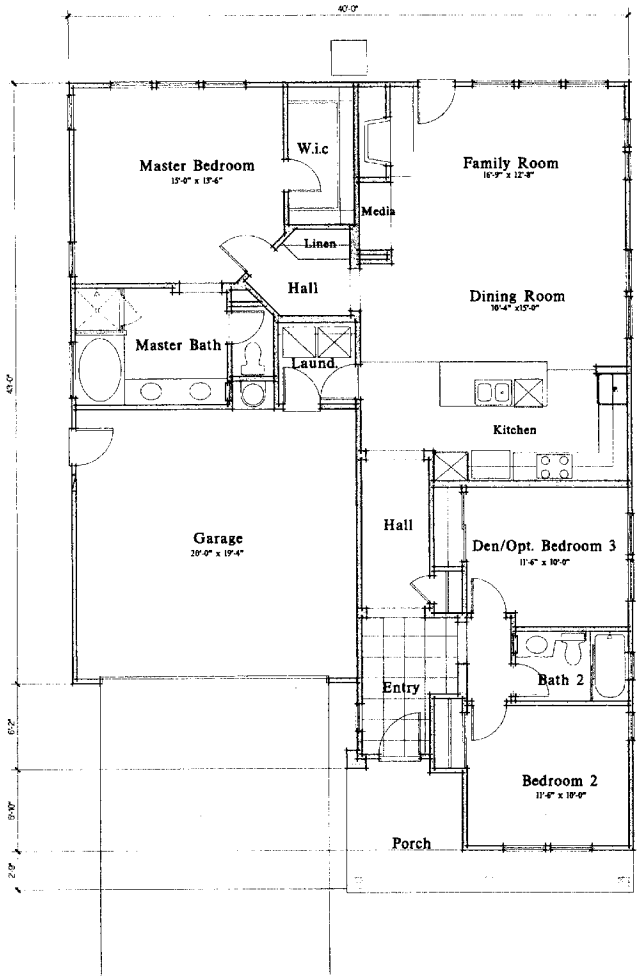
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

SHEET 38 OF 44

A3-8



3 Bedroom / 2 Bathroom

1st Floor	1522	Sq Ft.
Garage	405	Sq Ft.

Single Family Plan 1 Floor Plan

0 4 2 8

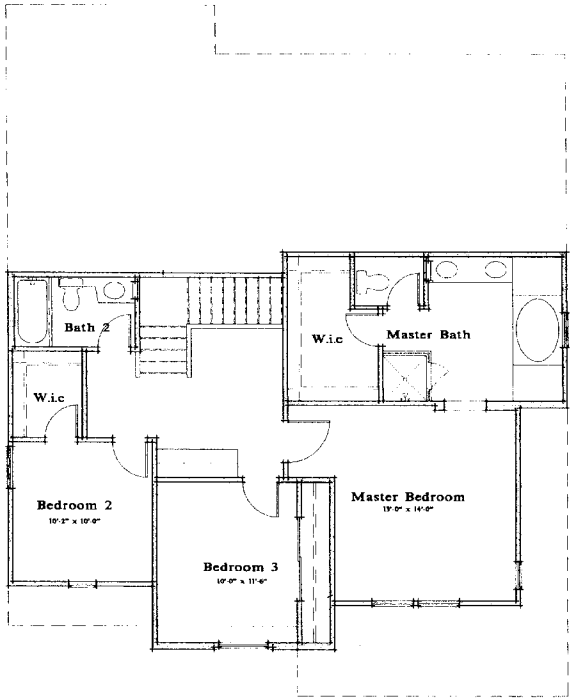
KTGY Group, Inc.
11/23/2004

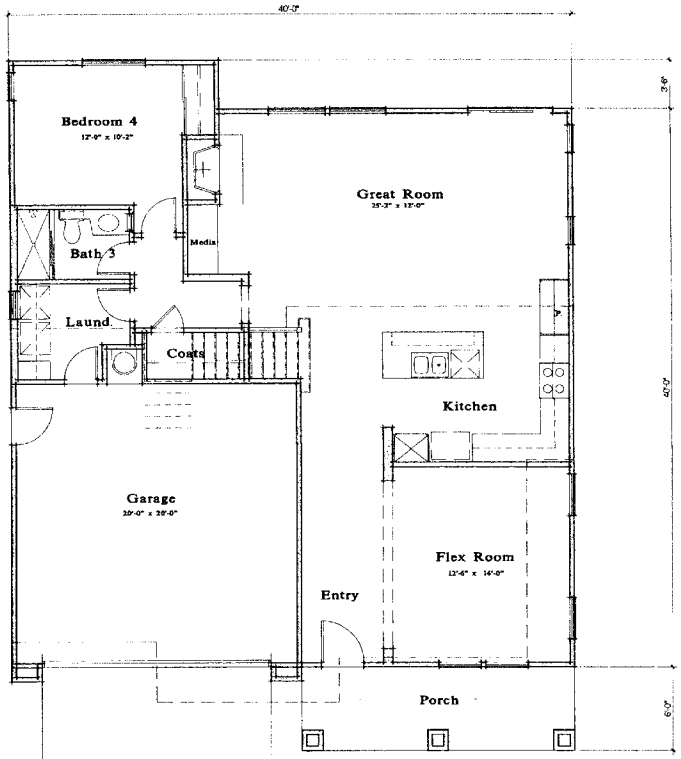
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

