



CITY OF
HAYWARD
HEART OF THE BAY

CITY COUNCIL AGENDA
MARCH 4, 2014

MAYOR MICHAEL SWEENEY
MAYOR PRO TEMPORE MARK SALINAS
COUNCIL MEMBER BARBARA HALLIDAY
COUNCIL MEMBER FRANCISCO ZERMEÑO
COUNCIL MEMBER MARVIN PEIXOTO
COUNCIL MEMBER GREG JONES
COUNCIL MEMBER AL MENDALL

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CITY COUNCIL MEETING FOR MARCH 4, 2014
777 B STREET, HAYWARD, CA 94541
WWW.HAYWARD-CA.GOV

CLOSED SESSION
Closed Session Room 2B – 5:30 PM

1. **PUBLIC COMMENTS**
 2. Conference with Labor Negotiators
Pursuant to Government Code 54957.6
 - Lead Negotiators: City Manager David; City Attorney Lawson; Assistant City Manager McAdoo; Human Resources Director Robustelli; Finance Director Vesely; Deputy City Attorney Vashi; Director of Maintenance Services McGrath; Senior Human Resources Analyst Collins; Senior Human Resources Analyst Monnastes; Jack Hughes, Liebert, Cassidy and WhitmoreUnder Negotiation: All Groups
 3. Adjourn to City Council Meeting
-

CITY COUNCIL MEETING
Council Chambers – 7:00 PM

CALL TO ORDER Pledge of Allegiance Council Member Halliday

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PRESENTATION Business Recognition Awards March 2014

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

ACTION ITEMS: *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

1. Approval of Minutes of the City Council Meeting on January 28, 2014
[Draft Minutes](#)

 2. Adoption of an Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2013-0084 Relating to a Residential Development at 199 Filbert Street
[Staff Report](#)
[Attachment I Summary of Ordinance](#)

 3. Update on Status of Exclusive Negotiating Period with Waste Management of Alameda County and Authorization for City Manager to Execute a Professional Services Agreement with HF&H Consultants
[Staff Report](#)
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[Attachment II Resolution](#)
-

The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
 - *Staff Presentation*
 - *City Council Questions*
 - *Public Input*
 - *Council Discussion and Action*
-

PUBLIC HEARING

4. Call-Up by Council Member Salinas of the January 30, 2014 Planning Commission Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approval of a Conditional Use Permit (Application No. PL-2012-0069) and Vesting Tentative Tract Map (Application No. PL-2013-0070) associated with 194 townhomes and 16,800 square feet of commercial space on an 11.33 acre site located at 22301 Foothill Boulevard. Integral Communities (Applicant); MDS Realty II & 22301 Foothill Hayward, LLC (Owners)(Report from Development Services Director Rizk)
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[Attachment III - IS, MND & MMRP](#)

[Attachment IV - January 30, 2014 Draft Planning Commission Minutes](#)

[Attachment V - Project Plans](#)

[Attachment VI - Comments received as of Dec 6, 2013](#)

[Attachment VII - Proponent's Response to Findings for Approval](#)

[Attachment VIII - Support Card, Petitions & Letter Submitted by Applicant as of Jan 23, 2014](#)

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5. Substantial Amendment to the Community Development Block Grant (CDBG) Fiscal Year 2013/14 Annual Action Plan, and Weekes ADA Accessible Parking Lot Construction Project: Award of Contract (Report from Library & Community Services Director Reinhart)

[Staff Report](#)

[Attachment I](#)

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[Attachment III](#)

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LEGISLATIVE BUSINESS

6. Adoption of a Resolution Establishing June 3, 2014 as the Date for a Proposed Ballot Measure Asking Hayward Voters to Approve a One-Half Cent Local Transactions and Use (Sales) Tax Sunsetting after Twenty Years (Report from City Manager David)

[Staff Report](#)

[Attachment I Resolution](#)

[Attachment II FAQ Document](#)

[Attachment III Preliminary Needs List](#)

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

ADJOURNMENT

NEXT REGULAR MEETING – 7:00 PM, TUESDAY, MARCH 18, 2014

PUBLIC COMMENT RULES: *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.*

March 4, 2014



PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

***Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ***

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Please visit us on:



March 4, 2014





**MINUTES OF SPECIAL JOINT CITY COUNCIL/ /REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 18, 2014, 7:00 p.m.

The Special Joint City Council/ Redevelopment Successor Agency meeting was called to order by Mayor/Chair Sweeney at 7:00 p.m., followed by the Pledge of Allegiance led by Council/RSA Member Zermeño.

ROLL CALL

Present: COUNCIL/RSA MEMBERS Zermeño, Jones, Halliday, Peixoto, Salinas,
Mendall
MAYOR/CHAIR Sweeney
Absent: None

CLOSED SESSION ANNOUNCEMENT

Mayor Sweeney noted that the Council met on February 11 and February 18, 2014, pursuant to Government Code 54957 regarding performance evaluation of the City Attorney and met with labor negotiators pursuant to Government Code 54957.6 regarding all groups. There was no reportable action for either meeting.

PUBLIC COMMENTS

Council Member Mendall noted he had a bad back and that forced him to stand up.

Mr. Darren Guillaume, Hayward business owner, mentioned the homicide on February 15, 2014, at the parking lot behind the Buffalo Bill's Brewery and noted that the Alcoholic Beverage Outlets ordinance was not enforceable, and he called for a better use of the City's safety resources.

Mr. Gregory Whitcomb, Hayward resident, noted that the City Center Building was an eyesore and suggested demolishing it and building a park in its place.

Mr. Jim Drake, Hayward resident, spoke about the need for more police officers to decrease crime.

Ms. Wynn Grcich, Hayward resident, shared information about the health effects of radiation.

Mr. Ben Henderson, Hayward resident and active member of the aviation community, proposed to change the name of an airport street from Skywest Drive to Tuskegee Airmen Drive in recognition of the contributions made by four Tuskegee Airmen during World War II and who lived in Hayward.

Mr. Edward Bogue, Hayward resident, announced a "Candidates Night" for Hayward Mayor and City Council sponsored by the Southgate Area Homeowners Association on April 9, 2014, at the Alameda County Flood Control Conference Room.

CONSENT

1. Approval of Minutes of the City Council Meeting on January 28, 2014

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to approve the minutes of the City Council Meeting on January 28, 2014.

2. Approval of Minutes of the Special Joint City Council/Hayward Housing Authority/Redevelopment Successor Agency/Hayward Public Financing Authority Meeting on February 4, 2014

It was moved by Council/HA/RSA/HPFA Member Peixoto, seconded by Council/HA/RSA/HPFA Member Zermeño, and carried unanimously, to approve the minutes of the City Council Meeting on February 4, 2014.

3. Green Hayward PAYS[®] (Pay-As-You-Save) On-Bill Conservation and Efficiency Financing – Review of Final Program Design and Authorization for City Manager to Execute Contracts

Staff report submitted by Environmental Services Manager Pearson, dated February 18, 2014, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 14-014, “Resolution Approving the Green Hayward Pays Program Design and Authorizing the City Manager to Execute Contracts between the City of Hayward and Bottom Line Utility Solutions, Niagara Conservation, HD Supply, and Accurate Weatherset and Authorizing the City Manager to Execute Loan Documents and Agreements with New Resource Bank”

4. Approval of Network Infrastructure Maintenance Agreement Renewal

Staff report submitted by Information Technology Director Guenther, dated February 18, 2014, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 14-015, “Resolution Authorizing Execution of a Three-Year Equipment Maintenance Lease Agreement for Network Infrastructure Maintenance with Cisco Capitol”

Resolution 14-016, “Resolution Approving Appropriation of Funds for the Purpose of Making Fiscal Year 2014 Payments Due on Three-Year Lease Agreement for Network Infrastructure Maintenance”



**MINUTES OF SPECIAL JOINT CITY COUNCIL//REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 18, 2014, 7:00 p.m.

-
5. Authorization to Negotiate and Execute Contract Amendments with Technology Management Services for Additional Enterprise Resource Planning (ERP) Project Management Services and the Government Finance Officers Association for Additional ERP Project Consulting Services

Staff report submitted by Information Technology Director Guenther, dated February 18, 2014, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 14-017, “Resolution Authorizing the City Manager to Negotiate and Amend the Existing Contract with Technology Management Services for Project Management Services and to Negotiate and Amend the Existing Contract with Government Finance Officers Association (GFOA) for Project Consultant Services”

6. Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2014

Staff report submitted by Senior Human Resources Analyst Monnastes, dated February 18, 2014, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 14-018, “Resolution Approving the Amended Fiscal Year 2014 Salary Plan Designating Positions of Employment in the City Government of the City of Hayward and Salary Range; and Superseding Resolution No. 13-099 and All Amendments Thereto”

7. Authorization to Amend a Professional Services Agreement with CliffordMoss for Outreach Efforts Related to Potential 2014 Revenue Measure

Staff report submitted by Assistant City Manager McAdoo, dated February 18, 2014, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 14-019, “Resolution Authorizing the City Manager to Negotiate and Execute an Amendment to a Professional Services Agreement with CliffordMoss to Assist in the Education and Outreach Effort Related to a Potential 2014 Revenue Measure”

8. Approval of the Recognized Obligation Payment Schedule (ROPS 14-15A) and Administrative Budget for the Period July 1, 2014 Through December 31, 2014

Staff report submitted by Assistant City Manager McAdoo, dated February 18, 2014, was filed.

It was moved by Council/RSA Member Peixoto, seconded by Council/RSA Member Zermeño, and carried unanimously, to adopt the following:

Redevelopment Successor Agency Resolution 14-02, “A Resolution of the City Council of the City of Hayward, Acting as the Governing Board of the Hayward Successor Agency, A Separate Legal Entity, Approving the Recognized Obligation Payment Schedule for the Period July through December 2014 (“ROPS 14-15A”) and the Administrative Budget for the 2014-15 Fiscal Year, and Directing the City Manager to Take All Actions Necessary to Effectuate Requirements Associated with This Approval”

PUBLIC HEARING

9. Presentation of Fact Finder’s Report and City’s Rebuttal on City’s Impasse with Service Employees International Union (SEIU) Local 1021 – Maintenance and Operations Unit and SEIU Local 1021 – Clerical and Related Unit; and Consideration of Action on Impasse and Imposition of City’s Last, Best, and Final Offer to these Units

Staff report submitted by Human Resources Director Robustelli and Assistant City Manager McAdoo, dated February 18, 2014, was filed.

City Manager David provided a synopsis of the report.

Mayor Sweeney opened the public hearing at 7:35 p.m.

The following members of the Service Employees International Union (SEIU) Local 1021 and their representatives and supporters urged the Council to vote against imposing terms and conditions of employment on the Clerical and Maintenance units and asked that City staff be directed to honor the Fact Finder’s Report and get back to the table to engage in good faith negotiations. They noted that the proposed terms of the imposition would cause financial hardship, further diminish employee morale, and erode workers’ rights.



**MINUTES OF SPECIAL JOINT CITY COUNCIL//REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD
City Council Chambers
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Ms. Roxanne Sanchez, SEIU Local 1021 president and San Leandro resident
Ms. Linda Reid, City employee and SEIU Local 1021 member
Mr. Nick Peraino, SEIU Local 1021 researcher and Oakland resident
Ms. Suzanne Philis, City resident, employee and SEIU Local 1021 member
Mr. Chris Daly, SEIU Local 1021 political director
Mr. David Torres Jr., former City employee and San Leandro resident
Mr. Jon Colton, City employee and SEIU Local 1021 member
Ms. Erika Johnson, City employee, SEIU Local 1021 member and Tracy resident
Mr. Gilbert Hesla, City employee and SEIU Local 1021 member
Ms. Alysabeth Alexander, SEIU Local 1021 vice president of politics
Mr. Randy White, City employee and SEIU Local 1021 member
Ms. Jill Maughan, City employee and SEIU Local 1021 member
Mr. John Stead-Mendez, SEIU Local 1021 deputy executive director and Berkeley resident
Ms. Jamie Queiroz, Alameda Labor Council Political Director
Ms. Kathy Costa, City resident, employee and SEIU Local 1021 member
Mr. Larry Robinson, City employee and SEIU Local 1021 member
Ms. Doris Rodriguez, Hayward resident and former Hayward Council Member
Mr. Fred Pecker, International Longshoremen and Warehouse Union (ILWU) Local 6 treasurer and San Francisco resident
Ms. Jennifer Eagen, Hayward resident, California State University East Bay Professor and California Faculty Association's Chapter President of SEIU Local 1983
Ms. Pam Covington, International Federation of Professional and Technical Engineers (IFPTE) Local 21 representative and San Francisco resident
Ms. Wynn Grcich, Hayward resident
Mr. Bob Britton, IFPTE Local 21 representative
Ms. Janice Lampkin, City employee and SEIU Local 1021 member
Ms. Cheryl Penick, Hayward resident, employee and IFPTE Local 21 Hayward Chapter President

Mayor Sweeney closed the public hearing at 8:52 p.m.

Mayor Sweeney pointed out that the staggering forecast of expenditures due to employee health care and the State retirement system (PERS) in five to ten years was not sustainable, and was not favorable for the employees or Hayward residents and needed to be addressed; therefore, he offered a motion to approve the resolutions imposing terms and conditions of employment on the Maintenance, Clerical and bargaining units.

Council Members Peixoto and Halliday seconded the motion.

There was consensus among Council to approve imposing terms and conditions of employment on the Maintenance and Clerical bargaining units, effective February 24, 2014. While Council members were faced with a difficult and unpleasant decision, they believed they had the responsibility to address the City's long-term fiscal challenges and unfunded liabilities in order to

protect the employees' pensions and retirement benefits; there was a five-year contract on the table; the Council was responsible for maintaining the City's fiscal stability and meeting the Council's priorities; there was an uncertain future in the country's overall economy; and strongly urged the unions to get back to the table and collectively achieve a long-term solution for the City, union members and the community.

It was moved by Mayor Sweeney, seconded by Council Members Peixoto and Halliday, and carried unanimously, to adopt the following:

Resolution 14-020, "Resolution of the City Council of the City of Hayward Imposing the City's One-Year Last, Best, and Final Offer to Service Employees International Union, Local 1021 – Clerical and Related Unit Pursuant to Government Code Section 3505.7"

Resolution 14-021, "Resolution of the City Council of the City of Hayward Imposing the City's One-Year Last, Best, and Final Offer to Service Employees International Union, Local 1021 – Maintenance and Operations Unit Pursuant to Government Code Section 3505.7"

10. Adoption of Interim Urgency Ordinance Extending a Temporary Moratorium on the Development, Establishment and Operation of new Small-Format and Large-Scale Tobacco Retailers and all new E-Cigarette Retailers, Electronic Cigarette Lounges, Vapor Bars, and Hookah Bars within the City of Hayward. The adoption of the Ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21065 and State CEQA Guidelines Sections 15061(b)(3), 15306 and 15378

Staff report submitted by Development Services Director Rizk and City Attorney Lawson, dated February 18, 2014, was filed.

Development Services Director Rizk announced the report and introduced Associate Planner Ajello who provided a synopsis of the report.

Mayor Sweeney opened the public hearing at 9:34 p.m.

Ms. Janice Louie, Alameda County Public Health Department representative, expressed support for the interim ordinance extending a temporary moratorium.

Ms. Traci Cross, Hayward resident, urged the Council to extend the moratorium because of the concerns of sales to youth. Ms. Cross submitted two letters from tobacco decoys, Brandon Ko and Jocelyn Bonilla Araujo, who shared their experiences at vapor lounges and tobacco retail outlets.

Mayor Sweeney closed the public hearing at 9:36 p.m.



**MINUTES OF SPECIAL JOINT CITY COUNCIL/ /REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 18, 2014, 7:00 p.m.

Council Member Halliday offered a motion to adopt the proposed interim ordinance. Council Member Zermeño seconded the motion.

It was moved by Council Member Halliday, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Ordinance14-09, “An Ordinance Measure Adopting an Interim Ordinance Pursuant to Government Code Section 65858 Extending a Moratorium on the Establishment, Operation, Permitting and/or Licensing of New Small-Format and Large-Scale Tobacco Retailers and All New Electronic Cigarette Retailers, Electronic Cigarette Lounges, Vapor Bars/Lounges, and Hookah Bars/Lounges Within the City of Hayward for Ten Months and Fifteen Days, Expiring Not Later Than January 15, 2015”

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño announced the Keep Hayward Clean and Green Task Force and volunteers would be cleaning the Tyrrell-Glassbrook neighborhood on February 22, 2014, and invited all to participate.

ADJOURNMENT

Mayor/Chair Sweeney adjourned the meeting at 9:38 p.m.

APPROVED:

Michael Sweeney
Mayor, City of Hayward
Chair, Redevelopment Successor Agency

ATTEST:

Miriam Lens
City Clerk, City of Hayward
Secretary, Redevelopment Successor Agency

DATE: March 4, 2014

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adoption of an Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2013-0084 Relating to a Residential Development at 199 Filbert Street

RECOMMENDATION

That the City Council adopts the Ordinance introduced on February 25, 2014.

The Ordinance was introduced without amendments; however the Council modified the Conditions of Approval as follows:

1) Change the language of Condition of Approval 11 (c) to read as follows: “A public electric vehicle charging station which, as conditioned, will be located in a more publicly available location than within the development at midblock on Street “B” as shown on the plans. The charging station will be maintained and operated by the Homeowners Association. Regular or non-electric vehicles shall be permitted to park in the parking space designated for electric vehicles charging their vehicles each day after 8:00 p.m. The designated parking space for electric vehicles to charge their vehicles shall be made available to electric vehicles by 8:00 a.m. each day. The designated parking space for electric vehicle charging their vehicles shall be signed to inform residents and visitors of the parking space’s hourly restrictions.”

2) Change the language of Condition of Approval 14 (s) to read as follows, “That the applicant shall incorporate universal design elements into all single-family detached homes as City staff deems feasible.”

The motion also included a friendly amendment that directed staff to work with the developer to improve street lighting of the project with particular attention to Filbert Street; and with a recommendation that the developer consider lightening the water tower if feasible

BACKGROUND

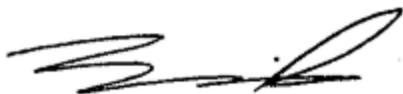
The Ordinance was introduced by Council Member Zermeño at the February 25, 2014, meeting of the City Council with the following vote:

AYES: Council Members: Zermeño, Jones, Halliday, Peixoto, Salinas, Mendall
Mayor: Sweeney
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

The summary of the Ordinance was published in the Hayward Daily Review on Saturday, March 1, 2014. Adoption at this time is therefore appropriate.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Fran David, City Manager

Attachments:

Attachment I Summary of Ordinance Published on 03/01/14

PUBLIC NOTICE OF AN INTRODUCTION OF ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 OF THE HAYWARD
MUNICIPAL CODE BY REZONING CERTAIN PROPERTY IN CONNECTION WITH
ZONE CHANGE APPLICATION NO. PL-2013-0084 RELATING TO A RESIDENTIAL
DEVELOPMENT AT 199 FILBERT STREET

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

Section 1. Rezoning. Article 1 of Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 199 Filbert Street (APN: 431-0109-003-04) from High Density Residential/Cannery Area Special Design Overlay District to Planned Development District.

Section 2. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonable interpreted to give effect to intentions of the City Council.

Section 3. Effective Date. This ordinance shall become effective immediately upon adoption.

Introduced at the meeting of the Hayward City Council held February 25, 2014, the above-entitled Ordinance was introduced by Council Member Zermeño.

This Ordinance will be considered for adoption at the regular meeting of the Hayward City Council, to be held on March 4, 2014, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: March 1, 2014
Miriam Lens, City Clerk
City of Hayward

DATE: March 4, 2014

TO: Mayor and City Council

FROM: Director of Public Works – Utilities & Environmental Services

SUBJECT: Update on Status of Exclusive Negotiating Period with Waste Management of Alameda County and Authorization for City Manager to Execute a Professional Services Agreement with HF&H Consultants

RECOMMENDATION

That Council adopt the attached resolutions:

1. Approving an extension in the period of exclusive negotiations with Waste Management of Alameda County (WMAC), the City's current solid waste and recycling service franchisee, by another 120 days to July 11, 2014; and
2. Authorizing the City Manager to enter into a professional services agreement with HF&H Consultants to assist City staff in preparation of a comprehensive solid waste and recycling services request for proposals, and preparation of a new franchise agreement template.