A3-9





4 Bedroom / 3 Bathroom		
1st Floor	1217	Sq Ft.
2nd Floor	909	Sq Ft.
Garage	435	Sq Ft.
Total	2126	Sq Ft.

Single Family Plan 2 Floor Plan

0 4
2 8

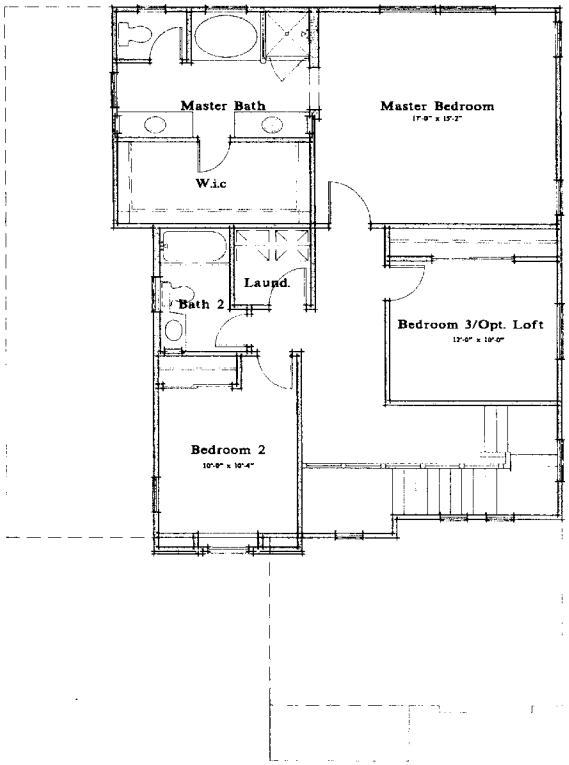
KTGY Group, Inc.
11/23/2004

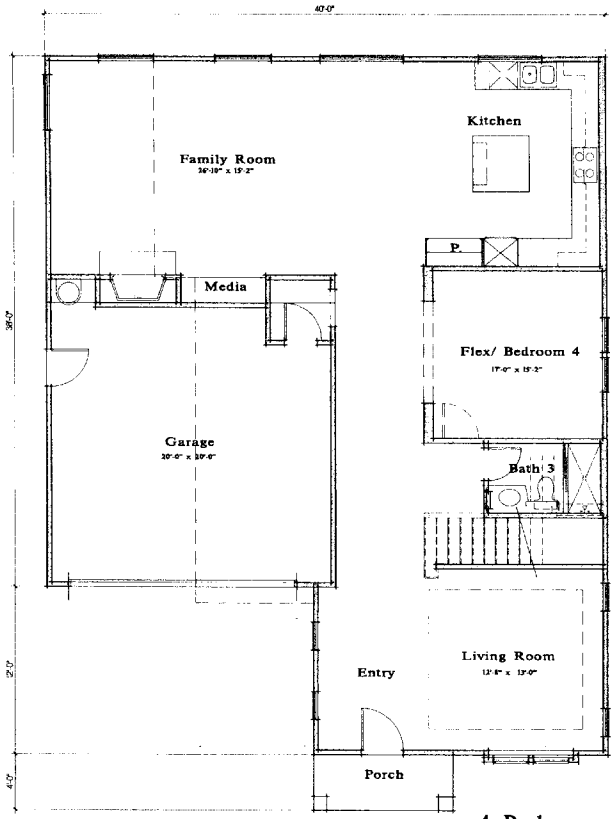
Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