BACKGROUND

The City entered into the most recent franchise agreement with WMAC in 2007 for services effective June 1, 2007, for an initial period of seven years. On July 9, 2013, Council authorized a 120-day exclusive negotiation period with WMAC and on November 5, 2013¹, Council approved a 120-day extension of the negotiating period with WMAC, which is scheduled to expire on March 14, 2014. Council also authorized the City Manager to issue a request for proposals (RFP) for professional services to assist staff in preparing a RFP for comprehensive solid waste services to allow other service providers to submit proposals if staff is not able to reach an agreement with WMAC. Staff recommended securing consultant services and to begin preparation of a RFP for future solid waste services so that if the negotiations with WMAC proved unsuccessful, WMAC and other service providers could compete for the contract, and to secure the equipment and personnel to provide the services in a timely manner, given the existing timelines of the current franchise agreement.

¹ See Item 9 at, <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2013/CCA13PDF/cca110513full.pdf>

A primary goal of any new waste franchise agreement, whether through an extension of the current franchise with WMAC or a new agreement with a different firm, is to preserve and enhance the services that the community is currently receiving at a reasonable cost. Staff is aware and has kept track of the expressed desires of Council and community members, both residents and businesses, and those service enhancements will be considered for any future franchise agreement.

DISCUSSION

Since July 2013, staff has conducted exclusive negotiations with WMAC to determine whether it is possible to reach agreement for an extension of the current franchise. While some progress has been made, staff has been unable to reach agreement with WMAC on principal issues during the second 120-day negotiations period authorized by Council, which will end on March 14. To avoid any further delays, staff recommends that Council approve a professional services agreement for a consultant to assist in the preparation of a RFP for a new franchise agreement while also extending the negotiating period with WMAC to allow those negotiations to continue.

Extension of Negotiating Period

As noted above, it is staff's belief that there has been some progress in the discussions with WMAC and that continuing the negotiations is warranted to determine if final agreement can be reached. Thus, staff recommends that the Council authorize an additional 120-day exclusive negotiating period with WMAC, until July 11, 2014, at which time staff will report to Council on the outcome.

Approval of Professional Services Agreement

At the November 5 meeting, Council authorized the City Manager to issue a RFP for professional services, as described earlier. Staff issued the RFP to five consultants in December 2013, received three proposals and conducted interviews with each. Staff recommends the hiring of HF&H Consultants as they are the most qualified firm due to their significant experience successfully completing competitive procurements for services that are similar to those currently provided in the City's contract with WMAC, as well as potential new services. The firm has also provided assistance preparing new franchise agreements for many Bay Area municipalities.

Staff recommends securing consultant assistance now to enable the City to complete preparation of a RFP in the event that staff is not able to reach agreement with WMAC. The RFP would allow WMAC and other potential service providers to compete for the franchise agreement. By issuing the RFP in June this year, there would be sufficient time for the City to select the new franchisee and for the franchisee to secure the needed equipment and personnel in order to start new services by June 2016. Typically, once a new franchise has been awarded for services to a city the size of Hayward, it takes the selected service provider over a year to purchase collection containers and vehicles, as well as to hire and train staff to initiate the new services.

While developing the RFP, staff will continue to meet with WMAC and negotiate in good faith. If staff does reach an agreement with WMAC, work on preparing a RFP will cease and

consultant services as authorized under the agreement recommended in this report will be utilized to help prepare the new franchise agreement.

ECONOMIC IMPACT

The requested actions, if approved, would keep the existing rate structure in place for the next service year. Any additional costs to customers would be related to additional services or service enhancements that may be preliminarily agreed upon in the negotiating period. Such services, and their exact costs, would be presented to Council at the conclusion of the extended negotiating period.

FISCAL IMPACT

The cost of consultant services for preparing the waste services RFP will not exceed \$150,000. Because new services will include waste diversion and recycling, Recycling Fund monies can be used to pay for most of the total cost. The balance (approximately \$50,000) would need to come from unrestricted funds outside of the General Fund. Staff recommends that all the costs related to preparation of the RFP be recovered from the firm eventually selected to provide the future services so that there is no impact on the General Fund.

PUBLIC CONTACT

Staff has begun to schedule presentations for March, April and May with a variety of community groups in order to incorporate the community's needs and desires into a new solid waste services contract, whether that contract has been negotiated with WMAC or awarded through a procurement process. The groups contacted include the City's Boards, Commissions and Task Forces, as well as the Latino Business Roundtable, the Chamber of Commerce, the Rotary Club, the Rental Housing Owners Association – Southern Alameda County, the Hayward Area Recreation and Park District, various faith-based groups, the Farmers' Market and other neighborhood groups.

To assist in soliciting suggestions for new or enhanced services, staff has prepared surveys for single- and multi-family residents, multi-family property managers and business owners. Copies of the surveys will soon be placed in the Revenue Division, Permit Center, the City Clerk's Office, both libraries and the Public Works – Utilities and Environmental Services office. The surveys can also be completed by going to the City's home page and selecting the link: Waste Management Survey. Such services, to the extent that they are reasonable, with willingness of the public to pay the cost, would be incorporated in any new agreement.

SCHEDULE

The estimated schedule for completing this effort is summarized as below:

Completed:

Council Authorized Initial Negotiating Period	July 9, 2013
Council Extended Negotiating Period	November 5, 2013
RFP Issued for Consultant Services for Selecting the Franchisee	December 2013

Future efforts:

Council Authorization for Agreement with Selected Consultant and Report on Continued Discussions with WMAC	March 4, 2014
Report to Council Summarizing Results of Public Outreach and Proposed Services and Council May Authorize Issuance of RFP	July 2014
Receive Proposals	October 2014
Select a Franchisee and Authorize Staff to Negotiate a Contract	November 2014
Council Approval of New Franchise Agreement	March 2015
Service Provider to Order Carts, Bins, Vehicles, etc. (if necessary)	April 2015
Receive Equipment and Distribute New Collection Carts	March/April 2016
Begin New Service	June 1, 2016

Prepared by: Vera Dahle-Lacaze, Solid Waste Manager

Recommended by: Alex Ameri, Director of Public Works - Utilities & Environmental Services

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution for Extension of Exclusive Negotiations
Attachment II	Resolution Authorizing Professional Services Agreement

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXTEND EXCLUSIVE NEGOTIATIONS WITH WASTE MANAGEMENT OF ALAMEDA COUNTY FOR AN ADDITIONAL 120-DAY PERIOD TO July 11, 2014

WHEREAS, on November 5, 2013, the City Council of the City of Hayward authorized and directed the City Manager to enter into exclusive negotiations with Waste Management of Alameda County (WMAC), for a period of 120 days to March 14, 2014 in order to discuss terms of a new Franchise Agreement; and

WHEREAS, the City Council for the City of Hayward considered a report at its March 4, 2014 meeting that described the status of the exclusive negotiations with WMAC; and

WHEREAS, the City Council for the City of Hayward also considered in the same report staff's recommendation that the City Council authorize an additional 120-day exclusive negotiating period with WMAC which would end on July 11, 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes and directs the City Manager to enter into an additional 120-day exclusive negotiating period with WMAC to end on July 11, 2014.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

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

HAYWARD CITY COUNCIL

RESOLUTION NO.14-_____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH HF&H CONSULTANTS, LLC FOR ASSISTANCE IN PREPARING A REQUEST FOR PROPOSALS FOR COMPREHENSIVE SOLID WASTE AND RECYCLING SERVICES AND TO HELP PREPARE A NEW FRANCHISE AGREEMENT

WHEREAS, on November 5, 2013, the City Council authorized the City Manager to issue a Request for Proposals for Professional Services to assist in preparation of a Request for Proposals for Comprehensive Solid Waste and Recycling Services and to help prepare a new franchise agreement; and

WHEREAS, staff invited five consultants to submit proposals for the required services; and

WHEREAS, staff has determined that HF&H Consultants is the most qualified of the consultants who were interviewed; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to negotiate and execute a Professional Services Agreement with HF&H Consultants, LLC for assistance in preparing a request for proposals and to help prepare a new franchise agreement for comprehensive solid waste and recycling services in an amount not to exceed \$150,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

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



DATE: March 4, 2014

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Call-Up by Council Member Salinas of the January 30, 2014 Planning Commission Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approval of a Conditional Use Permit (Application No. PL-2012-0069) and Vesting Tentative Tract Map (Application No. PL-2013-0070) associated with 194 townhomes and 16,800 square feet of commercial space on an 11.33 acre site located at 22301 Foothill Boulevard. Integral Communities (Applicant); MDS Realty II & 22301 Foothill Hayward, LLC (Owners)

RECOMMENDATION

That Council approves the attached resolution (Attachment I) upholding the Planning Commission’s adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment III) for the above project, and approval of the conditional use permit and vesting tentative tract map applications, subject to the recommended conditions of approval.

SUMMARY

The request is for one hundred and ninety four (194) townhomes and 16,800 square feet of commercial space in two separate buildings at the former Mervyn’s headquarters site located along the west side of Foothill Boulevard in the Central City-Commercial (CC-C) zoning district. The current request has much less impact on uses in the immediate vicinity of the site, specifically traffic. A prior, denser proposal for the site, by the same applicant, involved 30,000 square feet of retail space, 321 apartments and 124 townhomes. The applicant has always proposed ground-floor residential units necessitating approval of a conditional use permit pursuant to the Central City-Commercial (CC-C) zoning district regulations.

It is anticipated that the project will provide new, high-quality residential units, now missing downtown, which would be occupied by owners with middle incomes. These new residents will contribute to the positive direction in which downtown is moving, specifically providing more customers to existing downtown businesses. It is hoped that new businesses will begin locating downtown to serve the growing population.

BACKGROUND

Local Setting & Context - The Project is located on the northern edge of the downtown area at a key northern gateway to the City. The site previously served as a retail center, and most recently as the Mervyn's headquarters until closure of the retail chain in 2008. Since the closure, the site and buildings have remained vacant and no other interested parties have successfully leased the site.

Most residential properties near the Project site include single-family and multi-family homes one to two stories in height. A mixture of urbanized development (residential, office and commercial land uses) also is near the development site. The San Lorenzo Creek flood control channel abuts the site to the west and physically separates the project from existing residential properties across the channel. A gas station is located at the corner of Hazel Avenue and Foothill Boulevard, which would remain.

The site consists of two developed parcels, irregularly-shaped, and approximately 11.33 acres in size. There is a gentle slope to the site downward and west towards the middle of the site from Foothill Boulevard towards the San Lorenzo Creek.

Past Planning Commission Actions – On October 17, 2013, the Planning Commission reviewed the development request and approved a motion to deny the Project, without prejudice, pending staff returning to the Commission with the appropriate legal findings to substantiate the decision. Staff returned to the Commission on November 7, 2013 with findings to support project denial. The Commission took additional public testimony and input from the applicant and rescinded their motion to deny the project. They recommended that the Project come back to the Commission with additional refinements.

The previous staff report for the October 17, 2013 Commission meeting can be found via the following link: <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2013/PCA13PDF/pca101713full.pdf>. The prior staff report for November 7, 2013 Commission meeting can be found through the following link: <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2013/PCA13PDF/pca110713full.pdf>.

Meeting minutes for either of these meeting can be found pursuant to the following link: <http://citydocuments.hayward-ca.gov/WebLink8/Browse.aspx?startid=124108>.

On January 30, 2013, the Planning Commission approved the request on a 6:1:0 vote. The project included revisions and refinements sought by the Commission, thus garnering their support for the project. The previous staff report for the January 30, 2013 Commission meeting can be found via the following link: <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2014/PCA14PDF/pca013014full.pdf>

Draft meeting minutes for the public hearing can be found as an attachment (Attachment IV) to this staff report.

DISCUSSION

In an effort to improve the Project, the Planning Commission provided generalized and targeted comments for the applicant to consider during their review of the project over several meetings. Specifically, the Commission sought Project revisions to meet a number of important issues such as having the Project meet the housing goal of providing diverse housing opportunities, adding Project details related to awnings, shutters, and window designs, ensuring townhome roofing materials and colors vary throughout the project, prohibit the use of some garish paint colors, adding more Project amenities, consideration of alternative project such as a business entity proposed for the site since this is a key gateway to the City, the possibility of incorporating ground-floor retail with renters above the first floor and offering a mixture of for sale and rentals units. The Commission also wanted the applicant to explore a revised development that would incorporate university and retail inclusion in addition to the Project creating jobs for members of the community.

Additional Commission comments focused on making public transportation easily accessible to residents, a balance of too little or too much parking on-site given the Project was designed to be transit-oriented, pursuit of the idea of converting some of the units three-car garages into an in-law unit or an extra bedroom, which might reduce the number of vehicles being parked on City streets, and the need for jobs and businesses by locating a new large retail building or mall at the site instead of the current project proposal.

Convinced the applicant and their team tried to incorporate as many of the Planning Commission's thoughts and ideas into the final Project design, the Commission approved the project. The Planning Commission and planning staff believe that the Project meets all applicable General Plan criteria, zoning standards and design guidelines applicable to the development site. The Planning Commission's decision to approve the project was based upon findings to support their decision the project is consistent with General Plan criteria and zoning standards.

The following discussion sections of the report will touch on several key issues associated with the project. It should be noted that the project meets or exceeds City standards related to the subdivision regulations, site plan requirements, exterior architectural design, private and group open space, landscaping, and green building code requirements.

Access and Circulation - On-site vehicular and pedestrian access would be provided by a series of new private roads, alleys, and sidewalks internal to the development. Some curbside parking will be available on Foothill and Hazel. Previous development plans proposed "mountable median" islands to be installed in Hazel Avenue, forcing traffic exiting from the development site to turn right towards Foothill Boulevard. Mountable medians are used to stem the flow of traffic from the development into the existing neighborhood to the west. Fire trucks would be able to drive over them in the event of an emergency. Staff has revised this condition in favor of installing "pork chop" islands/features on the property at the entrance points along Hazel Avenue, which will better reduce maintenance issues and enhance visual quality, while achieving the same effects as the proposed "mountable median" islands.

Parking for the commercial spaces will be provided by surface parking lots located adjacent to Foothill Boulevard. A commercial ownership association will be formed for the two parcels with

language in the CC&Rs clearly outlining the maintenance duties for the commercial surface parking lots. Accessible parking spaces are strategically located throughout the development site.

Lighting - A “preliminary lighting plan” has been submitted as part of the applicant’s recent plan submittal. There is a condition of approval that requires a final lighting plan be prepared by a qualified illumination engineer. The plan needs to show the exterior lighting design of all exterior and parking lot lighting and such lighting shall be in accordance with the Security Standards Ordinance (No. 90-26 C.S.).

All site lighting will need to be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Site lighting shall also be designed such that it is decorative and in keeping with the design of the development and exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director or a designated staff member shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of proposed buildings. The preliminary lighting plan shows proposed bollard and post top light s that blend with the project architecture. Staff will request a light level analysis from a lighting specialist and review the proposed lighting levels prior to issuance of a building permit for the project. Final lighting plans will be approved by the Director of Development Services and Public Works – Engineering and Transportation, and the Police Chief or their applicable representatives.

Public Parkland – City regulations and State law allows the City to require dedication of parkland, payment of park dedication in-lieu fees, or a combination of both. Public parkland differs from typical on-site group or private open space because it is required to be available to the general public, versus the residents of a development project. Based upon the number of proposed dwelling units and per City standards, if only parkland dedication were required with no payment of fees, the applicant would need to dedicate 3.2 acres of the 11.33-acre site for public park purposes. If only park dedication in-lieu fees were required, a payment of \$2,210,630 would be owed.

The project proponent is proposing to pay full in-lieu fees and also construct a public access trail along the rear of the property without receiving credit for such dedication and construction, as described below.

The public bicycle/pedestrian path and related public trail/access easement (County Flood Control maintenance easement necessary for maintenance of the flood control channel) is proposed at the rear of the project property along/above the San Lorenzo Creek flood control channel. This easement will be required to be dedicated to the public and the path will provide a needed link (Bay Trail to Ridge Trail) in this section of the San Lorenzo Creek trail and would allow a more attractive pedestrian and bike path away from Foothill Boulevard from Hazel Avenue to City Center Drive. The Hayward Area Recreation and Park District (HARD) staff is in support of this project amenity for use by the public, including the project residents. HARD has requested that any proposed path be wide enough to accommodate both pedestrian and bicycle access. The typical standard for a joint use path is a minimum of eight feet in width. Staff has included a condition of approval that the path be increased to ten feet in width since this is the standard HARD requires for similar pathways.

Community Facilities District - A standard condition of approval related to adopted City Council policy requires developers to pay the cost of providing public safety services to the proposed project through the formation of, or annexation to, a Community Facilities District (CFD), should the project generate the need for additional public safety services. This will require the project developer to post an initial deposit of \$20,000 with the City prior to or concurrently with the submittal of the final subdivision map and improvement plans, to offset the City's cost of analyzing the project's need for additional public safety services. If the analysis determines that the project creates a need for additional public safety services, the project developer shall be required either to pay all costs of formation of, or annexation to, the district, or, in the alternative, to pay the present value of the cost of providing the additional public safety services to the development.

Inclusionary Housing Requirements – Compliance with the City's affordable housing provisions will be required for the project. Pursuant to the City's Interim Relief Ordinance, 7.5% of attached residential ownership units in a project must be set aside and sold at affordable prices to moderate-income households (households earning 120% of Area Median Income or less). The Relief Ordinance also allows developers the option to pay an \$80,000 per affordable unit in-lieu fee prior to obtaining a certificate of occupancy for the new units. Therefore, the applicant has to set aside fifteen units or pay a total of \$1,200,000. The applicant intends to pay the in-lieu fees to meet inclusionary ordinance obligations. In order to exercise this option per the existing Relief Ordinance provisions, the project must obtain all discretionary approvals by June 30, 2014, and all building permits must be issued by June 30, 2016.

Environmental Review - Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) (Attachment III) that identifies potentially significant impacts under the environmental topics of: Aesthetics, Air Quality, Biological Resources, Cultural Resources and Noise. The IS/MND identifies mitigation measures, agreed to by the Project sponsor, that would reduce those impacts to a *less than significant level*.

The IS/MND was made available for public review from September 27, 2013 through October 16, 2013. One comment was received on the IS/MND from the Alameda County Flood Control and Water Conservation District/Public Works Agency stating that the project as proposed may result in increased runoff from increased impervious surface into the flood control channel, which may compromise the capacity of the channel. The MND did not identify how runoff will be treated prior to discharge into the flood control channel and how the removal and demolition of the existing structures that may contain hazardous materials such as lead/asbestos will be treated. All issues have been addressed through specific conditions of approval and have been reduced to a less than significant level. No other comments were received.

The Mitigation Monitoring and Reporting Program identifies responsible parties for mitigation implementation and oversight (see Attachment III). The Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program were also posted at the Alameda County Clerk's Office on September 26, 2013, in compliance with the California Environmental Quality Act (CEQA) Guidelines. The documents were also posted on the City's website for review. Links to supporting materials used to assemble the IS/MNS are on the City's website under <http://www.hayward-ca.gov/city-government/departments/development-services/project-permit->

TJKM Transportation Consultants, the project traffic consultant, also reviewed the project site plan to evaluate on-site circulation and access. The plan shows that primary access will be provided using the right-in/right-out only driveway on Foothill Boulevard. Secondary accesses will be provided through driveways on Hazel Avenue and City Center Drive, with the Hazel driveways prohibiting outbound left turns, as previously indicated. All three access points are expected to be adequate for the project site. Related to safe traffic movements, staff is recommending as a condition of approval that “STOP” signs be installed facing exiting vehicles at the three project exit driveways.

Traffic – The proposed development is expected to generate approximately 2,680 daily trips on a typical weekday, including 117 trips (39 inbound, 78 outbound) during the a.m. peak hour and 257 trips (143 inbound and 114 outbound) during the p.m. peak hour. Such figures incorporate application of internal trip and BART-related reductions, reflective of commonly accepted assumptions that fewer vehicle trips will occur due to Project residents walking to/from BART, riding buses, and walking to the adjacent and nearby commercial businesses.

Hayward General Plan’s Circulation Element contains an established environmental impact threshold policy for roadway intersection levels of service (LOS). The policy states, “Seek a minimum Level of Service D at intersections during the peak commute periods, except when a LOS E may be acceptable due to costs of mitigation or when there would be other unacceptable impacts.” LOS D equates to delays at an intersection of between fifteen and twenty-five seconds. For situations where there exists a LOS E or F, the City’s threshold for environmental impact significance is an additional delay of five or more seconds; meaning that a project impact would not be considered significant if an additional delay caused by the project was less than five seconds.

Prior to the Hayward Downtown One-way Loop (Loop) Project implementation, all the Project study intersections operated at LOS D or better during both the a.m. and p.m. peak hours. With the Loop Project, the traffic impact analysis indicates that all of the study intersections remain at LOS D or better and the A Street/Foothill Boulevard intersection improves to LOS B during the peak commute hours.

Under projected future intersection levels of service *without* the project, the intersection of Foothill Boulevard / City Center Drive is expected to operate at LOS E during the p.m. peak hour. The intersection of A Street / Mission Boulevard is expected to operate at LOS F during both the a.m. and p.m. peak hours. With the proposed project, the future intersection of Foothill Boulevard / City Center Drive is expected to continue operating at LOS E during the p.m. peak hour, while the intersection of A Street / Mission Boulevard is expected to continue operating at LOS F during both the a.m. and p.m. peak hours. The increases in delays at both intersections are expected to be less than five seconds. This is expected due to the beneficial effects of the adaptive signal system recently implemented for the Loop Project. Therefore, the addition of project traffic is not expected to result in a significant impact at these locations in the future.

A link to the traffic impact analysis prepared for the project by TJKM Transportation Consultants is on the City’s website under <http://www.hayward-ca.gov/city->

[government/development-services/project-permit-status/projects-under-environmental-review/@-the-boulevard](http://www.hayward-ca.gov/city-government/development-services/project-permit-status/projects-under-environmental-review/@-the-boulevard) .

ECONOMIC IMPACT

Market Analyses – According to analysis provided by the applicant’s consultant, the Concord Group, this project seeks to meet the needs of a new Hayward resident who is interested in a downtown-proximate product with upscale features and amenities of a newly constructed community. Because of Hayward’s central location, the applicant is confident the Project will attract young couples with dual commutes to different job centers. The units will appeal to young professionals and local families. Unit features will include upgraded flooring, some with master bedrooms and walk-in closets, loft space, large decks, large garage space for two cars with extra storage space, and some units will have multi-purpose rooms.

Per the Concord Group, annual retail expenditures by Project residents in Hayward is estimated to be up to almost \$7M annually (assumes an optimistic capture rate of 75% of total spending to occur in Hayward). The capture rate of 75% is considered high by the City’s economic development staff. Given the type of retail goods and services that Hayward has to offer consumers, a more realistic capture rate of 60% is more appropriate. The proposed commercial space in the project is expected to involve up to \$3.9M in sales annually, which is also considered optimistic by staff.

Staff has concerns about the potential type of commercial uses that could occupy the building spaces along Foothill Boulevard, related to their potential impact to existing local businesses. Neighborhood-serving retail may compete with similar existing businesses, thus reducing sales of those businesses and projected revenue generated by the commercial component of the project. The project consultant’s analysis assumes that the project retail sales would be \$290 a square foot, which is similar to mall levels. A lesser amount would be more reflective of neighborhood-serving establishments in the City.

Typical sales per square foot can vary widely in retail depending on the retail mix. Some neighborhood serving uses (salons, some food uses, services) may generate very little taxable sales. Other uses, for example a national discount store such as a dollar store, can generate approximately \$150 per square foot. A large national tenant such as a Target typically generates about \$280 per square foot. Furniture stores, an identified sales leakage category for Hayward, typically generate an average of \$225 per square foot. It should be noted that these numbers or data come from previous studies commissioned by other Bay Area cities.

The applicant’s economic impact analysis assumes that 20% of all sales will be generated by new residents. Since the type of future tenants that will lease the project’s commercial spaces had yet to be determined, the 20% sales generation number may not be accurate.

A link to the economic impact analysis is on the City’s website under <http://www.hayward-ca.gov/city-government/development-services/project-permit-status/projects-under-environmental-review/@-the-boulevard>

FISCAL IMPACT

Staff has conducted a basic fiscal impact analysis of the project, which estimates that the project will generate \$463,494 of new revenue annually; however, the project is projected to cost the City \$464,659 for a net annual cost of \$1,165 (\$6.00 per unit) – essentially, fiscally neutral. This analysis does not include any revenue from a community facilities district. The analysis used an average sales price of \$563,000 since the applicant provided a price range of \$518,000 to \$608,000 for the new townhomes.

PUBLIC CONTACT

A notice of this public hearing and availability of the draft Mitigated Negative Declaration for the project was sent to all property owners within a 300-foot radius of the Project site and published in *The Daily Review* newspaper. Staff has also included previous correspondence related to the project, which is included as Attachment VI.

No other additional new comments had been received as of the writing of this report. Any comments that are received before the City Council meeting will be forwarded to the Councilmembers for consideration.

NEXT STEPS

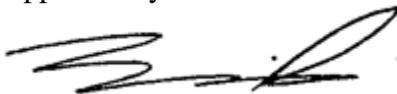
A decision by the City Council would become the final action on this Project. If the Project is approved, the applicant will subsequently submit a final map and related subdivision improvement plans for processing, with the final map to be approved by the City Council. A vesting tentative tract map provides, for a period of three years after the date of approval or conditional approval of the vesting tentative map, the right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect on the date on which the vesting tentative map application was deemed complete. However, the Project will be required to meet the building codes in effect at the time building permit applications are submitted.

Subsequent to filing of the final map, building, grading, and encroachment permit applications will be processed and issued, allowing for Project construction. If the project is denied with prejudice, the applicant would have to wait a year before resubmitting the same project for consideration. If the project is denied without prejudice, the applicant could again propose this or another Project without waiting a year to do so.

Prepared by: Damon Golubics, Senior Planner

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution
Attachment II	Area and Zoning Map
Attachment III	Initial Study Checklist/Mitigated Negative Declaration/Mitigation
Attachment IV	January 30, 2014 Draft Planning Commission Minutes
Attachment V	Project Plans
Attachment VI	Comments Received as of December 6, 2013
Attachment VII	Proponent's Responses to Findings for Approval
Attachment VIII	Support Cards/Petitions Letters Submitted by the Applicant as of January 23, 2014
Attachment IX	E-mail Request Dated January 21, 2014
Attachment X	Correspondence Submitted From January 29 Through February 21, 2014
Attachment XI	Correspondence Dated February 20, 2014 From Integral Communities

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-

Introduced by Councilmember _____

RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING VESTING TENTATIVE TRACT MAP APPLICATION PL-2013-0070 AND CONDITIONAL USE PERMIT APPLICATION PL-2012-0069 PERTAINING TO THE DEVELOPMENT OF ONE HUNDRED AND NINETY-FOUR TOWNHOME-STYLED CONDOMINIUMS AND SIXTEEN THOUSAND EIGHT HUNDRED SQUARE FEET OF COMMERCIAL SPACE AT 22301 FOOTHILL BOULEVARD IN DOWNTOWN HAYWARD

WHEREAS, Integral Communities (Applicant) has submitted Conditional Use Permit Application No. PL-2012-0069 and Vesting Tentative Tract Map Application PL-2013-0070 to develop the property located at 22301 Foothill Boulevard with one hundred and ninety-four townhome-styled condominiums at the ground floor level and sixteen thousand eight hundred square feet of commercial space in two buildings (the “Project”); and

WHEREAS, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared to assess and mitigate the potential environmental impacts of the Project; and

WHEREAS, the Planning Commission considered the Project at a public hearing held on January 30, 2014, and adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and conditionally approved Conditional Use Permit Application No. PL-2012-0069 and Vesting Tentative Tract Map Application No. PL-2013-0070; and

WHEREAS, the Project was called up for City Council review by Council Member Salinas, in accordance with the applicable provisions of the Hayward Municipal Code; and

WHEREAS, notice of the hearing was published in the manner required by law and the hearing was duly held by the City Council on March 4, 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines as follows:

CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. Pursuant to CEQA Guidelines Section 15220, an Initial Study (“IS”) was prepared for the Project, which determined that a Mitigated Negative Declaration (“MND”) was appropriate because all potentially significant impacts could be reduced to a level of insignificance through mitigation.
2. The MND was prepared by the City of Hayward as the Lead Agency and was circulated with a twenty (20) day public review period, beginning on September 27, 2013 and ending on October 16, 2013. All potentially significant impacts will be reduced to a level of insignificance through mitigation and conditions of approval.
3. The proposed MND was independently reviewed, considered and analyzed by the City Council and reflects the independent judgment of the City Council. Such independent judgment is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole). The City Council adopts the proposed MND and its findings and conclusions as its source of environmental information; the proposed MND is legally adequate and was completed in compliance with CEQA.
4. The MND identified all potential significant adverse impacts and feasible mitigation measures that would reduce these impacts to less-than-significant levels, and all of the applicable mitigation measures identified in the MND and Mitigation Monitoring and Reporting Program will be adopted and implemented. Based on the MND and the whole record before the City Council, there is no substantial evidence that the Project will have a significant effect on the environment.
5. The Project complies with CEQA and the MND was presented to the City Council, which reviewed and considered the information contained therein prior to approving the Project. The custodian of the record of the proceedings upon which this decision is based in the Development Services Department of the City of Hayward located at 777 B Street, Hayward, CA 94541.
6. The monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the Mitigation Monitoring and Reporting Program, which is incorporated in the conditions of approval for the Project as contained in Exhibit A. Adoption of this program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the Project sponsor, the City of Hayward or other identified public agencies of responsibility.

CONDITIONAL USE PERMIT

7. The proposed use is desirable for the public convenience or welfare.

The Project, and specifically, residential use on the first floor of the Project, is desirable for the public convenience and welfare, because the Project will convert a large, vacant commercial building and parcel into a mixed-use community and create economic stimulus and housing inventory near adjacent employment and retail centers to reduce vehicle miles traveled. The design and features of the Project will attract middle-income residents who are expected to spend their income to support businesses in Hayward, particularly in the Downtown, and/or attract new businesses. The Project will provide higher end, aesthetically-pleasing ownership housing with on-site amenities (open spaces and the San Lorenzo Creek pathway) within walking distance of transit. The Project's ground-floor residential units will provide more active "eyes on the street" later in the evening, in line with "crime prevention through environmental design" (CPTED) principles, which benefits would not necessarily be realized with commercial ground floor development.

8. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

The Project site is surrounded by residential uses and similarly-zoned properties and is in the vicinity of multi-storied residential complexes; as such, the Project will not impair the character and integrity of the surrounding area. As conditioned, traffic exiting the Project onto Hazel Avenue will not be able to turn westward and drive through the neighborhoods to the west; instead, traffic generated by the Project is directed onto Foothill Boulevard, a major arterial. The Project will utilize higher quality materials/finishes and architecture and entail the planting of new, irrigated landscaping, including the planting of 278 new trees. The standard specifications for the townhomes will consist of tile entries, wood cabinets and pre-wiring, among other amenities. There will be numerous optional upgrades typical of today's new homes, such as granite counter tops, hard wood flooring, upgraded fixtures and solar roof panels. Pricing for the townhomes is expected to range from \$518,000 to \$608,000.

9. The proposed use will not be detrimental to the public health, safety, or general welfare.

The Initial Study/Mitigated Negative Declaration prepared for the Project demonstrates that no substantial adverse environmental effects will occur after implementation of mitigation measures included therein. Traffic impacts are not expected to be significant and are expected to be less than with the traffic impacts associated with the former Mervyn's office building use; therefore, the Project's proposed residential and commercial uses will not have a negative effect on the public health, safety, or general welfare. Specifically, a conditional use permit allowing first-floor residential units has no adverse effect on the public health, safety or general welfare. If a fiscal analysis demonstrates that Project will create an additional demand for public services, the Project will either annex into or form a community facilities district or be required to make a one-time, present value payment to offset any added costs of public services created by the Project, which community facilities district will pay for the additional public safety services through annual assessments.

10. The proposed use is in harmony with the applicable City policies and the intent and purpose of the zoning district involved.

The current General Plan designation of the Project site is Downtown - City Center / Retail and Office Commercial (CC-ROC). On page C-4 of Appendix C of the General Plan, the Downtown - City Center Area has the following text that explains the unique vision for this area:

“This area is a major activity center in the planning area. It contains major public facilities such as City Center and the Main Library, retail and office areas, and high-density residential areas. Mixed-use development is encouraged to promote the pedestrian orientation and to maintain the downtown area as an integrated living, working, shopping and recreational area. The boundary of this area is delineated in the Downtown Hayward Design Plan.”

Page C-3 of that General Plan appendix lays out the vision for areas with a Retail and Office Commercial land use designation:

“These areas include the regional shopping center (Southland Mall), community shopping centers, concentrations of offices and professional services, and portions of the downtown area and South Hayward BART Station area where mixed retail and office uses are encouraged. Not shown are neighborhood convenience centers that support and are compatible with residential areas.”

One additional section of the General Plan further supports the Project as related to City policies:

“Recognize the importance of continuous retail frontage to pedestrian shopping areas by discouraging unwarranted intrusion of other uses that weaken the attractiveness of retail areas; encourage residential and office uses to locate above retail uses.”

These sections of the General Plan indicate the proposed Project is consistent with the policies of the General Plan, in that the Project provides residential use, along with some commercial use, in the Downtown in close proximity to the Downtown BART station. The current development, with the surface parking lot, unoccupied Mervyn’s office building and parking garage does not create a continuous retail frontage interfacing with the more pedestrian-oriented part of the Downtown. The proposed Project, through its mix of commercial and residential uses on the ground floor, is expected to provide an additional pedestrian link to the Downtown core and local public transit.

The zoning designation of the Project site is Central City Commercial (CC-C). Allowable permitted uses not requiring a use permit include residential dwelling units above the first floor and a variety of commercial uses (as is proposed at the southeast and northeast corners of the Project site). Approval of a conditional use permit (CUP) is required for ground-floor residential use.

The purpose of the Central City – Commercial (CC-C) zoning district is “to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to, retail, office, service, lodging, entertainment, education, and multi-family residential.”

The Project is expected to add synergy to the Downtown. Adding townhomes along with commercial space will contribute to the goal of the Downtown being an active and vibrant area as referenced in the General Plan and Zoning Ordinance. Recent economic studies prepared for the Downtown and this specific Project show that this type of project would add to Hayward’s revitalization of the Downtown by providing housing to attract middle-income households that would spend disposable income in the Downtown. The Project also fulfills the intent and purpose of the CC-C zone by replacing an underutilized site with a vibrant, pedestrian-friendly mixed use development and as a result, revitalizing the Central City and creating economic stimulus.

VESTING TENTATIVE TRACT MAP

- 11. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451. [Subdivision Map Act §66474(a)]**

The proposed subdivision is consistent with the Hayward General Plan and authorizes a development project that is consistent with allowed uses and densities designated by the “City Commercial – Residential Office Commercial (CC – ROC)” land use category of the General Plan. No Specific Plan applies to the Project.

- 12. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. [Subdivision Map Act §66474(b)]**

The proposed subdivision is of a design consistent with the Hayward General Plan, in that circulation plans and roadways are designed to accommodate the anticipated traffic, and utilities, including water, sewer and storm drain facilities, will be provided to accommodate the proposed development. As demonstrated by the Project’s Initial Study/Mitigated Negative Declaration, the Project will have no significant impacts on aesthetics or land use.

- 13. That the site is physically suitable for the type of development. [Subdivision Map Act §66474(c)]**

The geotechnical investigation performed by Berlogar, Stevens & Associates (February 10, 2012), which is referenced in the Project’s Initial Study/Mitigated Negative Declaration, demonstrates that the proposed subdivision would occur on a site suitable for the proposed development.

- 14. That the site is physically suitable for the proposed density of development.**

[Subdivision Map Act §66474(d)]

The geotechnical investigation performed by Berlogar, Stevens & Associates (February 10, 2012) demonstrates that the proposed subdivision would occur on a site suitable for the proposed density, in compliance with the City's parking, open space and traffic impact standards.

- 15. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. [Subdivision Map Act §66474(e)]**

The Initial Study/Mitigated Negative Declaration prepared for the Project demonstrates that substantial adverse environmental damage, including to fish or wildlife and their habitat, will not result from the proposed subdivision, with incorporation of required mitigation measures. Moreover, the Project site has already been fully developed, and, as a result, no fish or wildlife habitats exist on the Project site.

- 16. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. [Subdivision Map Act §66474(f)]**

Adequate capacity exists to provide sanitary sewer service to the Project site and air quality impacts to future residents are not considered significant, as analyzed in the Initial Study/Mitigated Negative Declaration. The Project also adds housing inventory near adjacent employment and retail centers to reduce vehicle miles traveled, which reduces impacts on air quality and greenhouses gases.

- 17. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. [Subdivision Map Act §66474(g)]**

There are no existing public easements within the boundary of the proposed subdivision, nor are any easements necessary. The Project site is fully developed and currently consists of a 336,000 square foot unused office building and parking facilities, and therefore, there is currently no public access through the property.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward, based on the foregoing findings, hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approves Conditional Use Permit Application No. PL-2012-0069 and Vesting Tentative Tract Map Application PL-2013-0070, subject to the attached conditions of approval (Exhibit "A").

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

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

Exhibit A

CONDITIONS OF APPROVAL

Integral Communities (Applicant/Subdivider)

Conditional Use Permit Application No. PL-2012-0069 and

Vesting Tentative Tract Map Application No. PL-2013-0070

Allowing Residential Development on the Ground Floor of the site and

A Property Subdivision to Facilitate Construction of 194 Townhome-styled Condominiums and 16,800 square feet of Commercial Space in 2 Buildings on an 11.33-acre site within the Downtown Area.

Note: Revised conditions reflective of Planning Commission direction and additional conditions from staff agreed to by the applicant are shown in **bold underlined italicized** font.

General

1. In accordance with Zoning Ordinance §10-1.1520, subject to all conditions listed below, the approval is for the Conditional Use Permit and Vesting Tentative Tract Map Project as shown in the City's Project files as:

Exhibit A – Conditional Use Permit and Vesting Tentative Tract Map,” submitted by Integral Communities, dated September 10, 2013, Sheets T1, TM-1, TM-2, TM-3, TM-4, TM-5, TM-6, TM-7, TM-8, A0.1, A0.2, A2.0, A2.1, A3.0, A4.0, A.TH.1, A.TH.2, A.TH.3, A.TH.4, A.TH.5, A.TH.6, L1, L2, L3, L4, L5, and EXH, and labeled Conditional Use Permit (CUP) No. PL-2012-0069 and Tentative Tract Map No. PL-2013-0070 (TTM 8129).

2. Project approval shall be void two years after issuance of the building permits, or three years after approval of the conditional use permit and vesting tentative tract map applications, whichever is later, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the project approval.
3. This approval is subject to the Mitigation Monitoring and Reporting Program included in the City's Project files as Exhibit B.
4. The developer/subdivider shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.

PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS AND FINAL MAP

5. The applicant shall include the location of the public access easement to be located adjacent to the San Lorenzo Creek. This easement area shall be wide enough to incorporate some landscape area and a ten (10) foot wide pedestrian bicycle pathway within the easement area. Should there be any areas that cannot accommodate the full ten (10) foot path width, the applicant will be allowed to narrow such areas to eight (8) feet, as approved by the Development Services Director. The ten (10) foot wide path shall extend from Hazel Avenue to City Center Drive. All details related to the dedicated public access easement shall be

Exhibit A

included with the final map for the project. The final map shall be accepted by the City Council once all conditions have been met.

6. 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.
7. Unless indicated otherwise, the design for development shall comply with the following:
 - i. All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
 - ii. All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments, including Green Building standards.
 - iii. Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments.
8. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans, and a Licensed Architect shall prepare all architectural plans, unless otherwise indicated herein.

Subdivision Improvement Plans

9. The subdivider shall also submit proposed subdivision improvement plans and Final Map that are in substantial compliance with the approved Vesting Tentative Tract Map. Said plans and map shall meet all City standards and submittal requirements. The following information shall be submitted with or in conjunction with improvement plans and final map:
 - a. A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed drainage plan shall be approved by the City Engineer and if necessary, the ACFC&WCD prior to issuance of any construction or grading permit.
 - b. A detailed Stormwater Treatment Plan and supporting documents, following City ordinances and conforming to Regional Water Quality Control Board's "Staff recommendation for new and redevelopment controls for storm water programs."