A3-10





4 Bedroom / 3 Bathroom

1st Floor	1323	Sq Ft
2nd Floor	1071	Sq Ft
Garage	427	Sq Ft
Total	2394	Sq Ft

Single Family Plan 3 Floor Plan

0 2 4 8

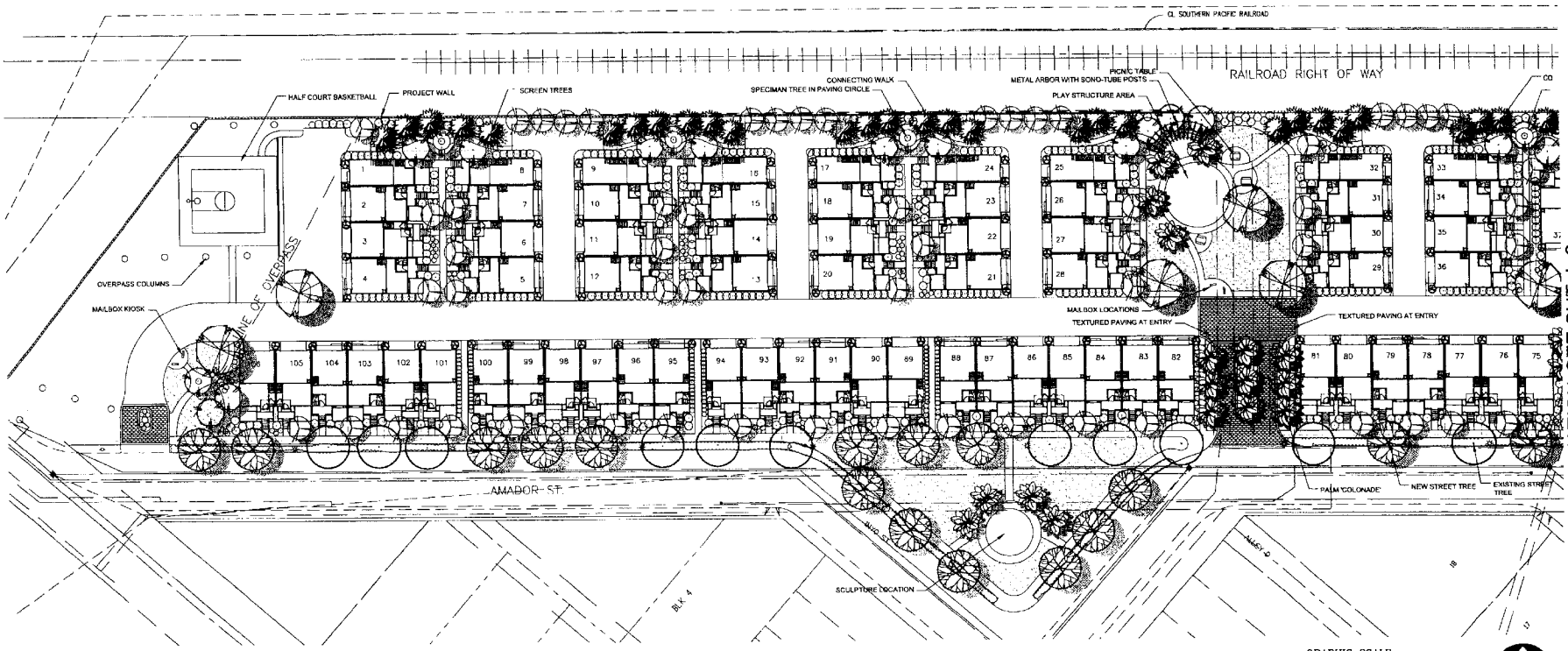
KTGY Group, Inc.
11/23/2004

Select Foods Site
Hayward, California

Braddock & Logan
#2003075

JOB NO. 15607-0

A3-11

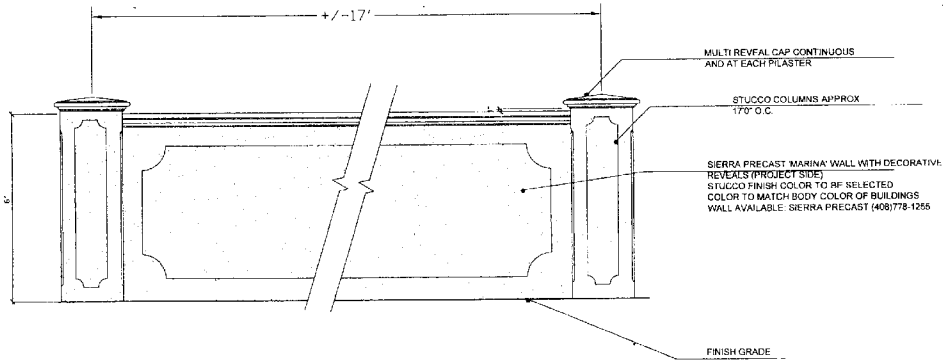


GRAPHIC SCALE

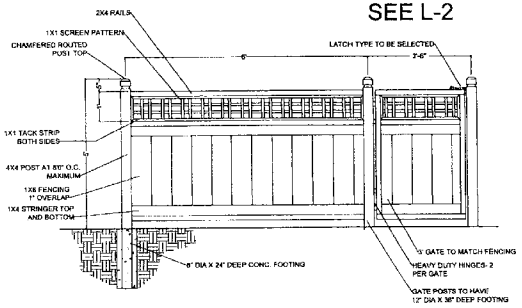
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOR PLANT LIST
SEE L-2



PRECAST PROJECT WALL ELEVATION



HOMEOWNER FENCING AND GATE

Thomas Beak & Associates
1630 N. Main St. Ste. 4
Walnut Creek, Ca. 94596
Phone (925) 932-2693
Fax (925) 933-0245

REVISIONS

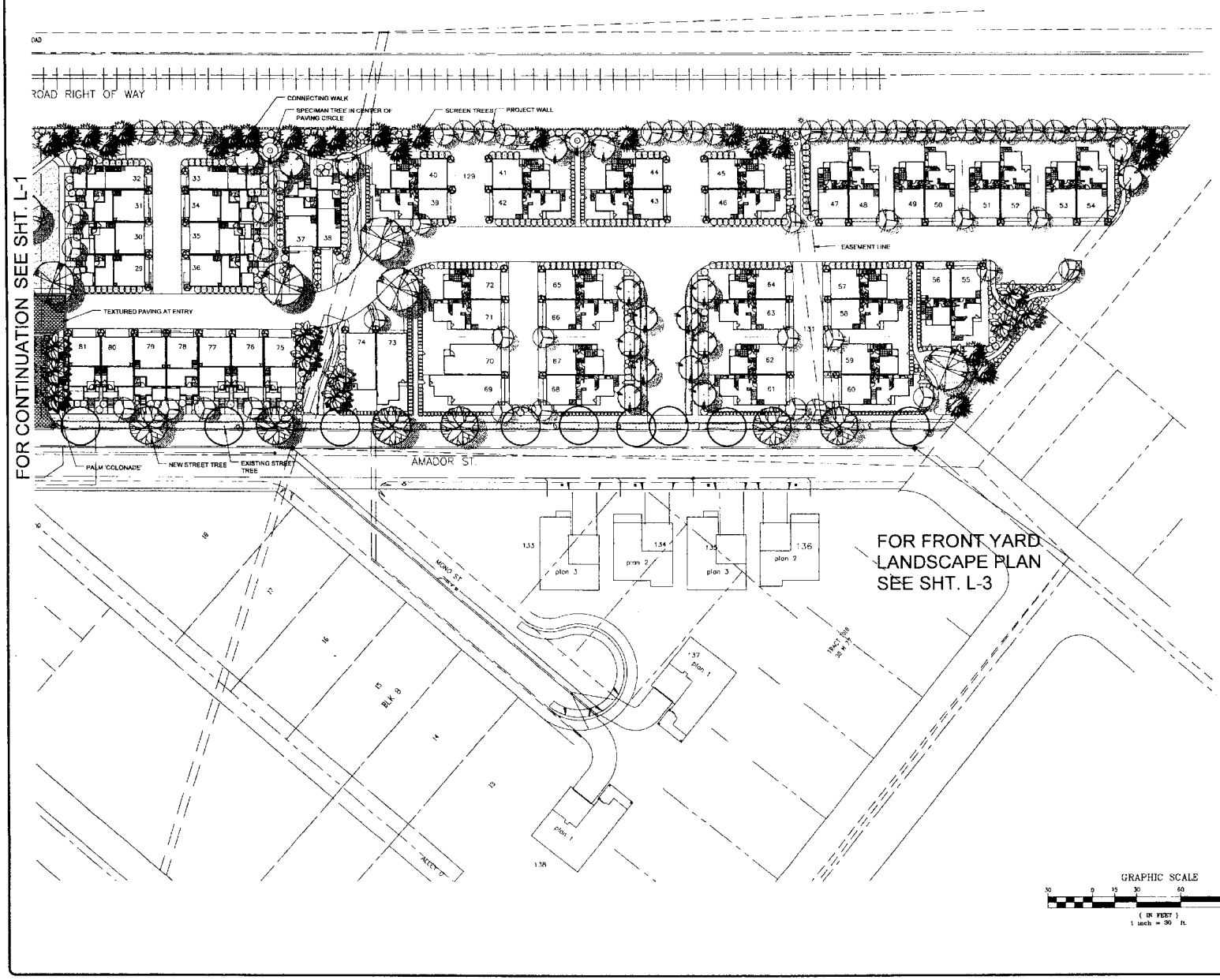
'SELECT FOODS SITE'
HAYWARD, CALIFORNIA
BRADDOCK AND LOGAN GROUP

PRELIMINARY PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE: 11-20-04
SCALE

SHEET L-1 OF 3 SHEETS

JOB NO. 15607-0



SUGGESTED PLANT LIST FOR MULTI-FAMILY PORTION

TREES: TO BE 15 GA. SIZE UNLESS NOTED
STREET TREES: TO BE 24" BOX
PISTACHIA CHINENSIS (CHINESE PISTACHE)
TRISTANIA CONFERTA (BRISBANE BOX)
PLATANUS 'YARWOODII' (LONDON PLANE)