Final Tract Map

10. Prior to recordation, a proposed Final Tract Map shall be submitted for review by the City. The Final Tract Map shall be presented to the City Council for review and action. The City Council meeting will be scheduled approximately sixty (60) days after the Final Map is deemed technically correct, and Subdivision Improvement Plans with supporting documents, reports and agreements are approved by the City. Executed Final Map shall be returned to the

Exhibit A

City Public Works Department if Final Map has not been filed in the County Recorder's Office within ninety (90) days from the date of City Council's approval.

- 11.** One Final Map shall be filed for the proposed Vesting Tentative Tract Map pursuant to the Government Code 66452.6(a) (1). The Developer/Applicant shall submit a proposed construction phasing and scheduling for the installation of improvements prior to the approval of Final Map.
- 12.** Prior to issuance of a building permit for the project, the developer/subdivider shall submit expected and/or revised sales price information for all residential components of the project. The Applicants estimated pricing for the town homes based on current market condition ranges from approximately \$518,000 to \$608,000. However, pricing will ultimately be governed by market conditions. Higher income households may generally be in the range of an average annual income of \$133,600. Households meeting this income criteria contribute to meeting the City's goal to have for diverse housing. Such information and documentation, shall include, but not be limited to, construction details and standard specifications that show that all residential units will employ high quality materials and finishes, including for the condominiums/apartments a variety of on-site amenities for all residents, and that each residential unit will incorporate the highest quality construction that caters to executive or higher income households. This information shall be submitted to the Development Services Department for review, consideration and approval.
- 13.** Prior to approval of the Final Map, an Inclusionary Housing Agreement (IHA) shall be submitted and approved by the Planning Director related to providing affordable housing units. The Inclusionary Housing Agreement shall conform to the requirements of the City's Inclusionary Housing Ordinance, including possibly the option of paying required in-lieu fees pursuant to the ordinance.
- 14.** Prior to the recordation of the Final Tract Map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other outstanding charges accrued to the City for the processing of the subdivision application shall be paid.
- 15.** The final map shall reflect all easements needed to accommodate the project development. The private streets and alleys shall be designated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLS), Sanitary Sewer Easement (SSE), and Emergency Vehicle Access Easement (EVAE).
- 16.** The final map shall reflect dedication of a strip of land approximately 9.4-foot wide, and a request for quit claim of approximately 5-foot wide along Foothill Boulevard frontage., and dedication of a strip of land 0.5-foot wide as right-of-way, and 9.5-foot wide as Public Utilities, Sidewalk and Access Easement (PAE and PUE) encompassing a 5-foot wide sidewalk and 4.5-foot wide planter strip along City Center Drive frontage.

Exhibit A

Planning Division

17. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning ordinance standard, must be approved by the Development Services Director or his/her designee, prior to implementation.
18. The applicant shall provide evidence that some townhome first floor plans be design to be a flexible living space, specifically that the space could have a bedroom, a bathroom and/or a kitchenette. **This first floor space shall be designed to the residents of that particular space could age in place.** Final design details of the space shall be reviewed and approved by the Development Services Director and Building Official. **Furthermore, the applicant shall add or offer the following design features as additional options; stairway lifts, wider doorways, grab bars, and other feasible options in order to increase accessibility and promote aging in place opportunities.**
19. Pursuant to the Central City – Commercial (CC-C) zoning regulations Section 10-1.1555 (Minimum Design and Performance Standards for CC-C, CC-R and CC-P Subdistricts), all projects that contain multiple-family dwellings shall apply any applicable ~~with~~ Minimum Design Criteria and Performance Standards contained in the RH District and all applicable criteria and standards relating to multiple-family dwellings contained in the Minimum Design and Performance Standards for CC-C, CC-R and CC-P Subdistricts. All applicable sections of the building code shall apply to construction of all multiple-family dwelling units including code sections related to ingress and egress requirements, fire code separation standards, and electrical and plumbing requirements. Any attached second dwelling units shall comply with all standards for such units as outlined in Section 10-1.545q. At no time shall the maximum density for the site be exceeded. If such space is not properly permitted as an attached second dwelling unit, all townhome floor plans with ground floor den/game rooms, multi-purpose rooms, “tech” rooms or living suites shall not have either kitchen facilities, 220 watt power, gas lines installed or any other way to be turned into a separate living space.
20. As a prominent design feature of each residential townhome, specific details related to all windows shall be reviewed and approved by the Development Services Director or his or her designee prior to issuance of a building permit for the project. Detailed plans and specifications for each window, awnings, shutters and other window details (window trim, etc.) shall be included for review, consideration and approval.
21. The applicant shall submit final plans and specifications of all proposed roofing material uses on the residential component of the project for review and approval by the Development Services Director of his or her designee. Roofing materials for all residential structures shall consist of varying materials and colors.
22. Prior to issuance of a building permit for the project, all exterior paint colors shall be reviewed and approved by the Development Services Director and at no time shall any of the residential units be painted pink, orange or purple on any exterior elevation.
23. The applicant shall submit development plans for the site that clearly show site amenities for the townhome residents. The applicant shall make every attempt to evenly disburse project

Exhibit A

amenities throughout the development site. A final site amenity plan shall be reviewed and approved by the Development Services Director prior to issuance of a building permit for the project.

24. The applicant shall make an effort to work with AC Transit to locate a bus stop along one of the project frontages. These frontages are defined as Foothill Boulevard, Hazel Avenue and City Center Drive.
25. All commercial signage shall conform to Section 10-1.1555(q) of the Zoning Ordinance and Chapter 10 Article 7 of the Hayward Municipal Code.
26. All uses located in the 16,800 square feet of commercial space located adjacent to Foothill Boulevard shall conform to Zoning Ordinance Section 10-1.1522: CC-C Permitted Uses.
27. The applicant shall work with the City's Landscape Architect and City Engineer to allow for the large bio-retention area located adjacent to San Lorenzo Creek to be used for a usable open space area for project residents and trail users. The main function of the large bio-retention area is to collect water during rainstorm events where water is filtered back into the ground water ecosystem. This large bio-retention area is excluded from the group open space required on the project site.
28. The applicant or property-owners' association shall maintain all fencing, parking surfaces, common landscaping, lighting, trash enclosures, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the property-owners' association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.
29. Any satellite dishes for retail use shall be located as near as possible to the center of roofs to limit visibility from the ground.
30. The residents shall not use parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These parking spaces shall be monitored by the property-owners' association. The property-owners' association shall remove vehicles parked contrary to this provision. The developer shall include in the CC&Rs authority to tow illegally-parked vehicles.

Landscape

31. Both property owners' associations shall maintain the common area landscaping in a healthy, weed-free condition at all times, and the irrigation system with efficient irrigation water management practices to provide uniform distribution, reduce runoff and promote surface filtration. The landscape maintenance practices shall minimize the use of fertilizers and pesticides that can contribute to runoff pollution. Minimum three inches of organic recycled chipped wood mulch shall be maintained at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over thirty percent dieback) shall be replaced within ten days of the inspection. All trees planted by

Exhibit A

the developer are “Protected Trees” in accordance with the City’s Tree Preservation Ordinance. A tree removal and a pruning permit are required prior to removal and pruning of all Protected Tree. All removed trees shall be replaced in accordance with the City’s Tree Preservation Ordinance. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code.

Storm Water Quality Requirements

32. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:
- i. A Stormwater Treatment Measures Maintenance Agreement shall be submitted to Public Works - Engineering and Transportation Department staff for review and approval. Once approved, the Maintenance Agreement shall be recorded with the Alameda County Recorder’s Office to ensure that the maintenance is bound to the property in perpetuity.
 - ii. 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.
 - iii. Before commencing any grading or construction activities at the project site, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.
 - iv. The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit’s numeric criteria. The design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
 - v. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prevent the entry of pollutants into storm water runoff. Roof leaders and direct runoff shall discharge into a landscaped area or a bioretention area prior to stormwater runoff entering an underground pipe system.
 - vi. The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit.
 - vii. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where feasible, as determined by the City Engineer and Landscape Architect, landscaping should be designed and operated to treat stormwater runoff. Landscaping shall also comply with the City’s “water efficient landscape ordinance.”
 - viii. The bioretention treatment area shall be designed using a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour. The proposed bioretention area shall

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not be used as a turf play field and shall have a decorative fence along the inside perimeter of the meandering sidewalk.

- ix. The following documents pursuant to the Cleanwater Program requirements:
 1. Hydromodification Management Worksheet;
 2. Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;
 3. Development and Building Application Information Impervious Surface Form;
 4. Project Applicant Checklist of Stormwater Requirements for Development Projects;
 5. C.3 and C.6 Data Collection Form; and,
 6. Numeric Sizing Criteria used for stormwater treatment (Calculations).

33. The subdivider 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.

Public Streets: (Foothill Boulevard, Hazel Avenue and City Center Drive)

34. Improvements for public streets shall incorporate the following:
 - i. The design and locations of street approaches including pedestrian ramps shall be approved by the City Engineer. Pedestrian ramps shall be installed at all street intersections and as where required by the City.
 - ii. The subdivider shall remove and replace any damaged and/or broken sidewalk associated with project demolition and construction, as determined by the City.
 - iii. The subdivider shall install additional LED illuminated street lights along Hazel Avenue and City Center Drive, of a design identical to the existing lights installed as part of the Route 238 Corridor Improvement Project improvements, at locations approved by the City Engineer. These new street lights shall be part of the City lighting system.
 - iv. The proposed project entrances off Foothill Boulevard, City Center Drive, and Hazel Avenue shall conform to the City Standard SD-110A and be enhanced with at least ten feet of raised decorative paving (e.g., interlocking pavers or stamped colored concrete, or bands of decorative paving, etc.). The Planning Director shall approve the material, color and design, and the City Engineer shall approve the pavement section for the decorative paving. Decorative pavements shall be capable of supporting a 75,000 lb. GVW load per Fire Department's requirement. Modifications to these requirements, however, may be made when documented by a geotechnical study providing alternative specifications which are necessary to construct and maintain the site in a safe and stable condition.
 - v. Foothill Boulevard is on moratorium for planned work involving pavement cuts. If the applicant finds it necessary to cut into Foothill Boulevard to provide utility services and/or street improvements required for development, Foothill Boulevard pavement sections shall be reconstructed with a minimum of two inches of Hot Mix Asphalt (HMA) pavement after the installation of the proposed water main, and fire and irrigation service lines. The limits of pavement reconstruction shall be determined by the City Engineer.

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- vi. Existing street improvements along the City Center Drive project frontage shall be removed and replaced with a new five-foot wide Portland Cement Concrete sidewalk behind the planter strip and a minimum 4.5-foot wide planter strip behind the curb.
- vii. Existing Portland Cement Concrete improvements on Hazel Avenue along the project frontage shall be removed and replaced with a five-foot wide sidewalk adjacent to the property line and a minimum 4.5-foot wide planter strip behind the curb.
- viii. Raised medians shall be installed on Hazel Avenue to prohibit left-turn movements from the project site onto Hazel Avenue in a southbound direction. The design and location of such medians shall be approved by the City Engineer and Fire Chief.
- ix. Existing pavement section along the Hazel Avenue project frontage shall be reconstructed with a minimum of two inches of Hot Mix Asphalt (HMA) pavement to the lane line.

35. *The applicant shall explore the possibility of improving the full width of Hazel Avenue along the project frontage within the existing public right-of-way. The applicant shall collaborate with the Public Works – Engineering and Transportation Department regarding the potential for additional Hazel Avenue enhancements as part of the improvement plan submittal for the project. All Hazel Avenue improvements shall be completed prior to acceptance of the final map for the project.*

36. *Any proposed construction activity within the area of the intertie shall be coordinated and permitted with the East Bay Municipal Utility District (EBMUD) and the City of Hayward Public Works – Utilities and Environmental Services Department. Any required relocation of the intertie shall be at the applicant's expense. At no time shall buildings and structures be constructed on top of the intertie.*

Private Streets and Alleys

37. Improvements for private streets and alleys shall incorporate the following:
- i. Proposed Street 'A' and Foothill Boulevard intersection shall be redesigned to accommodate truck turning movements (ingress to and egress from retail parking areas.) The redesign shall be approved by the Fire Chief and City Engineer.
 - ii. Proposed private street and alley improvements and modifications shall be designed and approved by the Fire Chief and the City Engineer prior to the approval of the Final Map.
 - iii. Pavement Sections for proposed private street and alley improvements shall be designed with a Traffic Index (TI) of five and minimum Asphalt Concrete (AC) thickness of four inches.
 - iv. The minimum pavement width of "B" Street on the project site shall be twenty-two (22) feet for the section of "B" Street between Hazel Avenue and "C" Street, unless a lesser width is approved by the City Engineer and Fire Marshal.
 - v. Except for designated open parking spaces, no curbside parking shall be allowed. "No Parking Fire Lane" (T29 – 'No Parking Sign' in a specific industry format) signs shall be installed and curbs shall be painted red in locations approved by the Fire Chief and City Engineer.

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- vi. The interior intersections shall be designed to meet Fire Department access and turning movements. Pedestrian ramps shall be installed to facilitate access and circulation throughout the development.
- vii. L.E.D. luminaire lights shall be installed within the development and proposed walkway along San Lorenzo Creek. Locations and design shall be approved by the City Engineer and Planning Director.

Storm Drainage

38. Improvements for storm drain systems shall incorporate the following:
- i. The proposed realignment of the existing storm drain in Foothill Boulevard upstream of the subdivision shall not create adverse impacts to the existing upstream drainage system.
 - ii. The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
 - iii. Storm drain pipes in streets and alleys shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.
 - iv. The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities. If there is augmented project-generated runoff, off-site and/or on-site mitigation shall be provided.
 - v. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.
 - vi. No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
 - vii. All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods. Refer to City Standard SD-401A.
 - viii. An encroachment permit from ACFC&WCD is required for any modification and/or alteration of the existing outfall structures or connections to San Lorenzo Creek, or any work within District right-of-way and facilities. All workmanship, equipment, and materials shall conform to ACFC &WCD standards and specifications.
 - ix. The starting water surface elevation(s) for the proposed project's hydraulic calculations and the corresponding determination of grate/rim elevations for all the on-site storm drainage structures shall be based on Federal Emergency Management Agency's Flood Insurance Study for the 100-year storm event.

Exhibit A

- x. Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

Sanitary Sewer System

- 39. The proposed sewer services shall be approved by the Oro Loma Sanitary District (OLSD), the utility purveyor for the project development.

Water System

- 40. The proposed water services shall be approved by the East Bay Municipal Utility District (EBMUD), the utility purveyor for the project development.

Fire Protection

- 41. A fire flow shall be provided in accordance with the 2010 California Fire Code Table B105.1 based on the construction type and building area when building exceeding 3,600 square feet. A fire flow reduction of up to 50 percent is allowed when the building is provided with automatic sprinkler system in accordance with NFPA 13. The resulting fire flow shall not be less than 1,500gpm.
- 42. The minimum number of fire hydrants shall be provided in accordance with the Hayward Fire Code Ordinance and the 2010 California Fire Code Table C105.1. The average spacing between hydrants is 300 feet. Any portion of the building or facility shall be within 400 feet of a fire hydrant. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department.

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

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

Other Utilities

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

Exhibit A

44. All electric system, including transformers, shall be installed underground within the development. Design and installation shall be in accordance with Pacific Gas and Electric Company regulations.
45. The joint trench design and location shall meet the approval of the City Engineer.
46. All surface-mounted hardware (fire hydrants, electroliers, etc.) along the private streets and driveways shall be located outside of the sidewalk within the Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Hayward Fire Chief.
47. The developer/subdivider shall provide and install appropriate facilities such as conduit, junction boxes, individual stub-outs, etc., to allow for future installation of a City-owned and maintained fiber optic network within the subdivision.

PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS

Planning Division

48. Prior to issuance of building permits, a final map that reflects and is in substantial compliance with the approved vesting tentative tract map, shall be approved by the City Engineer and filed in the office of the Alameda County Recorder.
49. Submit the following documents for review and approval, or for City project records/files:
 - a. Copy of the Notice of Intent filed with State Water Resources Control Board;
 - b. Engineer's estimate of costs, including landscape improvements;
 - c. Signed Final Map;
 - d. Signed Subdivision Agreement; and
 - e. Subdivision bonds.
50. Pursuant to the Municipal Code §10-3.332, the developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the subdivision agreement.
51. Pursuant to the City of Hayward Design Guidelines, exposed or visible retaining walls shall be a maximum of six (6) feet in height. Walls abutting a public street shall be provided a ten (10) foot wide landscape area in front of the walls. Any retaining wall over the maximum six (6) foot height limit shall be screened with vegetation that is irrigated. All plan details associated with the retaining wall screening shall be reviewed and approved by the Development Services Director prior to issuance of a building permit for any retaining wall structure over six (6) feet in height.
52. All final exterior building finishes, paint colors and other architectural details shall be reviewed and approved by the Planning Division in accordance with the City of Hayward's Design Guidelines prior to issuance of a building permit for the project.

Exhibit A

- 53.** The applicant shall submit revised rear elevation drawings and details of each commercial building that clearly shows these rear elevations as having more articulation, architecturally broken up and/or architecturally treated to be more interesting as this will be in the view shed of some residents. These revised rear elevation drawings and details shall be reviewed and approved by the Planning Director prior to issuance of a Building Permit for the project.
- 54.** The project and units shall be green point rated and obtain a green point rating score of at least 100, as confirmed by an independent qualified green point rater. Also, the following green building features shall be incorporated into the final project design: water efficient landscaping, use of engineered lumber, high efficiency shower heads, efficient bathroom fixtures and kitchen faucets, energy star appliances, high efficiency HVAC systems, use of low-voc paints, and installation of carbon monoxide detectors. All final green building details shall be reviewed and approved by the Planning and Building Divisions prior to issuance of building permits for the project. The applicant shall offer solar as an optional feature for each townhome style condominium.
- 55.** Plans for building permit applications shall incorporate the following:
- a. A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
 - b. A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. All exterior and parking lot lighting shall be provided in accordance with the Security Standards Ordinance (No. 90-26 C.S.) and be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is decorative and in keeping with the design of the development. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director or his/her designee shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of proposed buildings.
 - c. Plans shall show that all utilities will be installed underground.
 - d. Each townhome dwelling unit shall be provided a minimum of 90 cubic feet of dedicated storage area, accessible from the exterior of the unit.
- 56.** Prior to issuance of building permits:
- a. Documentation including, but not limited to, Covenants, Codes and Restrictions (CC&Rs) shall be recorded to establish the living units and the retail space(s) as condominiums. Before recordation, the CC&Rs shall be submitted to the City Attorney and Planning Director for review and approval.
 - b. The developer shall submit a soils investigation report to the satisfaction of the City Engineer.
- 54.** Prior to issuance of a building permit for the project, the developer/subdivider shall submit expected and/or revised sales price information for all residential components of the project.

Exhibit A

Pricing for the townhomes range from \$518,000 to \$608,000. This information shall be reviewed and considered by the Development Services Department.

55. The applicant shall provide a designated loading area(s) for the commercial buildings. The number and location for such areas shall be determined by the Development Services Director. All loading areas shall be designed to be visually-screened loading area(s) for the commercial component of the project. Details involving all loading areas shall be reviewed and approved by the Planning Division prior to issuance of a building permit for the Project.
57. **Mitigation Measure 4:** Prior to issuance of a Building Permit, the applicant shall conduct acoustical analysis by a qualified consultant to ensure that indoor or outdoor noise levels of each new residential unit does not that exceed the standards contained in Appendices M and N of the City of Hayward General Plan. If those standards are exceeded, the design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or Certificates of Occupancy for units.

Landscape

58. Prior to the approval of improvement plans or issuance of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be a part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan and shall comply with the City's *Design Guidelines, Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes*. Dripline of the existing trees to be saved shall be shown on the plan.
59. A mylar of the approved landscape and irrigation improvement plans shall be submitted to the Public Works Department. The size of Mylar shall be twenty-four inches by thirty-six inches without an exception. A four-inch by four-inch blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward City Engineer and City Landscape Architect.
60. A tree mitigation plan shall be submitted that identifies those trees to be removed and those that will remain, total dollar amount of mitigation and proposed mitigation trees with sizes and values. Mitigation trees to offset the loss of removed trees shall be provided above and beyond trees required to comply with the City's standards for new development. All removed trees shall be mitigated by replacing them with new trees that are equal in value to removed trees, as established in the approved certified arborist's report. A bond will be required for all trees that are to remain or be relocated. Any trees that are removed or damaged during construction shall be replaced with trees of equal size and equal value.
61. A tree removal permit will be required for all trees that are to be removed, which can be obtained from the City Landscape Architect prior to site demolition.

Exhibit A

62. Pedestrian Circulation and Experience: Adequate landscape buffers that meet the City's minimum design standards shall be provided for all walkways, including walkways to residential entrances located next to property lines, especially in regards to reducing visual impacts associated with the adjacent service station property. On-site retail uses shall have a landscape-enhanced pedestrian connection with the residential component of the development, to be approved by the City's Landscape Architect, in order to promote a safe pedestrian-oriented environment/village. The overall pedestrian-oriented experience shall be enhanced with sequencing of spaces in conjunction with walkways that avoids long stretches of sameness and overly large or lineal spaces, with focal elements and site enhancement to be provided offering places to rest and converse with visual interest, to be approved by the City's Landscape Architect.
63. Bicycle Path: A bicycle/pedestrian pathway shall be provided along San Lorenzo Creek.
64. Pedestrian Circulation for Service: Clear path of travel for using communal trash and recycling receptacles shall be provided.
65. Landscaping Plans shall incorporate the following:
- i. All submitted plans shall be in scale, and shall be provided with written and graphic scale.
 - ii. Base Information: All underground utility information including water, storm drain, sewer, vaults and transformers in planting areas shall be provided in landscape plans to avoid conflicts with proposed tree planting.
 - iii. Project data and associated calculations: Shall be provided on plan sheets with the following information: total project area, total irrigated landscape area, required private open space and provided private open space, required group open space and provided group open space, and Maximum Applied Water Allowance (MAWA).
 - iv. Required and Proposed Landscape Setback: All setback dimensions shall be clearly provided on the plan. Pedestrian walkways and sidewalk shall not be encroached from proposed vehicular overhangs or required vehicular backup space. Vehicular back up or driveway or structure shall not abut walkways or sidewalks.
 - v. Public Sidewalk: Shall provide unobstructed width at all times in compliance with Americans with Disabilities Act.
 - vi. Required Minimum Planting Area Dimension: Minimum planting area dimension shall be five feet measured from back of hardscape to back of hardscape. Hardscape shall include curb, paving, and structure.
 - vii. Underground Utilities: Locations and layout of all underground utilities lines, boxes and vaults shall be provided as base information on planting plans to minimize conflict with tree planting.
 - viii. Fire Hydrants: The City Standard Detail requires fire hydrants to be located on a six feet by six feet concrete pad. The minimum clearance for tree planting is seven feet from the edge of fire hydrants, not from the edge of the concrete pad. The actual size of the pad shall be shown on the planting plans.
 - ix. Required Street Tree: Per City standards, one twenty-four-inch-box street tree is required for every twenty to forty feet of street frontage within the public right-of-way planting strip or along the following public street frontages: 'A', 'B', 'C', 'D', 'E', 'F', 'G' and 'H' Streets.

Exhibit A

- x. Required Private Front Yard Tree: One twenty-four-inch street tree is required for every unit; no unit should be without a tree, except where there are utilities that are located in the proposed planting location. Alternate tree locations shall be reviewed and considered by the Planning Division.
- xi. Required Screening Tree: One fifteen-gallon evergreen tree at every twenty feet on center, or an equal/similar tree species approved by the City's Landscape Architect, shall be planted in the setback area along those abutting property lines.
- xii. Landscape Buffer: Different landscape buffer zones shall be established based on the adjacent use and site conditions such as public streets, alleys, neighboring commercial/retail and the Alameda County Flood Control and Water Conservation District's concrete channel. A landscape buffer shall be provided between the flood control channel property line and the public pedestrian and bicycle pathway abutting it. The bicycle and pedestrian pathway along San Lorenzo Creek shall be interrupted with pockets of varying scale spaces to enhance the experience to be approved by the City's Landscape Architect.
- xiii. Required Screening of Above-Ground Utilities including Trash Enclosures and Gas Station Pump Stations: Above ground utilities (e.g. gas or electric meters, backflow devices) and trash enclosures shall be located from public/street view, and shall be screened with trees, shrubs, groundcovers and vines on all three sides except the side where access is located.
- xiv. Required Parking Shade Tree: Parking areas shall include a minimum of one fifteen-gallon parking lot tree for every six parking stalls. Each parking bay shall end with endcap islands at both ends.
- xv. Group Open Space and Site Amenities: A minimum thirty square feet per unit shall be utilized for group open space. Each group open space shall be identified and square footage of each space shall be provided on building permit application plans. Group open space shall not be counted toward meeting the requirement where the noise level exceeds Ldn levels over sixty-five decibels (db), or where site gradient exceeds five percent slope. Group open space shall be centrally located for all residents and shall be visible. Group open space shall not include the required bio-retention areas, setback areas along the front, side and rear of the property.
- xvi. C.3 Stormwater Treatment in Landscape Areas:
 - 1. A minimum twelve-inch-wide leveled landscape area shall be provided around bio-treatment areas located adjacent to hardscape areas such as curbs, sidewalks, walkways and structures. The City will require a matched precipitation rotator type irrigation system on a separate valve for the stormwater treatment area irrigation. All spray irrigation systems shall be set back twenty-four inches from all impervious hardscape edges such as curbs, sidewalks, walkways and structures.
 - 2. Utility boxes and vaults, light fixtures and fire hydrants shall have minimum five feet of clearance from the edge of C.3 Stormwater Treatment areas.
 - 3. Landscape areas could be used to comply with the C.3 Stormwater Treatment requirements; however, all tree planting requirements shall apply. A wider landscape area shall be provided if necessary to accommodate both bio-treatment and tree planting.
 - 4. Sod shall not be used in bio-treatment areas.
 - 5. Turf shall not be provided unless provided for recreational purposes.

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6. Primary stormwater treatment area shall not be used for recreational purposes; therefore it shall not be counted toward meeting group open space requirements. Sandy-Loam soil type with high percolation rate that meets the C.3 Stormwater Treatment requirements is not suited for recreational surface.
- xvii. Plant Hydrozone shall be provided. *Alnus rhombifolia* and *Sequoia sempervirens* are listed for high water requiring plants in WUCOLS (Water Use Classifications of Landscape Species) , and shall not be grouped with low water requiring plants. WUCOLS listings in Planting Legend shall be verified again.
- xviii. Trees with invasive and shallow root systems such as *Magnolia grandiflora* shall not be used unless a minimum eight feet by eight feet of planting area can be provided.
- xix. Coniferous trees, such as *Pinus canariensis* and *Sequoia sempervirens* shall not be proposed where those trees will block the views as well as sun exposure to the residential units. Those trees shall be replaced with another type of tree(s). These trees are large trees that shed needles, and require plenty of growing room. Plant these trees only where there would be adequate room to accommodate mature growth and natural growth patterns.
- xx. All trees shall be planted twenty feet from a corner, a minimum of five feet away from any underground utilities, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the city. Root barrier shall be provided for all trees that are located within seven feet of paved edges or structure. Trees shall be planted according to the City Standard Detail SD-122.
- xxi. Irrigation Meter: A separate irrigation meter for the commercial development shall be provided from a dedicated irrigation meter(s) for the residential development. The adequate number of irrigation meters for the residential development shall be determined and provided by the developer.
- xxii. The minimum dimension for all planting areas shall be five feet, including tree wells in parking lots or sidewalks measured from back of curb/paving.
- xxiii. Class B Portland Cement concrete curb shall be constructed to a height of six inches above the adjacent finished pavement when landscape area adjoins driveways or parking areas.

Technical Reports

66. Mitigation Measure 2: Prior to issuance of a Building Permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.
67. Mitigation Measure 3: All recommendations outlined in a design-level geotechnical investigation shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.

Fire Protection

68. Fire apparatus roads shall have unobstructed width of 26 feet in the immediate vicinity of buildings. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

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69. Fire apparatus access roads shall be designed and maintained to support 75,000 pounds, the imposed load of fire apparatus, and shall be surfaced so as to provide all-weather driving capability. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided for all fire apparatus accesses.
70. The proposed 'Extended Fire Access Area' at turning area/corner of "A Street" shall be designed to meet Fire Department's requirement so that Building TH-11 will be provided with a parallel fire apparatus access.

Dead-end fire apparatus access road in excess of 150 feet in length shall be provided with a turnaround that meets Hayward City standards.

71. Building permit plans shall incorporate the following:
- i. All buildings shall have automatic fire sprinkler systems installed in accordance with NFPA 13. Fire permits are required for sprinkler installation.
 - ii. Underground fire service lines shall be installed in accordance with NFPA 24.
 - iii. Fire sprinkler monitoring systems should be provided for multi-family residential townhouse buildings in accordance with the California Fire Code and NFPA 72. Each fire sprinkler system riser shall have exterior local alarm bell(s). Interior notification device(s) shall be installed within each residential unit.
 - iv. Extinguisher placement shall conform to the California Fire Code.
 - v. Address and premise identification numbers shall be placed on all buildings in such a position as to be plainly visible and legible from the road or street fronting the property. Dimensions of address numbers or letters on the front of buildings shall be approved by the Fire Department.

Hazardous Materials

72. The developer/applicant shall comply to the following:
- i. Contact the Hazardous Materials office at (510) 583-4927 to obtain a Hazardous Materials permit for the removal of the underground fuel storage tank (UST).
 - ii. Until such time as the existing underground fuel storage tank (UST) is removed, it shall be properly maintained by the property owner. The owner shall obtain and keep current all conditions of a valid City of Hayward Fire Department Hazardous Materials Consolidated Permit and Underground Storage Tank Operating Permit, including the submittal of all required paperwork, testing results and fees to the City of Hayward Fire Department.
 - iii. Removal of the UST will require the submittal of formal work plans to the City of Hayward Fire Dept., Hazardous Materials Division. These plans shall include scope of work, and a site plan showing the physical layout of the facility and locations of UST and existing equipment. In addition, State of California UST forms shall be completed and submitted (State forms A/B/C). The tank shall be properly removed prior to obtaining a grading permit from the City of Hayward Fire Department.
 - iv. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either the California Regional Water Quality Control Board or the Department of

Exhibit A

Toxic Substance Control and submitted to the Hayward Fire Department. The clearance certificate will ensure that the property meets investigation and cleanup standards for residential development. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances.

- v. Prior to grading, structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure that hazards posed to development construction workers, neighbors, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.
- vi. Any wells, septic tank systems and other subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. Notification shall be made to the Hayward Fire Department at least 24 hours prior to removal. Removal of these structures shall be documented and done under permit, as required by law.
- vii. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials or associated structures are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, or other vessels that contain or may have contained hazardous materials.
- viii. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.
- ix. Upon completion of construction, the Fire Department will complete a final walk-through inspection. An annual Consolidated Permit for hazardous materials storage may be required for hydraulic elevators, emergency generators, and the operation of general maintenance facilities.

Solid Waste

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

73. Roof Required on Trash Enclosures: Adequate indoor and outdoor storage space for recyclables is required by state law (California Public Resources Code 42910-42912 and Hayward Municipal Code 5-1.27). Federal provisions require a roof on all outdoor trash enclosures (Federal Clean Water Act).
74. Residential Collection of Garbage and Recyclables from Townhomes: All residential property owners are required to arrange for weekly collection of recyclables.

The four cubic-yard bins in each enclosure are appropriate for collection of trash and recyclables. However, none of the enclosures includes an interior curb to protect the walls of each enclosure from the metal bins, nor is there a divider to secure each bin in their respective location, as is required and further described below. To deter illegal dumping, a gate on each enclosure is required.

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The locations of the enclosures require residents to transport their trash and recyclables for as much as 360 feet. As an alternative, staff recommends providing townhome residents with separate carts for garbage, recyclables and organics (i.e., food scraps, food-soiled paper) that can be stored in each resident's garage. The carts could be placed in front of each garage and serviced weekly by Waste Management. The enclosures accommodate recyclables and trash, not organics (i.e., food scraps or food-soiled paper). The market value of the property will be better maintained if cart services are provided, rather than bin service.

Enclosure design shall be submitted to the City for review and approval.

75. Access to Trash Enclosures by Residents with Physical Disability: Adequate provisions must be made by the property owner and manager to ensure that all residents, regardless of physical ability, are able to easily dispose of their garbage and recyclables in the bins. Any arrangements required to provide reasonable access to these containers is the sole responsibility of the property owner and manager and shall be included in any Covenants, Codes and Restrictions for the property.
76. Commercial Garbage and Recyclables Collection for Two 8,400 Square Foot Retail Buildings: All commercial properties with four cubic yards or more of weekly trash service are required to arrange for weekly collection of recyclables. The enclosures shown on the site plans are inside each of the two retail buildings. The two 10' x 18' enclosures must be retained. An eight-foot long roll-up door is required, rather than the three-foot length shown, to ensure sufficient access to service the bins for trash, recyclables and organics in each enclosure and due to the 5' wide x 7' long bin dimensions. The largest bin with wheels that will fit in each of the two enclosures is four cubic yards.
77. Collection Vehicle Access
 - a) If collection vehicles must enter or exit under a structure, the minimum clearance is 14 feet.
 - b) If gates with locks are planned to limit access to the property, the applicant must provide keys or cards to the service provider, Waste Management of Alameda County (510) 537-5500. Keys and locks may also be obtained from Waste Management for a nominal fee
78. Requirements for Recycling Construction & Demolition Debris: City regulations require that applicants for all construction, demolition, and/or renovation projects, in excess of \$75,000 (or combination of projects at the same address with a cumulative value in excess of \$75,000) must recycle all asphalt and concrete and all other materials generated from the project. Applicants must complete the Construction & Demolition Debris Recycling Statement and obtain signature approval from the City's Solid Waste Manager prior to the issuance of a building permit.

During Construction

79. A Construction and Demolition Debris Recycling Statement must be submitted with the building permit application. A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the COMPLETION of the project.

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Other Requirements

80. Community Facilities District for Public Services: The developer shall pay the costs of providing public safety services to the project should the project generate the need for additional public safety services. The developer may pay either the net present value of such costs prior to issuance of building permits, or the developer may elect to annex into a special tax district formed by the City and pay such costs in the form of an annual special tax. The developer shall post an initial deposit of \$20,000 with the City prior to submittal of improvement plans to offset the City's cost of analyzing the cost of public safety services to the property and district formation.
81. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

82. Required water system improvements shall be completed and operational prior to the start of combustible construction.
83. The developer/subdivider shall be responsible to adhere to all aspects of the approved Storm Water Pollution Prevention Plan (SWPPP) per the aforementioned condition of approval.
84. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.

PRIOR TO COMPLETION OF SITE IMPROVEMENTS

During Construction

85. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.
86. **Mitigation Measure 1:** All diesel powered equipment (\geq 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better.
87. Any transformer shall be located underground or screened from view by landscaping and shall be located outside any front or side street yard.
88. In the event that human remains', 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 retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall

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be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

89. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and site construction activities shall be limited to the hours 8:00 AM to 5:00 PM Monday through Friday with no work on weekends and Holidays unless revised hours and days are authorized by the City Engineer. Building construction hours are subject to Building Official's approval;
 - b. Grading and construction equipment shall be properly muffled;
 - c. Unnecessary idling of grading and construction equipment is prohibited;
 - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
 - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information.
 - f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction.
 - g. The developer shall participate in the City's recycling program during construction;
 - h. Daily clean-up of trash and debris shall occur on City Center Drive, Hazel Avenue and Foothill Boulevard and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
 - i. 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;
 - j. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
 - k. 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;
 - l. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - m. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
 - n. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
 - o. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - p. 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;

Exhibit A

- q. 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;
- r. 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;
- s. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
- t. 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;
- u. 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;
- v. 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;
- w. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
- x. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.

90. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

PRIOR TO CONSTRUCTION COMPLETION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

During Construction

91. The applicant shall comply with standards identified in General Plan Appendix N – Noise Guidelines for the Review of New Development. Measures to ensure compliance with such standards shall be developed by a state licensed acoustical engineer and incorporated into building permit plans, to be confirmed by the Planning and Building Divisions. Also, confirmation by a state licensed acoustical engineer that such standards are met shall be submitted after construction and prior to issuance of certificates of occupancy.
92. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

Exhibit A

Landscape

93. Landscape and irrigation improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Engineering Department by the developer.
94. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection to the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of improvements.
95. As-built Mylar of the landscape and irrigation improvements, and an Irrigation Schedule shall be submitted prior to Final Approval of the landscaping for the Tract to the Engineering Department by the developer.

Property-Owners' Association

96. Property-owners' association for the commercial and/or residential components of the property shall be created and shall be responsible for maintaining all private streets, alleys, parking bays, private street lights, private utilities, retaining walls and other privately owned common areas and facilities on the site, including, but not limited to landscaping, preservation and replacement of trees, as well as decorative paving that extends into public streets. For any necessary repairs done by the City in locations under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the property-owners' association established to maintain the common areas within the subdivision boundary.
97. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, Condominium Plan, and Conditions, Covenants and Restrictions (CC&R's) creating property -owners association for the commercial and/or residential component of the property shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
 - a. Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
 - b. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
 - c. The association shall be managed and maintained by a professional property management company.
 - d. The property-owners' association(s) shall own and maintain on-site storm drain systems.