CANOPY TREES:
JACARANDA MIMOSIFOLIA (JACARANDA)
PITTOSPORUM RHOMBIFOLIA (QUEENSLAND P.)
ZELKOVA SERRATA (ZELKOVA)

ACCENT TREES:
SYAGRUS ROMANZOFFIANUM (QUEEN PALM)
LAGERSTROMEIA F. 'TUSCARORA' (CRAPE MYRTLE)
ERIOBOTRYA JAPONICA (LOQUAT)
MELALEUCA QUINQUENERVIA (CAJEPUT TREE)

SCREEN TREES:
SEQUOIA S. 'APTOS BLUE' (REDWOOD)
GEIJERA PARVIFOLIA (AUSTRALIAN WILLOW)

SMALL ACCENT TREES:
NERIUM OLEANDER STANDARD (OLEANDER)
PHOTINIA FRASERI STANDARD (PHOTINIA)
LEPTOSPERMUM 'RUBY GLOW' STANDARD (TEA TREE)
PODOCARPUS G. 'MAKI' (YEW PINE)

SHRUBS: TO BE 5 GA. UNLESS NOTED
LARGE SCREEN:
MYOPORUM LAETUM (MYOPORUM)
NERIUM OLEANDER (OLEANDER)

HEDGE SHRUBS:
PHOTINIA FRASERI (SCARLET TOYON)
PITTOSPORUM TOBIRA (MOCK ORANGE)
FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
RHAPHIOLEPIS 'SPRINGTIME' (PINK INDIA HAWTHORN)
LIGUSTRUM TEXANUM (PRIVET)

SMALL HEDGE SHRUBS:
BUXUS 'GREEN BEAUTY' (BOXWOOD)
MYRTUS COMMUNIS COMPACTA (DWARF MYRTLE)
GREWIA OCCIDENTALIS (STARR DWFR)
ESCALLONIA FRADESII (ESCALLONIA)
TEUCRIUM FRUTICANS (GERMANDER)
VIBURNUM DAVIDII (VIBURNUM)

ACCENT SHRUBS:
STRELITZIA REGINA (BIRD OF PARADISE)
HEMEROCALLIS HYBRID (DAYLILY) 1 GA.
DIETES IRIDIOIDES (FORTNIGHT LILY)
ASPARAGUS SPRENGERII (ASPARAGUS FERN) 1GA.
AGAPANTHUS INDIGO BLUE (LILY OF THE NILE) 1 GA.
CANNA LILY 1 GA.
SCAVEOLA 'MAUVE CLUSTERS' 1 GA.
FERNS
LIRIOPE 'SILVERY SUNPROOF' (LILY TURF) 1 GA.
PUNICA GRANATUM 'NANA' (DWARF POMEGRANATE)

STANDARDS AND ACCENTS:
TIBOUCHINA URVILLEANA (PRINCESS FLOWER)
HIBISCUS ROSA SINENSIS (HIBISCUS)
NANDINA DOMESTICA (HEAVENLY BAMBOO)
LYCIANTHES RANNTONEI (PARAGUAY NIGHTSHADE)
CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)

GROUND COVERS AND SPRAWLING SHRUBS:
LONICERA 'HALLIANA' (HONEYSUCKLE) 1 GA.
VINCA MINOR (DWARF PERIWINKLE) 1 GA.
MYOPORUM PARVIFOLIUM (DWARF MYOPORUM) 1 GA.
LANTANA MONTEVIDENSIS (LANTANA) 1 GA.
GREVILLEA NOELII (GREVILLEA)
NANDINA 'FIREPOWER' (DWARF NANDINA)
PLUMBAGO AURICULATA (CAPE PLUMBAGO)

VINES: TO BE 5 GA. SIZE
BOUGANVILLA 'SAN DIEGO RED' (BOUGANVILLEA)
PASSIFLORA 'LAVENDER LADY' (EVERGREEN PASSION FLOWER)
DISTICTIS BUCCINATORIA (TRUMPET VINE)
FICUS PUMILA (CREEPING FIG) 1 GA.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Thomas Baek & Associates
1420 N. Main St. Ste. 4
Walnut Creek, Ca. 94596
Phone (925) 933-2963
Fax (925) 933-3242

REVISIONS

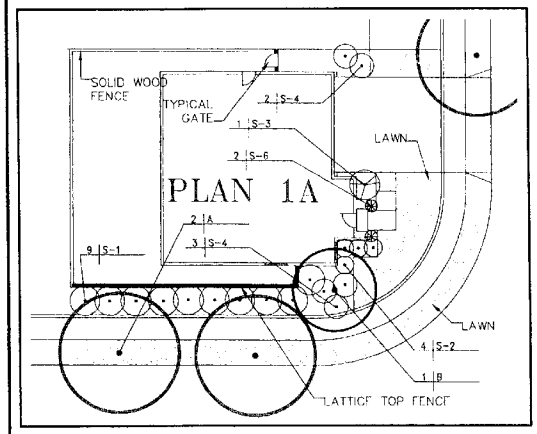
'SELECT FOODS SITE'
HAYWARD, CALIFORNIA
BRADDOCK AND LOGAN GROUP

PRELIMINARY PLAN

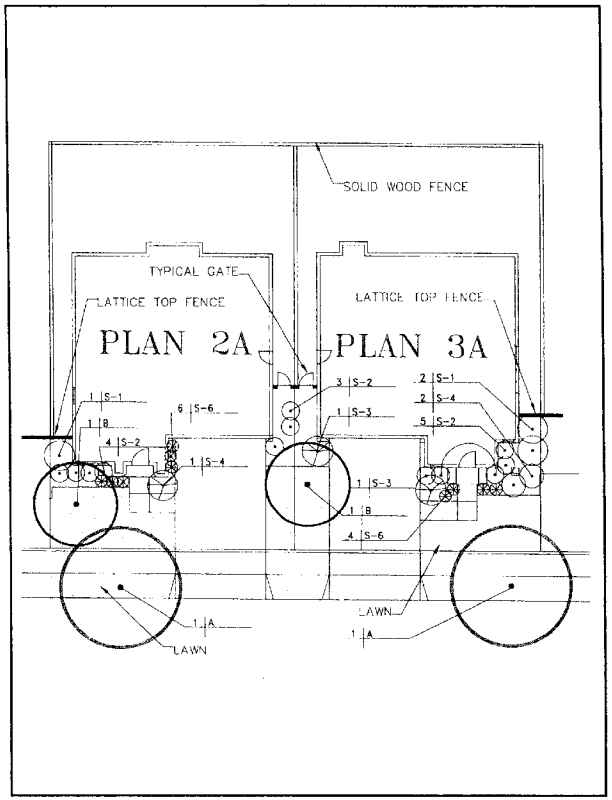
DESIGNED: DRAWN:
CHECKED: JOB NO.
DATE 11-20-04
SCALE