Exhibit A

- e. The property-owners' association(s) shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The property-owners' association(s) representative(s) shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
- f. A provision that if the property-owners' association fails to maintain the decorative retaining walls, landscaping and irrigation in all common areas for which it is responsible so that owners, their families, tenants, or adjacent owners will be impacted in the enjoyment, use or property value of the project, the City shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs, in accordance with Section 10-3.385 of the Hayward Subdivision Ordinance.
- g. A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 72 hours of inspection or within 72 hours of notification by the City.
- h. A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
- i. The garage of each unit shall be maintained for off-street parking of two vehicles and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.
- j. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, the formation of a design review committee and its power to review changes proposed on a building exterior and its color scheme, and the right of the property-owners' association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
- k. Utilities, meters, and mechanical equipment when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen so that they are not visible from the street. Sufficient access for reading must be provided to meters.
- l. Any transformer shall be located underground and shall be located within the right-of-way or public utility easement.
- m. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
- n. The CC&Rs shall specify the outdoor collection locations of trash and recycle containers. Adequate provisions shall be made to ensure that all residents, regardless of physical ability, are able to easily dispose of their garbage and recyclables in the

Exhibit A

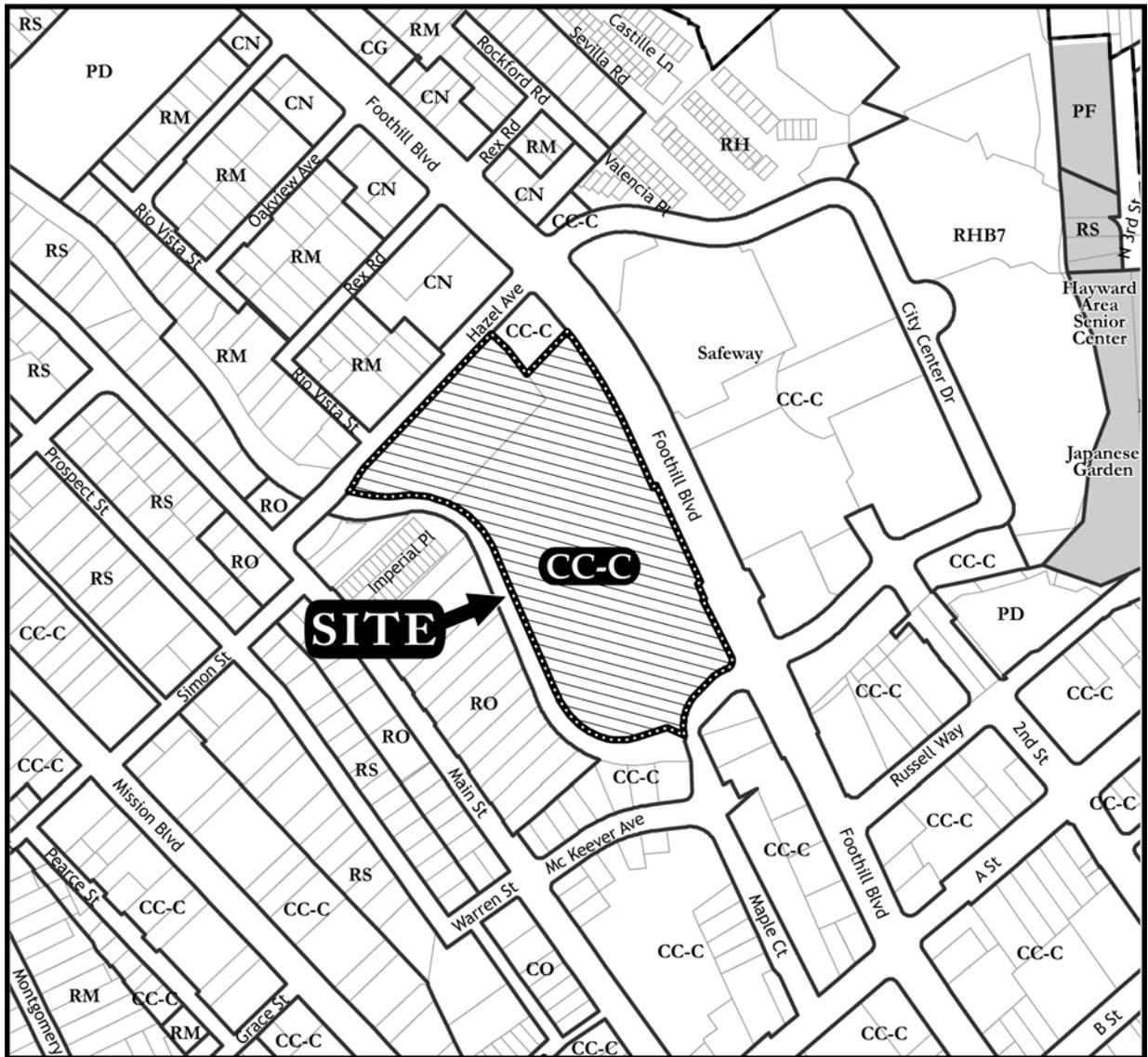
- centralized collection containers provided by the City's franchisee.
- o. Streetlights and pedestrian lighting shall be owned and maintained by the property-owners' association and shall have a decorative design approved by the Planning Director and the City Engineer.
 - p. Street sweeping of private streets, alleys and parking bays shall be conducted at least once a month.
 - q. Balconies may not be used for storage and personal items may not be draped over the railings.
 - r. The association shall ensure that no less than 75 percent of the units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted. However, to address special situations and avoid unusual hardship or special circumstances, such as a loss of job, job transfer, military transfer, change of school or illness or injury that, according to a doctor, prevents the owner from being employed, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.

Prior to the Issuance of Certificate of Occupancy or Final Report

- 98. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.
- 99. 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.
- 100. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
- 101. 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.
- 102. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of the Vesting Tentative Tract Map is approved. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.
- 103. The developer/subdivider shall be obligated for the following additional fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Tract Map was accepted as complete, unless otherwise indicated herein:
 - a. Supplemental Building Construction and Improvement Tax,
 - b. School Impact Fee

Exhibit A

- 104.** Final Hayward Fire Department inspection is required to verify that requirements for fire protection facilities have been met and actual construction of all fire protection equipment have been completed in accordance with the approved plan. Contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment.
- 105.** The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.
- 106.** The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
- 107.** The subdivider shall submit an Auto CAD file format (release 2010 or later) in a CD of approved final map and 'as-built' improvement plans showing lot and utility layouts that can be used to update the City's Base Maps.
- 108.** The developer/subdivider shall submit an "as built" plans indicating the following:
 - a. Approved landscape and irrigation improvements;
 - b. All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.;
 - c. All the site improvements, except landscaping species, buildings and appurtenant structures; and
 - d. Final Geotechnical Report.



Area & Zoning Map

PL-2012-0068

PL-2012-0069

Address: 22301 Foothill Boulevard

Applicant: Integral Communities

Owner: 22301 Foothill Hayward, LLC
& MDS Realty II, LLC

Zoning Classifications

RESIDENTIAL

RH High Density Residential, min lot size 1250 sqft

RHB7 High Density Residential, min lot size 750 sqft

RM Medium Density Residential, min lot size 2500 sqft

RS Single Family Residential, min lot size 5000 sqft

COMMERCIAL

CG General Commercial

CN Neighborhood Commercial

CO Commercial Office

CENTRAL CITY

CC-C Central City - Commercial

OTHER

PD Planned Development





CITY OF
HAYWARD
HEART OF THE BAY

**ENDORSED
FILED**
ALAMEDA COUNTY
SEP 26 2013

PATRICK O'CONNELL, County Clerk
By  Deputy

September 26, 2013

Alameda County Clerk
1106 Madison Street, 1st Floor
Oakland, CA 94607

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Conditional Use Permit Application No. PL-2012-0069 and Vesting Tentative Tract Map Application No. PL-2013-0070 (VTM 8129) – Located on Two (2) Parcels Totaling 11.33 Acres and Located at 22301 Foothill Boulevard Between City Center Drive and Hazel Avenue in the Downtown Area, Hayward

Dear Mr. O'Connell,

Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guideline Section 15072.

The Planning Commission of the City of Hayward has scheduled a public hearing on Thursday, October 17, 2013, at 7:00 p.m., Council Chambers, 2nd Floor, City Hall, 777 B Street, Hayward, to obtain citizen input on the proposed project and the Mitigated Negative Declaration and Initial Study. A copy of the staff report can be viewed on the City's website at www.hayward-ca.gov after October 11, 2013. Planning Commission action at the hearing will be the final decision in this matter unless appealed to the City Council or called up by a Councilmember.

If the Mitigated Negative Declaration is approved, a copy will be sent to the General Business Division of your office for recordation. If you have any questions, please contact me at (510) 583-4210 or e-mail me at damon.golubics@hayward-ca.gov.

Sincerely,



Damon Golubics
Senior Planner

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

777 B STREET, HAYWARD, CA 94541-5007

TEL: 510/583-4200 • FAX: 510/583-3649 • TDD: 510/247-3340 • WEBSITE: www.hayward-ca.gov



**CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION**

Attachment III
**ENDORSED
FILED**
ALAMEDA COUNTY
SEP 26 2013

PATRICK O'CONNELL, County Clerk
By  Deputy

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

I. PROJECT DESCRIPTION:

Project title: @ The Boulevard; Conditional Use Permit Application No. PL-2012-0069 and Vesting Tentative Map Application No. PL-2013-0070 (Map No. 8129).

Description of project: The project calls for a mixed-use development with 194 townhome units and 16,800 square feet of retail on 11.33 acres of land. The project is an in-fill development, and the project site currently consists of paved surface parking lots, a parking garage, and a vacant commercial office building. The surface lots, existing office building and existing parking structure will be removed as part of the construction of the Project.

Project review involves consideration of a vesting tentative map, conditional use permit and site plan review.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

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

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.
4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.

5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project is consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes and commercial structures..
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.

ENDORSED
FILED
ALAMEDA COUNTY
SEP 26 2013

PATRICK O'DONNELL, County Clerk
Deputy

III. PERSON WHO PREPARED INITIAL STUDY:



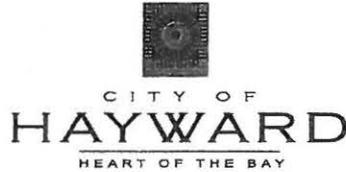
Damon Golubics, Senior Planner
Dated: September 26, 2013

I. COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4200

DISTRIBUTION/POSTING

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



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: @ The Boulevard

Lead agency name/address: City of Hayward / 777 B Street, Hayward, CA 94541

Contact person: Damon Golubics, Senior Planner

Project location: 22301 Foothill Boulevard, Hayward, CA 94541

Project sponsors

Name and Address: Mark Butler, Integral Communities, 675 Hartz Avenue, Suite 202, Danville, CA 94526

Existing General Plan Designation: CC-ROC

Existing Zoning: Central City – Commercial (CC - C)

Project description: The project calls for mixed-use development with 194 residential units and 16,800 square feet of retail on 11.33 acres of land. The 194 residential units will consist entirely of townhomes. The Project also provides a significant amount of open space, including a park. The project is an infill development, and the project site currently consists of paved surface parking lots, a parking garage, and a vacant commercial office building. All existing buildings (the surface lots, the parking garage and the office building) will be removed as part of the construction of the Project.

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

- **Conditional Use Permit:** The Central City – Commercial zoning permits retail uses and residential dwelling units above first-floor commercial by right, and conditionally permits residential development, including multi-family units, on the first floor. Processing of a conditional use permit is required in order to allow for residential dwelling units on the first floor.
- **Site Plan Review:** The zoning regulations require that when a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. Since the current site development is that of an office use, the proposed mixed use development of 16,800 square feet of retail and 194 townhomes on 11.33 acres of land requires review of the proposed site plan.

- Vesting Tentative Map: (Vesting Tentative Tract Map No. 8129) A condominium map for Lots 1 through 23. The total number of residential condominium dwelling units shall be no more than 194 units for lots 1 through 23.
- Building Permit: (Hayward Municipal Code 07-17) The City of Hayward Development Services Department would review the proposed construction activities.
- Encroachment Permit: [Hayward Municipal Code, Article 2 (Streets)] The City of Hayward Public Works Department would review proposed construction activities associated with the project's utility, driveway and traffic control improvements within Foothill Boulevard, Hazel Avenue and City Center Drive.

Surrounding land uses and setting: The project site is near other similarly-zoned properties, including residential, mixed use and commercial properties.

Other public agencies whose approval is required: Alameda County Flood Control and Water Conservation District and the Hayward Area Recreation and Park District.

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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> 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.



Damon Golubics, Senior Planner



Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? Comment: <i>There are no designated scenic vistas in the vicinity of the project and the project is not located within or visible from a designated scenic vista; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Comment: <i>The project is not located within a state scenic highway. No scenic resources exist in the area, and the project site is located in an urbanized setting, and the surrounding area is entirely developed; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Comment: <i>The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project will create a different massing of building that may be visible from existing neighborhoods surrounding the site. The project includes a proposed landscape plan that will result in more greenery than currently exists on the project site. The project site is located in an urbanized setting, and the surrounding area is entirely developed. The project will add a different visual character of the site and area but this aesthetic change is considered less than significant; no mitigation is required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Comment: <i>The project site is fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building parking lot lighting and building lighting. The project will comply with the City's Municipal Code and design requirements relating to aesthetics, light and glare. The mixed use project proposes lighting to public streets abutting the project site, the internal street system of the project, interior pathways and each townhome</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will have exterior building lights. The applicant's preliminary lighting plan strategically illuminates the project site with little light spillage onto adjacent properties, therefore the proposed project lighting will have a less than significant impact ; no mitigation is required.

II. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Comment *The project site is in a substantially urbanized area, which includes residential and commercial land uses consistent with the Hayward General Plan and Zoning Map. The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project site is not zoned for agricultural uses, and there are no agricultural resources in the area. The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **Comment** *The project is not located in an agricultural zoning district nor is it subject to a Williamson Act contract. The project site is not zoned for agricultural uses nor*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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is it under a Williamson Act contract; thus, no impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? **Comment:** *The project site is in a substantially urbanized area, which includes residential and commercial land uses consistent with the Hayward General Plan and Zoning Map. The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project site is not zoned for agricultural uses, and there are no agricultural resources in the area. The project does not involve the rezoning of forest land or timberland; thus, no impact.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
---------------------------------------	---	-------------------------------------	------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in the loss of forest land or conversion of forest land to non-forest use? **Comment:** *There are no forest lands in this area, and the project does not involve the loss of forest land or involve conversion of forest land. Since the project does not involve the loss of forest land or involve conversion of forest lands, there is no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **Comment:** *The project does not involve, nor is it located near, any commercially operated agricultural lands. The project is not located near any forest land. There is no impact to Farmland or forest land. The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? **Comment:** *The Bay Area Air Quality Management District*

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(BAAQMD) has established screening criteria as part of its CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria (thresholds of significance; 1999 and 2011), the proposed project screens below what would require additional evaluation; therefore the proposed project will not violate any air quality standard; thus no impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Comment:** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria (thresholds of significance; 1999 and 2011), the proposed project screens below what would require additional evaluation According to a September 10, 2013 air quality study performed by Urban Crossroads, there are two types of air quality impacts to evaluate with any development project; construction and operation air quality impacts. An evaluation of the operational aspects of the project reveals that the proposed development would not exceed any applicable threshold. Construction activities associated with the project would exceed the BAAQMD threshold for NOx. In order to reduce construction impacts to below the BAAQMD's threshold for NOx, the September 10, 2013 air quality study recommended that during construction activity, all diesel powered equipment (≥ 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The project will implement this mitigation measure, and as a result, all impacts will be less than significant with mitigation.*

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Mitigation Measure 1: *All diesel powered equipment (≥ 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better.*

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Comment:** *The proposed project complies with the BAAQMD's CEQA Guidelines (thresholds of significance; 1999 and 2011). The*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.</i>				

d) Expose sensitive receptors to substantial pollutant concentrations? Comment: <i>The proposed project complies with the BAAQMD's CEQA Guidelines (thresholds of significance; 1999 and 2011). The mixed-use project is located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the impact is less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Create objectionable odors affecting a substantial number of people? Comment: <i>The project is not considered a use that would create objectionable odors nor is it located in proximity to an existing source of objectionable odors. The mixed-use development will not create any objectionable odors; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: <i>The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project will not cause any additional land within or outside the project site to be paved or otherwise developed. The site is not adjacent to or in the vicinity of any significant biological resources as it is an infill site and the flood control channel is a concrete culvert. The project will therefore not affect any listed species. The project site is located in an area that is largely developed and does not contain plant or wildlife special-status species; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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: <i>The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project will not cause any additional land within or outside the project site to be paved or otherwise developed. The site is not adjacent to or in the vicinity of any significant biological resources as it is an infill site. The project will not affect any habitats. The project area is largely developed and the flood control channel is a concrete culvert which does not contain any riparian habitat or sensitive natural communities; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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: <i>The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project will not cause any additional land within or outside the project site to be paved or otherwise developed. The site is not adjacent to or in the vicinity of any significant biological resources as it is an infill site. The project will not affect any wetlands since the project site is located in an urban setting, which contains no wetlands; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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: <i>The project site is not adjacent to or in the vicinity of any significant biological resources, as it is an infill site. The project site, located in an urban setting, will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Comment: <i>The project will comply with all local policies and ordinances, and considering the project site is a fully</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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developed site, the project will not affect any biological resources; thus, no impact.

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: *In order to accommodate the development request, only five (5) existing on-site trees located on the project site along Hazel Avenue will be saved. All other trees on the site will be removed. A tree appraisal report has been submitted in conjunction with the project and "the majority of the mature trees on the site are in various levels of decline due to a number of factors." Some of those factors include lack of water to trees, poor maintenance and disease. A "tree mitigation plan" has also been submitted pursuant to the City's Tree Preservation ordinance along with a "preliminary landscape plan." The landscape plan shows replace tree type, species and locations for planning on the site. Lastly, the tree mitigation plan includes an appraisal of trees to be removed and remain on-site consistent with the Tree Preservation ordinance. Consistent with this ordinance, an application for a Protected Tree Removal or Cutting permit shall be required as a condition of approval for the use permit and subdivision request. All replacement trees shall be equal in size and species or value as required by ordinance. Also, there are no habitat conservation plans affecting the property, specifically, the project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Since the project proponent will be required to comply with all provisions of the City's Tree Ordinance, the proposed impact is less than significant.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with the improvements on the site or the affected parcels. Moreover, the project site has already been fully developed, and the existing buildings are of relatively recent origin and are of no significant historical or cultural significance. Due to extensive prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties have no historical significance. Should any disturbance occur below developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment:** *No known archaeological resources exist on the site, which has already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment:** *No known paleontological resources exist on the site, which has*

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no unique geological features on or near the site; thus, no impact.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Comment: *There are no records of any human remains located on the project site nor cemeteries nearby. In the event that human remains, 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 procedure for evaluating 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. Due to extensive prior disturbance, there is a very low likelihood of disturbing human remains. Standard procedures for grading operations would be followed during development, which require that if any such remains or resources are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures will be conditions of approval should the project be approved; thus, no impact.*

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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.

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Comment: *The State of California Fault Zone is located about 300 feet southwest of the nearest project site boundary. The*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Hayward fault is mapped approximately 800 feet southwest of the site. A geotechnical investigation performed by Berlogar, Stevens & Associates on February 10, 2012 concluded that the project site shows no evidence of faulting and the likelihood of a surface fault rupture at the project site is low; thus, impacts related to fault rupture are expected to be less than significant.</i></p>				
<p>ii) Strong seismic ground shaking? <u>Comment:</u> <i>The project site is near, but not located in, both the California Fault Zone and the Hayward Fault. However, the proposed buildings will be designed and constructed to withstand ground shaking in the event of an earthquake; specifically, the project requires a building permit which would involve the mandatory implementation of design features to minimize seismic-related hazards. An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements, thus the impact is considered less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction? <u>Comment:</u> <i>The site is located within a State of California liquefaction seismic hazard zone. The site is underlain by Older Alluvium as shown in on Plate 3, Geologic Map (geotechnical investigation performed by Berlogar, Stevens & Associates dated February 10, 2012). Borings indicate the site is underlain predominately by very stiff to hard clayish soil. A lens of gravelly and silty sand was encountered at a depth of 20 feet in boring (B1). There is a potential that lens of gravelly and silty sand at the site could liquefy during an earthquake. However, the amount of settlement caused by liquefaction of these lenses should be muted at the ground surface due to the cap of clayish soil. Lateral spreading is unlikely since the sandy material is not</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>believed to be a continuous layer. A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.</i></p> <p>Mitigation Measure 2: <i>Prior to issuance of a Building Permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.</i></p>				
<p>iv) Landslides? Comment: <i>The project site consists of flat lots not subject to landslides. Due to the relatively flat site topography, landslides are not likely; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil? Comment: <i>Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to gravelling construction entrances and protecting drain inlets, will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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: <i>The site is relatively flat and such impacts are not anticipated.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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: <i>According to the Due-Diligence Geotechnical Investigation, the site is underlain with predominately very stiff to hard clayish soil. The assessment recommends that a design-level geotechnical investigation be performed and recommendations thereof be incorporated into</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project design and construction. Provided the recommendations of a design-level geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

Mitigation Measure 3: *All recommendations outlined in a design-level geotechnical investigation shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.*

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Comment: *The project will be connected to an existing sewer system with sufficient capacity and does not involve septic tanks or other alternative wastewater; thus, no impact.*