SHEET L-2
OF 5 SHEETS

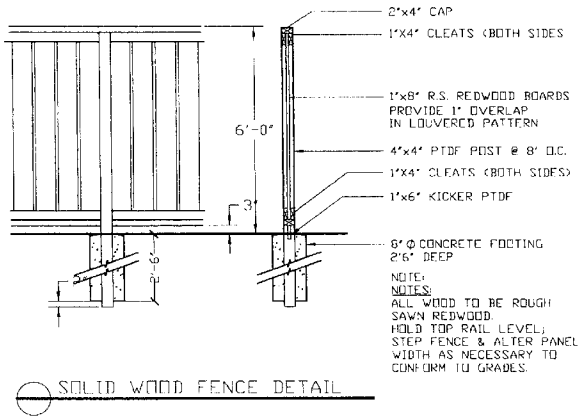
JOB NO. 15607-0



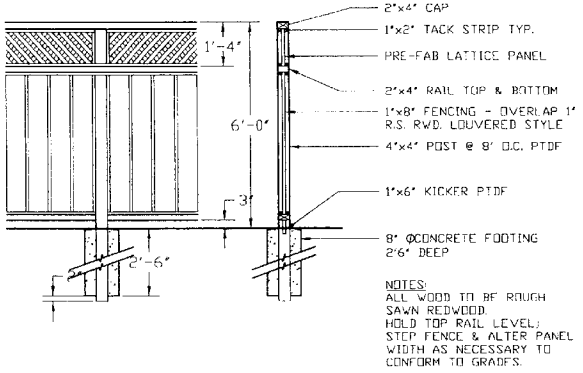
TYPICAL CORNER LOT



TYPICAL MID BLOCK LOTS



SOLID WOOD FENCE DETAIL



WOOD LATTICE FENCE

PLANT MATERIAL ALTERNATIVES

TREES. TO BE 15 GA. SIZE

A- STREET TREE- SEE NOTES AND DETAILS FOR CITY REQUIREMENTS

B- ACCENT TREE
ERIOBOTRYA JAPONICA (LOQUAT)
PRUNUS BUREIANA (FLOWERING PLUM)
MELALEUCA NESOPHYLLA (MELALEUCA)
PHOTINIA FRASERI STANDARD (SCARLET TOYON)

SHRUBS: TO BE 5 GA. SIZE

S-1 FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
XYLOSMA CONGESTUM (XYLOSMA)
PITTOSPORUM TOBIRA (MOCK ORANGE)

S-2 BUXUS 'GREEN BEAUTY' (BOXWOOD)
ESCALLONIA FRADESII (ESCALLONIA)
RHAPHIOLEPIS 'BALLERINA' (PINK INDIA HAWTHORN)
NANDINA COMPACTA (DWARF NANDINA)

S 3 ROSE STANDARDS: 'DOUBLE DELIGHT' AND 'MR. LINCOLN' TREE ROSES
LYCIANTHES RANNTONEI (PARAGUAY NIGHTSHADE) STANDARD
LEPTOSPERMUM 'RUBY GLOW' (TEA TREE) TOPIARY STANDARD

S-4 MEIDLAND ROSES
LANTANA C. 'CONFETTI' (LANTANA)
ROSEMARINUS OFFICINALIS (ROSEMARY)
PLUMBAGO AURICULATA (CAPE PLUMBAGO)

S-5 (TO BE 1 GA. SIZE)
COPROSMA 'VISTA VERDE' (COPROSMA)

S-6 (TO BE 1 GA. SIZE)
LAVANDULA STOECHES (SPANISH LAVENDER)
HEMEROCALLIS HYBRID (EVERGREEN DAYLILY)
ERIGERON KARVINSKYANUS (SANTA BARBARA DAISY)
LIMONIUM PEREZII (SEA STATICE)

V-1 (TO BE 5 GA. SIZE)
PARTHENOCISSUS TRICUSPIDATA (BOSTON IVY)

LAWN: FROM DWARF TALL FESCUE SOD MIX

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Thomas Basik & Associates
1820 N. Main St. Ste. 4
Walnut Creek Ca. 94596
Phone (925) 233-3583
Fax (925) 233-0242