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VII. GREENHOUSE GAS EMISSIONS --
Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Comment: *A September 10, 2013 study of the project performed by Urban Crossroads concluded that while the project would produce GHG emissions, these emissions will be significantly less than the currently entitled land use. This study used the California Emissions Estimator Model (CalEEMod) to evaluate the GHG impacts. The Bay Area Air Quality Management District (BAAQMD) recommends using the CalEEMod model in lieu of the Urban Land Use Emissions Model (URBEMIS) in calculating project greenhouse gas emission and evaluating air quality, as required by the BAAQMD. The BAAQMD has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. Based on the Urban Crossroads study, it has been determined that the project does not exceed the applicable threshold for operational greenhouse gas emissions using CalEEMod. Urban Crossroads used both the 1999 and 2011 BAAQMD thresholds of significance and the project will not exceed any of these thresholds. The operational threshold (impact) was below 4.6MT of CO²e/SP/year, which is less than the allowable maximum daily thresholds; thus the impact is*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>considered less-than-significant.</i>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Comment: <i>The September 10, 2013 Urban Crossroads study concluded that Project's GHG emissions will not exceed any applicable thresholds (1999 or 2011 thresholds) articulated by the BAAQMD. Moreover, the project will be in compliance with the City of Hayward Green Building Ordinance. As discussed in VIIa above, the project will not exceed the threshold for operation greenhouse gases; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Comment: <i>The project is an infill residential project that does not involve the transport or use of hazardous materials; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: <i>The site contains an underground fuel tank that will be removed during construction of the project. The applicant's Phase I and II environmental reports confirm that there has been no fuel leakage on the project site. Phase I and Phase II assessments were conducted on the subject property by Haley and Aldrich and although the property has an underground diesel storage tank used for powering a back-up generator for the previous office use and a former auto repair facility, no hydrocarbon-related compounds were detected in boring samples taken on-site. It is the opinion of Haley and Aldrich that the underground storage tank or the former auto repair facility has not impacted soil or groundwater quality at the site, therefore no further environmental assessment is warranted; therefore, no impact..</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: <i>The project will not emit hazardous materials or substances, thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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: <i>The project site has been analyzed through Phase I and Phase II environmental reports, which conclude that no contamination or hazardous substances are present on the project site. The project site is not on any list compiled pursuant to Government Code section 65962.5; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? Comment: <i>The project is not located within an airport land use plan area or within two miles of a public airport; therefore, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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: <i>The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Comment: <i>The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in an improved on-site water system, thereby improving fire-fighting capabilities. Therefore, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Comment: <i>The project site is located within an urban setting, away from areas with wildland fire potential, and outside the City's Urban Wildlife Interface zone. Therefore, no such impacts related to wildland fires are anticipated.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? Comment: <i>The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or substantially interfere with groundwater recharge; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff? Comment: <i>The project site is a previously developed infill site. All drainage from the site is required to be treated before it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.</i>				
f) Otherwise substantially degrade water quality? Comment: <i>The project site has been analyzed through Phase I and Phase II environmental reports, which did not identify any impacts to surface or groundwater quality. There will be an increase in open space that currently exists on the site as part of the project, including implementation of a Provision C.3 storm water treatment system, which will actually improve groundwater quality. The project site is an infill. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Comment: <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? Comment: <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community? Comment: <i>The project is proposed in a developed urban setting and would not divide an established</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

community; thus, no impact

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment:** *The project involves construction of 194 townhomes and 16,800 square feet of retail space, which is consistent with the General Plan and does not exceed the maximum permitted density. The Central City – Commercial zoning permits retail uses and residential dwelling units above first-floor commercial by right, and conditionally permits residential development on the first floor. Processing of a conditional use permit is currently underway allowing for residential dwelling units on the first floor. The proposed uses are also consistent with surrounding adjacent abutting uses, which consists of mixed-use, commercial and residential uses; thus, no impact.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment:** *The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment:** *There are no known mineral resources on the project site; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment:** *The project site is not identified as a site known to have mineral resources and there are no known mineral resources on the project site; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Comment: *Temporary construction noise will be controlled by the Hayward Noise Ordinance, and specifically, the project will comply with the construction hours specified in the City's Noise Ordinance. Individual living units will need to be designed to standards called out in the Hayward General Plan for noise impacts. A qualified consultant will need to complete future noise readings, and if such readings result in indoor or outdoor noise levels that exceed the standards contained in Appendices M and N of the City of Hayward General Plan, then design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or C of Os on units. Efforts to reduce noise level of all dwelling units to be in compliance with standards in the General Plan will reduce the significance of noise-related impacts to a level of insignificance.*

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Mitigation Measure 4: *Prior to issuance of a Building Permit, the applicant shall conduct acoustical analysis by a qualified consultant to ensure that indoor or outdoor noise levels of each new residential unit does not that exceed the standards contained in Appendices M and N of the City of Hayward General Plan. If those standards are exceeded, the design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or C of Os on units.*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** *No significant vibration impacts are anticipated for the project site; thus, no impact.*

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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment:** *The*

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project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. Under the project site's previous use, more than 1,000 individuals worked at the site. The proposed residential and retail uses will not produce noise levels in excess of the vehicle traffic produced by those using Foothill Boulevard. The mixed use development project is in the City Central – Commercial (CC-C) zoning district and will not involve an increase in the ambient noise levels in the area; thus, no impact.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Comment: *Existing residential development nearby will experience a slight increase in ambient noise levels during the construction of the proposed project, construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.*

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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within an airport land use plan area or within two miles of a public airport; thus, no impact.*

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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within the vicinity of a private air strip; thus, no impact.*

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XIII. POPULATION AND HOUSING --

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project will not, either directly or indirectly, induce substantial population growth. The project involves the construction of 194 new residential units, however, the residential development is consistent with the*

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density established by the City's General Plan; thus, no impact.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** The project will not displace any existing housing, as the project site currently consists of only commercial uses; thus, no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** The project will not displace any existing housing, as the project site does not currently consist of any residential uses; thus, no impact.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? **Comment:** No such facilities are required and therefore, no such impacts are expected to occur.

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Police protection? **Comment:** No such facilities are required and therefore, no such impacts are expected to occur.

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Schools? **Comment:** The project site is within the Strobbridge Elementary School, Bret Harte Middle School and Hayward High School attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation. Such measures would reduce such impacts to levels of insignificance.

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Parks? **Comment:** The project proponent would be required to dedicate parkland and/or pay park dedication in-lieu fees. Such measures would reduce such impacts

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to levels of insignificance.

Other public facilities? **Comment:** *The project's residents will not be numerous enough to have any material effect on the need for any other public facilities. Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project does not exceed density envisioned by the General Plan thus the impact is considered less than significant.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment:** *The project includes amenities and private spaces for residents, including a park. The project proposes to include some amenities and common areas within the development for residents. The developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment:** *The project proposes to include some amenities and common areas within the developments, as well as a park. The developer will also be required to pay applicable park in-lieu fees. The project proposes a new bicycle and pedestrian pathway along the western boundary of the site adjacent to San Lorenzo Creek. This new recreational facility is well integrated into the project design and doesn't create any adverse physical effect on the environment on the adjacent creek; in fact, the proposed path respects the existing site topography and existing infrastructure controlling creek flow through this part of the City. Also, the Hayward Area Recreation and Park District (HARD) submitted project comments that the path provides a needed link in this section of San Lorenzo Creek and is pathway supported by their agency. Construction of the pathway/sidewalk may have minimal short-term environmental effects but once complete any impacts associated with this new pathway or recreational facility would be considered*

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less-than-significant.

XVI. TRANSPORTATION/TRAFFIC --
Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: *The project will not conflict with any plan regarding the circulation system. The applicant commissioned a traffic study analyzing the project, which was completed by TJKM Transportation Consultants on September 26, 2013. This study concluded that the project will generate approximately 2,680 daily weekday trips, including 117 a.m. peak hour trips and 257 p.m. peak hour trips. The conclusion of the traffic study was that the project will not cause a significant impact to any study intersection and thus should not disrupt the existing transportation system; thus the impact is considered less than significant.*

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: *The applicant commissioned traffic study analyzing the project completed by TJKM Transportation Consultants on September 26, 2013, concluded that the project will not cause any significant impacts on traffic because all intersections will continue operating at the same level of service ("LOS") after the project that these intersections currently operate under the existing conditions. The same conclusion was reached under "near term plus project" and "cumulative plus project" conditions. Under "cumulative plus project" conditions, the Foothill Boulevard / City Center Drive intersection is expected to operate at LOS E during the p.m. peak hour, and the A Street / Mission Boulevard intersection is expected to operate at LOS F during both a.m. and p.m. peak hours. TJKM*

concluded that the LOS E and F condition at these intersections are not significant impacts because the increases in delay due to project traffic is less than 5.0 second, which is the City's standard measure of significance. Therefore, the addition of project traffic is not expected to result in a significant impact. No level of service will be impacted by the construction of the new residential units and new retail/commercial space on an existing infill lot. The Alameda County Transportation Commission does not have an adopted level of service standard for intersections. In absence of such a standard the City has defaulted to the level of service standard in the General Plan. Using that standard as a guide, along with the SR 238 Corridor Improvement Project EIR, TJKM determined that there are less than significant traffic impacts. .

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <u>Comment:</u> The project involves no change to air traffic patterns; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?)? <u>Comment :</u> The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access? <u>Comment:</u> The project is on a completely accessible infill site and will not result in inadequate emergency access; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? <u>Comment</u> The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <u>Comment:</u> The project will not exceed wastewater treatment requirements; thus no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project' s projected demand in addition to the provider' s existing commitments? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project' s solid waste disposal needs? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? Comment: <i>The project will be subject to the regulations stipulated in Chapter 5, Article 1 Solid Waste Collection and Disposal in the City's Municipal Code. There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Comment: *The project site has already been fully developed, and currently consists of paved parking lots, a parking garage, and a vacant office building. The project will not result in development of any currently undeveloped land. The project will have no impact on the environment, as this infill project exclusively calls for the development of land that has already been developed; thus, the project will have no impact and specifically will not 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)?

Comment: *The proposed mixed-use development is consistent with the density of development identified in the City's General Plan. An evaluation was done of past projects, the effects of other nearby current projects, and the effects of probable future projects in the immediate vicinity of the subject properties in crafting this Initial Study and it was determined and there were no foreseeable cumulatively considerable impacts associated with the development request and other adjacent projects (past, present and future); thus, no impact.*

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

Comment: *The project will not have any environmental impacts therefore will not cause substantial adverse effects on human beings; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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@ The Boulevard

Mitigation Monitoring and Reporting Program

Conditional Use Permit Application No. PL-2012-0069
 Vesting Tentative Tract Map Application No. PL-2013-0070
 (VTM 8129);
 Integral Communities (Applicant/Project Sponsor)

September 26, 2013

Mitigation 1

Significant environmental Impact: *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria (thresholds of significance; 1999 and 2011), the proposed project screens below what would require additional evaluation. According to a September 10, 2013 air quality study performed by Urban Crossroads, there are two types of air quality impacts to evaluate with any development project; construction and operation air quality impacts. An evaluation of the operational aspects of the project reveals that the proposed development would not exceed any applicable threshold. Construction activities associated with the project would exceed the BAAQMD threshold for NOx. In order to reduce construction impacts to below the BAAQMD's threshold for NOx, the September 10, 2013 air quality study recommended that during construction activity, all diesel powered equipment (≥ 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The project will implement this mitigation measure, and as a result, all impacts will be less than significant with mitigation.*

Mitigation Measure: All diesel powered equipment (≥ 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: During all phases of project construction

Mitigation 2

Significant environmental Impact: *The site is located within a State of California liquefaction seismic hazard zone. The site is underlain by Older Alluvium as shown in on Plate 3, Geologic Map (geotechnical investigation performed by Berlogar, Stevens & Associates dated February 10, 2012). Borings indicate the site is underlain predominately by very stiff to hard clayish soil. A lens of gravelly and silty sand was encountered at a depth of 20 feet in boring (B1). There is a*

potential that lenses of gravelly and silty sand at the site could liquefy during an earthquake. However, the amount of settlement caused by liquefaction of these lenses should be muted at the ground surface due to the cap of clayish soil. Lateral spreading is unlikely since the sandy material is not believed to be a continuous layer. A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.

Mitigation Measure: Prior to issuance of a Building Permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to issuance of a Building Permit for the project

Mitigation 3

Significant environmental Impact: *According to the Due-Diligence Geotechnical Investigation, the site is underlain with predominately very stiff to hard clayey soil. The assessment recommends that a design-level geotechnical investigation is performed and recommendations thereof are incorporated into the project design and construction. Provided the recommendations of a design-level geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.*

Mitigation Measure: All recommendations outlined in a design-level geotechnical investigation shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior issuance of a Building Permit for the project

Mitigation 4

Significant environmental Impact: *Temporary construction noise will be controlled by the Hayward Noise Ordinance, and specifically, the project will comply with the construction hours specified in the City's Noise Ordinance; therefore, any impacts will be less than significant. Individual living units will need to be designed to standards called out in the Hayward General Plan for noise impacts. Future noise readings by a qualified consultant will need to be done and if such readings result in indoor or outdoor noise levels that exceed the standards contained in Appendices M and N of the City of Hayward General Plan, then design of the units should incorporate sound attenuation features that are to be in accordance with the consultant's and/or architect's recommendations and be confirmed via actual readings prior to project finalization and/or C of O's on units. Efforts to reduce noise level of all dwelling units to be in compliance with standards in the General Plan will reduce the significance of noise-related impacts to a level of insignificance.*

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

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to issuance of a Building Permit for the project



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 30, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541**

MEETING

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

ROLL CALL

Present: COMMISSIONERS: Loché, Trivedi, McDermott, Faria, Márquez, Lavelle
CHAIRPERSON: Lamnin
Absent: COMMISSIONERS:
CHAIRPERSON: None

Commissioner McDermott led in the Pledge of Allegiance.

Staff Members Present: Conneely, Golubics, Madhukansh-Singh, Rizk, Siefers

General Public Present: 55

PUBLIC COMMENTS

Mr. Benjamin Goulart, Hayward resident, shared that he was organizing the college youth in Hayward in order to get them more involved with their local government. He expressed concern about the Russell City Energy Center, how costly it was to construct the City Hall building and now the costliness of the Hayward Loop project, and the estimated costs for building the new library. Mr. Goulart stated that the City’s elected officials should receive higher wages, that Planning Commissioners should be paid as well, and that City staff was overpaid. He indicated that although Integral Communities was the initial developer of the Cannery project, this developer sold out on the Hayward community by giving the Cannery project to other developers to complete.

PUBLIC HEARING

1. Request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Conditional Use Permit (Application No. PL-2012-0069) and Vesting Tentative Tract Map (Application No. PL-2013-0070) associated with 194 townhomes and 16,800 square feet of commercial space on an 11.33 acre site located at 22301 Foothill Boulevard. Integral Communities (Applicant); MDS Realty II & 22301 Foothill Hayward, LLC (Owners)

Development Services Director Rizk introduced Senior Planner Golubics, who provided a synopsis of the staff report. Mr. Golubics noted that revisions were made to Conditions of Approval Nos. 5, 16, 19, 35(d), and 64 (o), as noted in Attachment IV. He shared that staff received correspondences

on from the following individuals: Evan Knapp, Mark Donahue, Valarie Snart, Chuck Horner and Barbara Jervis.

Senior Planner Golubics confirmed for Commissioner Trivedi that the reason the open space requirement was changed from 100 square feet to 30 square feet per unit was due to a code requirement in the Zoning Ordinance.

Commissioner Lavelle asked staff why Conditions of Approval Nos. 37 and 38 referenced sanitary sewer and water systems outside of the City. Senior Planner Golubics responded that these properties fell outside the boundaries of Hayward, which is why they would receive sanitary sewer services from Oro Loma Sanitary District and water services from East Bay Municipal Utility District. He added that the outside sanitary sewer and water system services would not impact the City's analysis of a Community Facilities District (CFD) because CFDs were based on public safety needs.

Commissioner McDermott asked staff if there was a deadline for submitting the Inclusionary Housing Agreement as this was not specified in Condition of Approval No. 13. Senior Planner Golubics stated that the Hayward City Council extended the Interim Relief Ordinance for the Inclusionary Housing Agreements requirements until June 30, 2014 and he noted that the project applicant would have to obtain discretionary approvals by this date if the applicant decided to pay the in-lieu fees.

Director Rizk clarified that the Interim Relief Ordinance was extended for six months so that if projects come through which require discretionary approvals by June 30, 2014, and permits for these projects were pulled by the end of 2016 then these projects would be subject to the Interim Relief Ordinance. He pointed out that the Interim Relief Ordinance allowed the payment of in-lieu fees which were \$80,000 per unit. Director Rizk said that the Inclusionary Housing Agreement which is addressed in Condition of Approval No. 13 could include the payment of in-lieu fees. He added that Condition of Approval No. 13 stated that prior to filing a map, the Inclusionary Housing Agreement be submitted; however, if the project receives discretionary approval by June 30, 2014, and permits are pulled for the project prior to the end of 2016, then the project will be subject to the Interim Relief Ordinance in effect right now.

In response to Commissioner McDermott's concern about the June 30, 2014 deadline, Director Rizk highlighted that the final map does not have to be submitted to staff by the June deadline, however, the discretionary approval does have to be completed by the deadline, which included the tentative tract map and the Conditional Use Permit (CUP) application. He expressed that he was confident that a decision would be made regarding the Integral Communities project well before the June deadline.

Commissioner Loché pointed out the vagueness of the language in Condition of Approval No. 18 which stated that "the applicant will provide evidence that some townhome first floor plans be design to be a flexible living space," and asked staff what "some" quantified in terms of the number of townhomes that would be built to allow aging in place. Senior Planner Golubics responded that this language was intended to grant the applicant flexibility in the number of townhomes it would be feasible to have with flexible ground floor living space. Mr. Golubics noted that the Planning Commission could choose to specify the number of townhomes they would want the development site to have with first floor plans offering flexible living space.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 30, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541**

In response to Commissioner Faria's question, Senior Planner Golubics indicated that so far, staff has only received the preliminary plans for lighting in the development site. He noted for Commissioner Faria that the green point rating is forthcoming and will be conducted during the building permit stage when staff is reviewing the plans.

Director Rizk added that the green point rated system will be overseen by the non-profit entity Build It Green, which is the City's independent third party rater. He noted that this rating agency would perform the rating upon completion of the project and that they would work with the architect while the plans for the project are being developed in order to attain a score of 100.

In response to Commissioner Loche's concern about the number of townhomes that would be built to allow aging in place, Director Rizk noted that there were 42 units in the development that had the alternative floor plan #4 which would incorporate some of the universal design components.

Commissioner Márquez asked staff to speak on issues regarding public transportation, traffic concerns, and the concerns with flooding for the development site.

Senior Planner Golubics stated that according to the traffic impact analysis, one of the indicators in this project was that during peak afternoon traffic volume, the traffic that is projected to be generated from the development site in comparison to the traffic generated by the Mervyn's headquarters when it was operating in full capacity, is projected to be half the amount. He noted that one of the conditions of approval require that the applicant work with AC Transit to relocate a bus stop to one of the project frontages. Mr. Golubics indicated that the only issue that the Flood Control District had with the project was regarding drainage from the site into the flood control channel. He noted that there was a condition of approval that would take care of this issue raised by the Flood Control District.

In response to Commissioner Márquez's question regarding increasing parking spaces in the development site, Senior Planner Golubics stated that there were special ways to look at parking in the Central Parking District. He noted that the developer made up the shortages in parking spaces in the previous version of the plans by adding more parking spaces, including the addition of bicycle parking spaces, and now the project met all parking requirements.

Chair Lamnin stated that some roadway intersections in the area were below a level of service (LOS) of D in regards to traffic, and although this was not anticipated to worsen with the development of the project site, she asked staff if there was a way to improve the LOS. Senior Transportation Engineer Parikh indicated that the level of service will remain the same and noted that this does not need significant improvement at the moment. He pointed out that the timing of the signaling system could be modified to improve the LOS. Mr. Parikh shared that staff is looking into other possible ways to improve traffic in the corridor area in order to be able to mitigate future

impacts. He confirmed for Chair Lamnin that the project was not impacting the levels of service and shared that there are two intersections in the area that have a current LOS rating of E or F and staff was hoping to improve this to a LOS of D or better in the future.

Chair Lamnin opened the public hearing at 7:38 p.m.

Mark Butler, the project applicant, described that the development site would include two retail buildings and that these will have an architecturally modern look with a high ceiling. Mr. Butler shared that the development will have design features that are consistent with some architectural themes from the surrounding neighborhoods, such as Prospect Hill. He noted that the design plans include soft colors, traditional architecture, and the use of high quality treatments. He shared that the park located in the development is called the “Hangout” and some of the park amenities include a children’s play structure, a covered barbecue area, two lounge areas, and a lighted walking trail. Mr. Butler commented that the trail will be open to the public, it will be 10 feet in width, it will be accessible to pedestrians and bicyclists, and will be maintained by the owners of the development.

Commissioner Márquez asked the applicant why they decided to implement elements of universal design into the development plans.

Mr. Butler said that the development consists of four floor plans and two of these floor plans have flexible living space on the ground floor which could allow for additional downstairs living space. He noted that floor plan numbers 2, 3, and 4 have the capacity to provide downstairs living. He shared that according to a marketing company that Integral Communities is working with, it is expected that 40% of the future homeowners in the development community will decide to go with the downstairs living space option. Mr. Butler stated that the homeowners will also have the option to convert the ground from a garage to downstairs living space later on as well, even if they do not go with this option initially.