REVISIONS

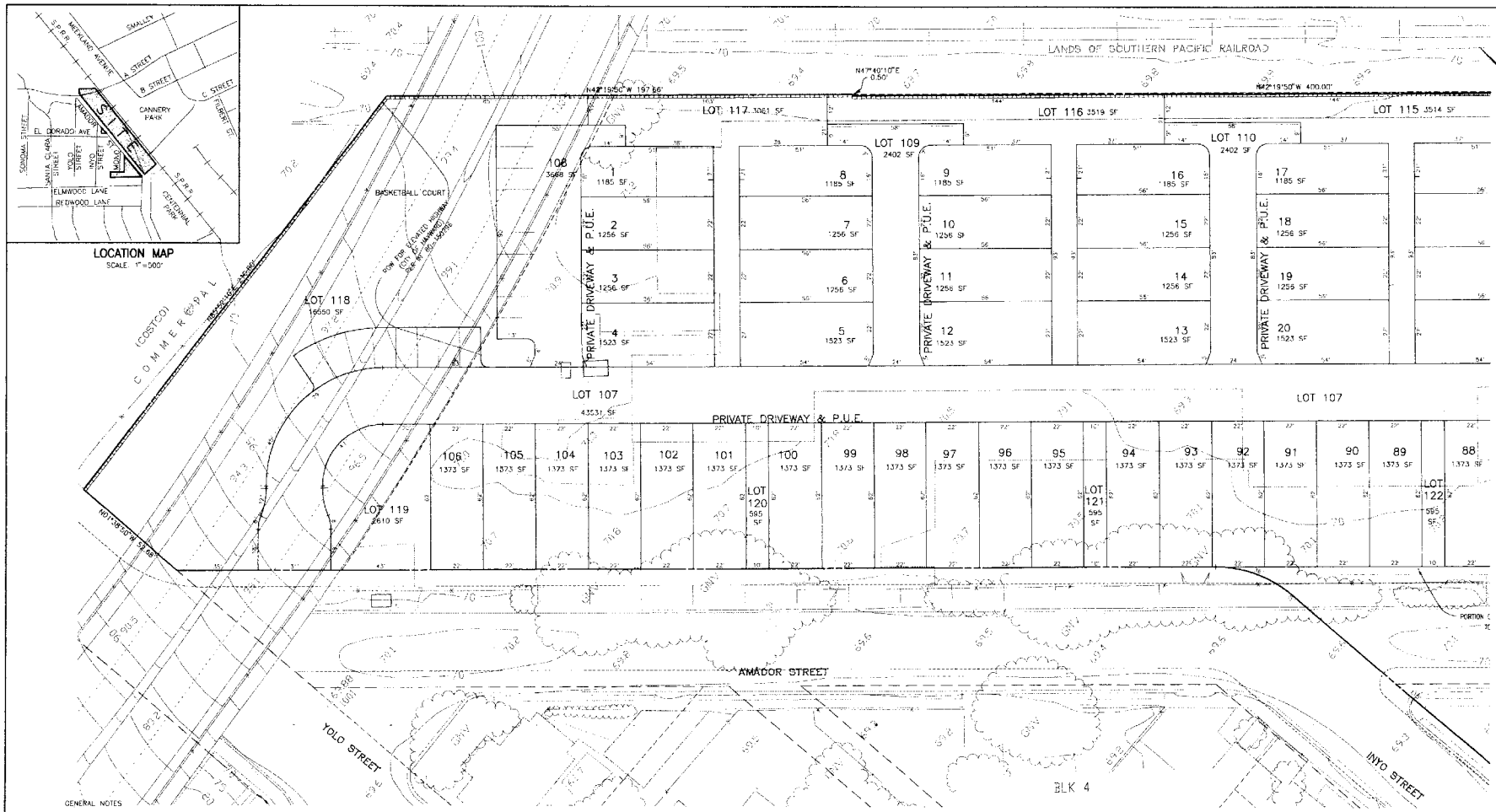
'SELECT FOODS SITE'
HAYWARD, CALIFORNIA
BRADDOCK AND LOGAN GROUP

PLANTING PLAN
TYPICALS

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE 11-20-04
SCALE

SHEET
L-3
OF 3 SHEETS

JOB NO. 15607-0



GENERAL NOTES

OWNER:	SELECT FOODS, INC. 22600 AMADOR STREET HAYWARD, CA 94544
SUBDIVIDER:	BRADDOCK & LOGAN 4155 BLACKHAWK CIRCLE PLAZA #210 DANVILLE, CA 94506
ENGINEER:	MACKAY & SOMPS (U.S 5739) 1955 THE ALAMEDA SAN JOSE, CA 95126 408-985-0960
EXISTING ZONING:	RH
PROPOSED ZONING:	PD
SUBDIVIDABLE AREA:	7.52 ACRES, MORE OR LESS
WATER SUPPLY:	CITY OF HAYWARD
GAS AND ELECTRIC:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	SBC
SEWAGE DISPOSAL:	CITY OF HAYWARD SYSTEM
STORM DRAINAGE:	CITY OF HAYWARD SYSTEM
IMPROVEMENTS:	CITY OF HAYWARD STANDARDS
STREET TREES:	CITY OF HAYWARD REQUIREMENTS
EXISTING TREES:	NONE
EXISTING STRUCTURES:	TO BE REMOVED
TOTAL NUMBER OF LOTS:	136 (112 BUILDABLE)
TYPICAL LOT DIMENSIONS:	AS SHOWN
ASSESSOR'S BOOK AND PAGE NO.:	431-0088-001-06, 431-0088-001-07, 431-0088-069-07 & 431-0088-072-01

CONTOUR ELEVATIONS ARE BASED ON AERIAL TOPOGRAPHIC SURVEY

LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.

MULTIPLE FINAL MAPS MAY BE FILED ON PROPERTY SHOWN ON THIS TENTATIVE MAP.

JAMES SULLIVAN, ON BEHALF OF BRADDOCK & LOGAN 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.

RECEIVED
JAN 25 2005
PLANNING DIVISION

PREPARED UNDER THE SUPERVISION OF JOHN F. KUZIA, RCE 34927

0 10 20 40
SCALE 1"=20'

TENTATIVE MAP
TRACT NO. 7498

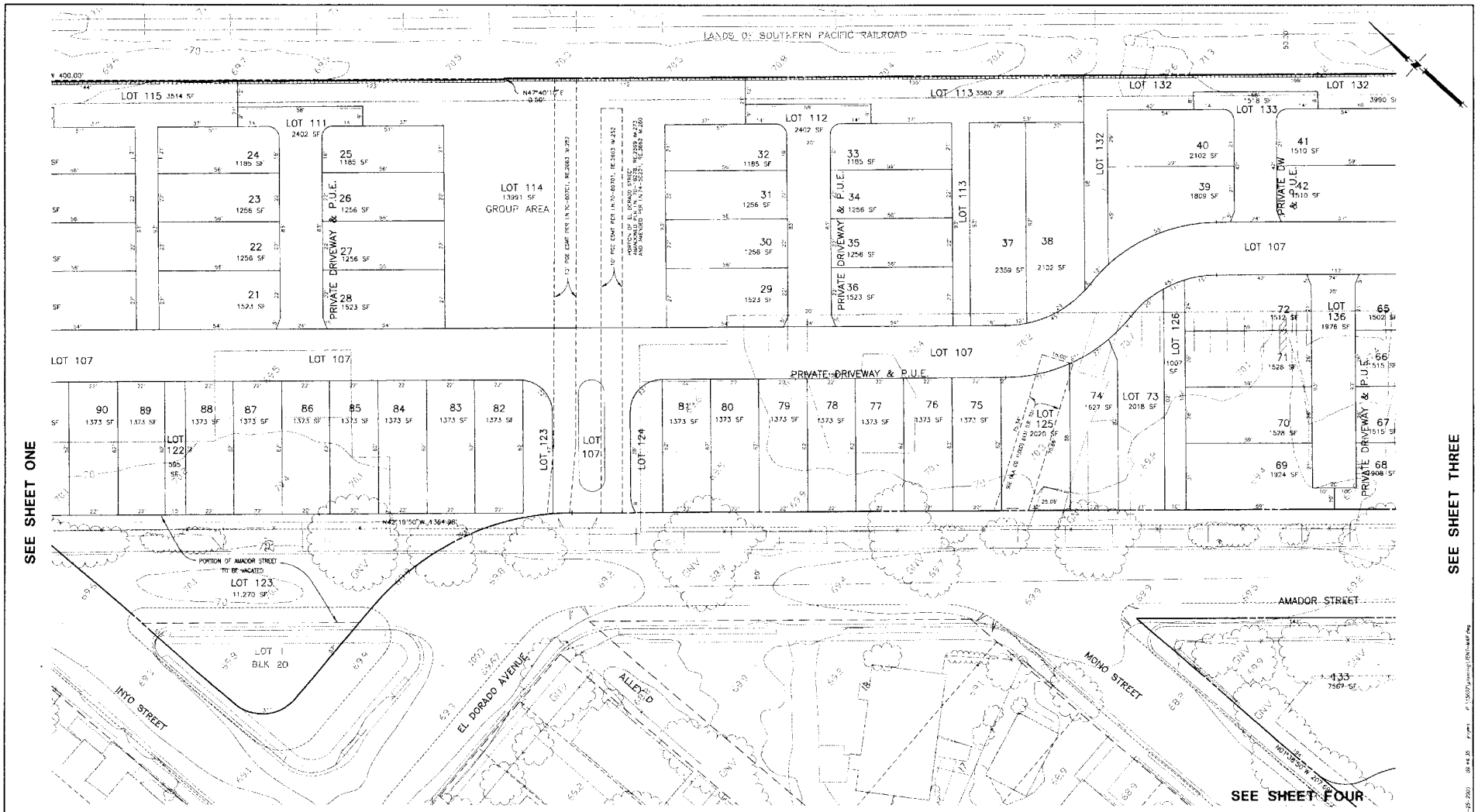
LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

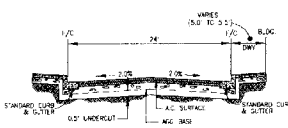
HAYWARD CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING/LAND PLANNING/LAND SURVEYING
51420 FRANKLIN DRIVE, PLEASANTON CA 94588 PH (925)225-0690 FAX (925)225-3698

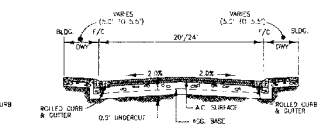
SAN JOSE OFFICE	1"=20' SCALE	OCTOBER, 2003 DATE	15807-0 JOB NO.

SHEET ONE OF FOUR

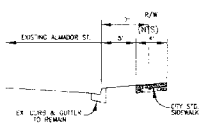




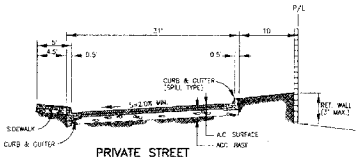
TYPICAL 24' R/W STREET SECTION
SECTION A–A
(NTS)



TYPICAL 20' R/W STREET SECTION
SECTION A–A
(NTS)



ALMADOR STREET PARTIAL SECTION
(NTS)



PRIVATE STREET

0 10 20 40
SCALE 1" = 20'

SHEET TWO OF FOUR

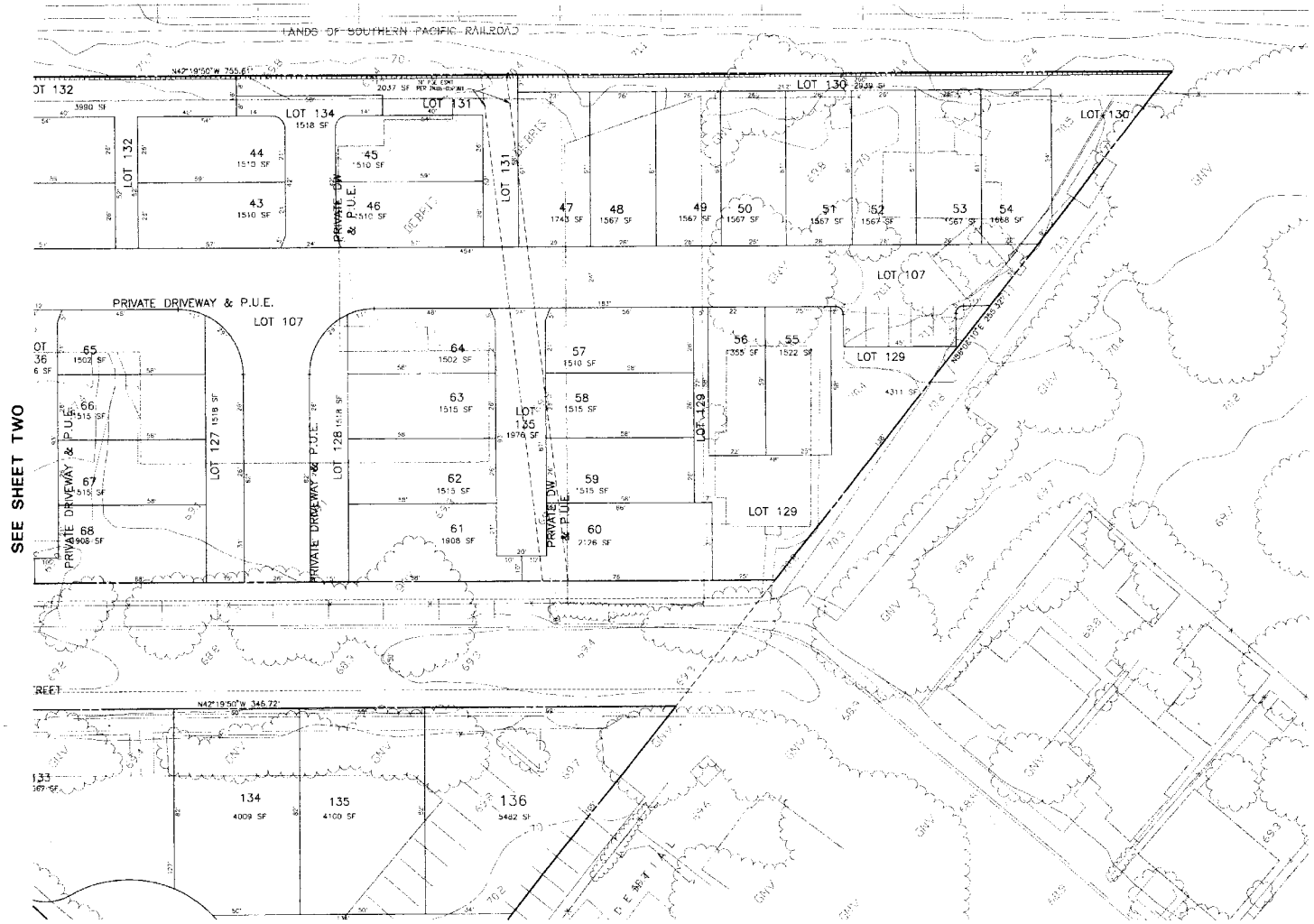
TENTATIVE MAP
TRACT NO. 7498

LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD, CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING AND SURVEYING
5142W FRANKLIN DRIVE, PLEASANTON CA 94588 PH (925)225-0690 FAX (925)225-3698

SAN JOSE OFFICE	1"=20' SCALE	OCTOBER 4, 2003 DATE	15607.0 JOB NO.



SCALE 1"=20'

SHEET THREE OF FOUR

TENTATIVE MAP
TRACT NO. 7498

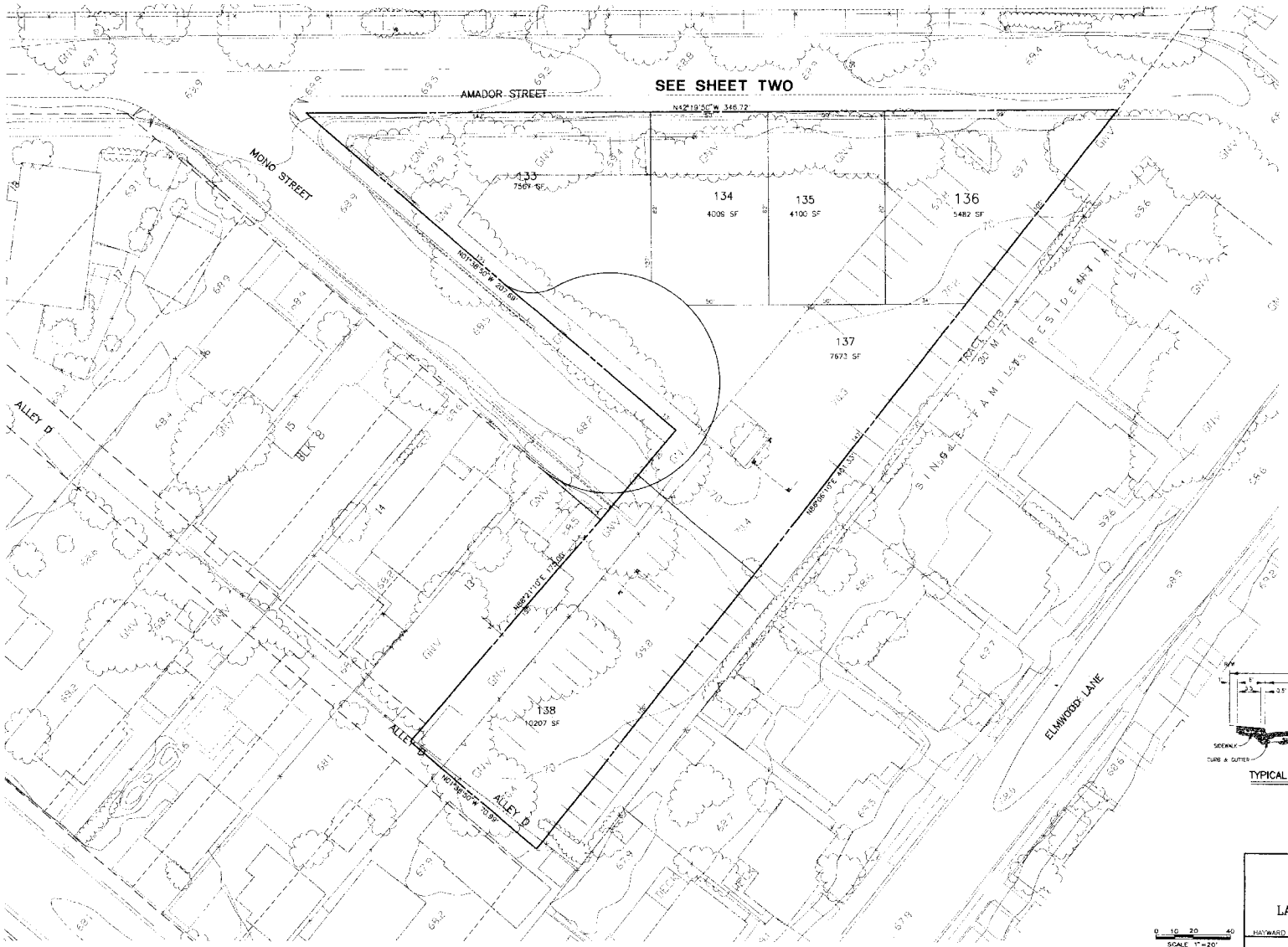
LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

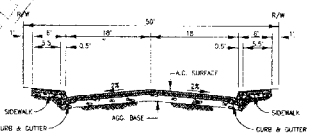
HAYWARD CALIFORNIA

MacKAY & Somps
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING AND SURVEYING

5142B FRANKLIN DRIVE, PLEASANTON CA 94588 PH (925)225-2890 FAX (925)225-0698

SAN JOSE	1"=20'	OCTOBER, 2003	1560-41
OFFICE	SCALE	DATE	JOB NO.





TYPICAL 50' R/W STREET SECTION

(NTS)

TENTATIVE MAP
TRACT NO. 7498

LANDS OF SELECT FOODS, INC
BRADDOCK & LOGAN

HAYWARD CALIFORNIA

MacKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING AND SURVEYING

51428 FRANKLIN DRIVE, PLEASANTON CA 94588 PH (925)225-0690 FAX (925)225-0698

SAN JOSE OFFICE	1"=20' SCALE	OCTOBER, 2003 DATE	13607.0 JOB NO.

SHEET FOUR OF FOUR