In response to Commissioner McDermott’s question about the Inclusionary Housing Agreement, Mr. Butler expressed that he was glad that the Interim Relief Ordinance had been extended and commented that Integral Communities will comply with the ordinance deadline. He added that he was confident that the project was on track to receive discretionary approval of the tentative tract map by the June 30, 2014 deadline. Mr. Butler mentioned that having the ordinance was beneficial for the City as it encouraged more market-rate housing.

Commissioner Trivedi said that he was appreciative to the applicant that the latest iteration of the project had incorporated feedback from staff, the community, and the Planning Commission.

Commissioner Trivedi asked the applicant what the phasing plans were for the construction of the retail component in the development project. Mr. Butler replied that the grading for the retail pad, which included the parking lot and the retaining wall for the retail buildings, would be constructed at the same time as the construction of the residential units. He noted that the retail buildings would not necessarily be developed by the same builder at the same time. Mr. Butler stated that the design plan of the retail building will be flexible as it is uncertain if one or multiple retailers would occupy the two different retail sites in the development area, and that this was dependent upon market factors.



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Commissioner Lavelle commented that now that there was a clear pattern of how traffic will travel around the development site, she asked staff if this was done to the satisfaction of the current residents on Hazel Avenue. Mr. Butler responded that Integral Communities did take in to account these residents' concerns and that they designed the subdivision so that vehicles leaving the development site can only make a right turn thereby exiting onto Foothill Boulevard and restricting them from cutting through traffic by traveling through the adjacent neighborhood.

Commissioner Lavelle said that other concerns expressed by residents living near the proposed development were about lighting, safety, and crime that have been occurring since the closure of the Mervyns headquarters. She indicated that she was impressed with the proposal outlined in the preliminary lighting plan because this will not only make the development area aesthetically attractive, but it will also improve safety.

In response to Chair Lamnin's question about improving lighting in the paseos, Mr. Butler stated that there will be carriage lighting on the front doors and there will also be pathway lighting to make it safe to walk down the paseos.

Richard Bernard, representative of FM3 Research which is an independent polling firm, indicated that a survey was conducted among 400 randomly selected Hayward voters and he shared the survey results. He noted that residents were asked six questions and that a majority of these residents approved the decisions taken by the City. He shared that among the most approved actions taken by the City which voters were pleased with are: revitalizing the downtown area, planning for future growth and development, and attracting more retail shops and businesses to Hayward. He noted that their survey results yielded that 79% of voters support the proposed development project. Mr. Bernard shared that he has conducted community surveys in the past in order to gauge if there is public support for a proposed development project and he commented that a 79% favorability rate for a development project is rare.

In response to Commissioner McDermott's question, Mr. Bernard stated that the flags in the marketing report indicate the voters' voting history by identifying which voters voted in the primary election and which voted in the general election.

Commissioner McDermott asked when the residents were contacted to take the phone survey. Mr. Bernard responded that voters from the sample size were primarily called on weekday evenings, with some voters being contacted on Saturdays and Sundays. He shared that the sample was stratified to ensure that the voters being polled were representative of the demographics of the entire City.

Commissioner McDermott stated that she liked the marketing plan because it allowed individuals from different parts of the community to voice their opinions.

Chair Lamnin asked the applicant about the list of endorsers. Evan Knapp, a Principal with Integral Communities, stated that he recently became aware that there were individuals whose names appeared on the list of endorsers who are not supporters of the development project. He apologized for any errors on the list of endorsers emphasizing that Integral Communities' goal is to not misrepresent anyone and that they were working with their marketing company to make corrections to this list. Mr. Knapp indicated that there were 1,300 names on the endorsers' list of individuals supporting the project.

Commissioner Loché asked the applicant if they would continue to seek endorsements. Mr. Knapp responded that the intention of the list was not to simply capture the names of individuals supporting the project, but to seek the opinions of individuals on the project. He stated that over the last two years, Integral Communities has worked hard to modify the development project to meet the needs of the community. He described that the modifications included beautifying the retail buildings, implementing traffic calming measures and decreasing the housing density. Mr. Knapp added that FM3 Research is a nationally recognized polling firm and shared that according to the study's results, 80% of Hayward residents support the project.

Chair Lamnin asked the applicant if it would be possible to include things such as wider doorways, stairway lifts and smaller elevators as additional options that could be added by homeowners during the development of the residential units. Mr. Knapp responded that there a wide range of options available, pointing out that significant living space changes could be made to the garage without compromising a two-car garage. He added that this flexible living space would promote aging in place. Mr. Knapp described that the additional options also include solar panels, granite countertops, window treatments, grab bars, increased water heater size, to name a few.

Commissioner McDermott asked the applicant that if a homeowner wanted to modify the garage into living space, would they be required to obtain permits from the City. Mr. Knapp confirmed for Commissioner McDermott that the homeowner would have to follow the City's process for pulling permits. He noted that adding living space to the first level by converting some of the garage space and by increasing the interior amenity would theoretically increase the value of the home.

Commissioner McDermott pointed out that there were significant errors in the endorsers' list in the job functions category.

David Buza, a Hayward resident, commented that he has witnessed both good and bad changes occurring in Hayward. He shared that he and his family are very involved in the community and that they support the development project. He commended the City for the landscaping and lighting improvements made to the Mission Boulevard Corridor and stated that the Hayward Loop has eased traffic congestion caused by daily commuters that traverse through the community. Mr. Buza commented that a thriving downtown area needs to be supported with housing, successful retail stores, community events, and an inviting atmosphere and he added that the proposed Integral Communities development project will help achieve this goal.

Alan Parso, a Hayward resident, stated that the decision to approve or deny the development project was about respect for the individuals who provided input in developing the General Plan. He added that the study conducted by Cal Poly titled "Envision Downtown Hayward 2040" which was paid for by tax dollars was a formal and objective study. He said that the study by Dr. Howard's



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identified the Mervyns site as a location for commercial activity and not for housing. He added that Hayward's Economic Development Committee and General Plan Update Task Force identified this site as a catalyst for commercial activity and economic development. He said that the developer's list of endorsers had his name incorrectly written as a supporter of the project. He requested that the Planning Commission make a vote supporting the community and the creation of jobs in Hayward by denying the project.

Andrew York, a Hayward resident, stated that he is saddened to see struggling businesses and vacant storefronts in the downtown. He stated that a vibrant downtown needs support during the day and that this could be accomplished by promoting the creation of jobs that would employ office workers who could support local restaurants and shops during the day. Mr. York stated that more housing in the downtown area will not help support downtown businesses during the day. He said that although mixed-use was a good concept, it would not create enough jobs in the community. He stated that the downtown area was running out of open land and therefore it was necessary to reserve some of this land for large employers. He indicated that the Mervyns site was the last large parcel of land remaining in downtown Hayward. Mr. York shared that this site has been on auction for some time since the closure of Mervyns, noting that this was the reason why corporate real estate firms did not have the opportunity to look into this location since it was not on the market. He requested that the Planning Commission not throw away this opportunity to accommodate a large employer in Hayward.

Deanna Murchison, a Hayward resident, spoke of the positive changes made to the downtown area and appreciated the art murals on display throughout the City. She supported the development project as it would help to revitalize the downtown area.

Deborah Kingdon, a Hayward resident, stated that she lived in close proximity to Hazel Avenue and spoke in favor of the development project as this would bring homeowners into the neighborhood and would help eradicate the problem of drug addicts and homeless persons occupying the vacant site. She shared that she did not feel safe walking her dog in her neighborhood and that people currently litter on her property. Ms. Kingdon emphasized that the addition of homeowners would be beneficial because the homeowners would have a stake in the wellbeing of the surrounding community.

Benjamin Goulart, a Hayward resident, stated that 95% of the people he talked to do not support the project. Mr. Goulart stated that the project would lead to an increase in traffic in the area. He said that the Mervyns site was originally zoned to be a commercial area and stated that the City had spent lots of money to determine this. Mr. Goulart indicated that the problems being experienced at the Mervyns location could be resolved by more police involvement. He compared rezoning the Mervyns site to the marshland in Hayward and stated that the rezoning of a commercial site to residential was a ridiculous idea that enabled the construction of the power plant. Mr. Goulart said that everyone is in agreement that something needs to be done with the Mervyns site and indicated

that the idea to have a civic center consisting of a sports park, a family park and a hotel were good suggestions for this site as it would create hundreds of jobs in Hayward. He encouraged the Planning Commissioners to consider the civic center proposal that was suggested in the Cal Poly study.

In response to Mr. Goulart's comments, Commissioner Trivedi responded that the Planning Commissioners have no personal stake in the project and he emphasized that they are also Hayward community members who have the City's best interests at heart. Mr. Trivedi stated that the Planning Commission could not consider plans for a civic center unless someone formally presented it to the Planning Commission.

Chair Lamnin asked Mr. Goulart how many individuals he spoke to that yielded a rate of 95% people opposing the Integral Communities development. Mr. Goulart responded that he polled approximately 120 individuals, including residents on Hazel Avenue.

David Pelton, a Hayward resident and business owner, described that it is painful to see all the vacant commercial spaces in the City and noted that Hayward needs more customers that can help support the businesses in town. He pointed out that the customer base is lacking because everyone is traveling outside of Hayward right now to go to work. He supported the project and stated that more customers in the downtown would be beneficial to the City.

Antonio Cortez, a Hayward resident, stated that the proposed development is a great opportunity that is long overdue for the area. He indicated that the addition of more residents would benefit local businesses and that the project could help create jobs for more local residents.

Obray VanBuren, a Hayward resident and Community Enhancement Officer and a business representative for UA Local 342, indicated that he supported the project and pointed that he had organized sixteen Hayward residents to attend the present Planning Commission meeting to demonstrate their support of the project. He noted that the individuals belonging to his group that were in attendance at the meeting were working class people and that they were pleased to learn after speaking with the developer, that the project would create jobs in Hayward. Mr. VanBuren shared that based on his experience with land development projects in Oakland and Union City, these cities were unable to add business offices due to lack of interest by businesses and also due to the state of the economy.

Kim Huggett, President of the Hayward Chamber of Commerce, said that the Chamber held three community briefings and the development project received unanimous support by the business community as proposed residential units would help rejuvenate the downtown businesses. Mr. Huggett shared that the Downtown Hayward Business Improvement Area Advisory Board recently learned at a workshop that the key to rebuilding the downtown was through residential housing. He commented that the proposed development could be the City's gateway as it would be a stylish development with homeowners committed to the community. Mr. Huggett shared that Integral Communities has demonstrated that it is a good community partner to the City by sponsoring the skating park at the Light Up The Season event and also by sponsoring the Business Person, Police Officer, Fire Fighter, and Educator of the Year awards for three years now.



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Guy Warren, a former Hayward resident and a commercial real estate agent, stated that downtown and other parts of Hayward have struggled greatly because Hayward has been a no-growth, anti-market rate housing City for the last 35 years. He commented that Hayward used to be one of the most desirable cities to live in, and now it was one of the least. Mr. Warren said that the no-growth community has hurt the City and as a result, property value, rent and school rankings are low in Hayward. He indicated that Hayward has great potential but the City should listen to experts and should encourage new market rate housing throughout the City as this would serve as a catalyst in improving commercial real estate, adding that new market rate housing would not be a drain on City resources. He shared that the Mervyns site has been on the market for sale and lease for more than six years and has been marketed to many different retailers, hotel companies, office users and real estate developers. He stated that he has talked to businesses such as Hilton, Red Lion, Whole Foods, Trader Joe's, and other businesses, and these businesses were not interested in the site due to the demographics of the downtown area. Mr. Warren said that it would take the City approximately fifteen years to change the demographics of the downtown. He supported the project because it would eliminate some of the problems currently being experienced with drug dealers, prostitutes and vagrants. He said that the developer has proposed a great development plan as it will turn the downtown into a vibrant community.

In response to Chair Lamnin's question, Mr. Warren responded that high end hotels and retailers are not interested in expanding their business by developing the Mervyns site due to the downtown area's current situation. He stated that in order to draw in major businesses, the downtown area needs to be vibrant and this can be accomplished by bringing in more homeowners consisting of professional adults that could help support the downtown economy.

Dominic Dutra, a Fremont resident, emphasized that Integral Communities underwent a thorough process to hear the opinions of the larger Hayward community. He pointed out that the business and labor communities in the City are also supportive of the project. Mr. Dutra stated that the poll conducted by FM3 Research is a statistically significant study that can be used to infer that Hayward residents on a broader scale favored the project.

Cheryl Kojina, a Hayward resident and former Mervyns' employee, urged the Planning Commissioners to consider what is good for the City's long term interests. She mentioned that the marketing research inaccurately reported her husband and some of her neighbors as supporters of the development. Ms. Kojina stated that the way in which the research questions were posed to Hayward residents was biased and framed in a way that would get responses favoring the project from the public. She commented that just because the Mervyns lot has stood vacant for a few years should not be reason to move forward with any development project and pointed out that this property was unique and had great potential. She said that the economy is improving and the value of residential and commercial property is increasing. Ms. Kojina stated that when Mervyns was in operation, it employed 2,000 individuals and she contrasted this with the 27 jobs that the proposed development project would create. She stressed that there are other locations in the City were

housing could be built; however, there are very few locations in the City similar to the Mervyns parcel that could be used as a corporate headquarters or another type of commercial use. She indicated that the project does not follow the City's General Plan which stressed the importance of commercial and retail space for this zone.

Michael Urioste, a Hayward resident and President of the Prospect Hill Neighborhood Association, requested that a moment of silence be observed in honor of late Mr. Norman Snart, a member of the Hayward community. He stated that his association favored that the Mervyns site be used for commercial development as this would supply jobs in Hayward for the skilled labor force.

Noel Enriquez, an Outreach Coordinator for the development, stated that he has spoken with lots of businesses and residents located in the vicinity of the proposed project area, and his findings are that a majority of the community favors the project. He provided an update that a total of 1,600 residents and businesses have endorsed the project.

Darin Smith, a Managing Principal with Economic and Planning Systems, stated that his firm conducted an economic impact analysis and reviewed the City's fiscal impact modeling for the project. He reported that according to the analysis, during the construction period, 292 jobs will be created and \$8.4 million processing and impact fees will be paid to the City. He indicated that during the build-out phase, approximately \$500,000 General Fund revenues will be generated by the project and \$9 million of annual retail sales is projected to occur in Hayward. Mr. Smith commented that the approximations made by his firm are conservative and that the revenue generated for the City due to the construction of the development may actually be more. He said that the tax allocation factor for the development site is projected to be 15.3% compared to the City average of 12%, noting that the property tax generated from the proposed development would yield greater property tax revenue for the City. Mr. Smith added that the project would be fiscally beneficial to the City's General Fund.

Per Bothner, a Hayward resident, stated that he initially signed on as an endorser of the project but decided to rescind his support after learning that the project featured a minimal retail component. He shared that by signing a petition or conducting a phone survey does not mean that the individuals whose opinions are being sought have been exposed to both sides of the issue. Mr. Bothner said that if the choice is between continuing to have a vacant lot or going forward with the development proposal, then most people will favor the proposal. He highlighted that the site would be locked into residential zoning if the project was approved and he indicated that a better long term solution would be to use the site for retail uses or for business offices.

Julie Machado, a Hayward resident, urged the Planning Commission to support long term planning over short term profits and noted that the Mervyns site was not an appropriate location for housing. She commented that the design of the survey which was conducted by the developer was not adequate because it asked residents if they favored a housing development or that the Mervyns site continue to be vacant. Ms. Machado stated that the site was not zoned to utilize the ground floor as living space and that permissible uses of the first floor space would be for commercial or hotel use. She added that the development project was inconsistent with the City's General Plan. Ms. Machado stated that it would be in the best interest of the City to be patient and to wait for a commercial project which could help create jobs for the community. She pointed out that the addition of housing would create infrastructure costs for the City and furthermore stated that



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housing does not bring in income such as sales and hotels tax. She posed the question if the City was prepared to give up on its vision to have a nice large hotel and conference center in Hayward. She shared that the City Walk development has not helped in bringing customers to shop in the downtown area.

Jaime Mira, a Hayward resident, indicated his support of the project. He shared that his family enjoys visiting the various businesses and restaurants in Hayward. He expressed concern over the current state of the vacant Mervyns site and indicated that the proposed development would be a significant improvement to the area and would serve as a great asset to the City. Mr. Mira commented that although it was a great idea to have a hotel or a major employer located at the site, he said that unfortunately this was not an available option for the City at the moment. He stated that the new residents that will move to Hayward after the construction of the development will be invested in the City just like his family, and will want to make the City a better place to live.

Chair Lamnin noted that Mr. Evan Knapp spoke earlier in response to questions that the Planning Commissioners had and because he had filled out a speaker card, she allowed him a separate chance to speak.

Evan Knapp, with Integral Communities, expressed that he wished that the project had not been so controversial. He said that his company established an office in the City two years ago for the purposes of being able to communicate with and address concerns expressed by the community. He described that with the development project in the Cannery, Integral Communities bought this project out of bankruptcy; they rescued the Cannery project and turned this development into a vibrant community. He commented that the revitalization of the Cannery was one of the factors that resulted in Burbank Elementary School's Academic Performance Index jumping from a low score of two to seven. He pointed out that the buying power of individuals residing in the downtown area was more than that of employees working nearby.

Larry Lepore, Superintendent of Hayward Area Park and Recreation District (HARD), responded to Commissioner Márquez by stating that HARD has worked with Integral Communities in order to establish a link between the shoreline and the ridge trail which can be used by pedestrians and bicyclists. He noted that Integral Communities agreed to revise the development plans by reducing the housing density which made it easier to achieve a wider pathway linking it to the trail. He indicated that a majority of the pathway would be 10 feet in width and a smaller section of the pathway would be 8 feet in width. Mr. Lepore stated that HARD staff was supportive of the development as the project would provide a community asset.

Commissioner Márquez asked Mr. Lepore if HARD will be included in the process of reviewing the lighting plans of the pathway. Mr. Lepore said that HARD staff could provide input to the developer's landscape architect and he noted that the pathway would be maintained by the Homeowners Association.

Mr. Lepore indicated for Commissioner McDermott that a width of 8 feet should be the absolute minimum for the pathway.

Chair Lamnin closed the public hearing at 9:11 p.m.

Senior Planner Golubics confirmed for Chair Lamnin that there was a City condition that required a certain percentage of the development to be owner-occupied.

Chair Lamnin asked staff if Condition of Approval No. 19 would require the resident to obtain a permit if they desired to make the first floor a living unit with a kitchen. Senior Planner Golubics said that the resident would have to acquire a permit and they would have to meet the thresholds for secondary living units. He indicated that the universal spaces designated in the alternative floor plans are acceptable, but if this space was to become a designated living unit, then there may be potential issues with this which are addressed in Condition of Approval No. 19.

Planning Manager Siefers noted that there are minimum size standards in the Building Code for the size of sleeping rooms and the location of bathrooms in relation to kitchens. She stated that the objective of the project is to provide a single family dwelling unit and this development was not intended to have secondary units within the single family residence. Ms. Siefers indicated that building officials are strongly opposed to having gas and utilities in a second unit as this could result in a bad outcome from a health and safety perspective.

Commissioner Lavelle expressed her support of the project as it will highly improve downtown Hayward. She acknowledged the concerns of the Prospect Hill Neighborhood Association and other residents in the downtown area, however she noted that there was overwhelming support in the community to bring in this new residential development. She stated that the Planning Commission has held three meetings to discuss the Integral Communities project and that the developer modified the plans based upon the feedback received from the Planning Commission. She said that the very first iteration of the project included a large number of rental units and a small number of homeowners and this has been changed significantly to reduce the number of units to owner-occupied single family units. Ms. Lavelle stated that the proposed development would draw in middle to higher income residents that can afford higher priced homes and she agreed with Mr. Warren's comments that this group of desired residents would have a disposable income to help support the downtown businesses. She said that she concurred with Mr. Knapp's comment that there will be more spending done by the residents of the development than would be done by office workers. She noted that the addition of the pathway, the retail stores, and the improvements in safety and lighting to the area would all be benefits of the development project. Ms. Lavelle stated that it was not necessary to replace the former Mervyns site with another similar type of office space, and she pointed out that there was plenty of commercial space in other parts of Hayward such as the Industrial Boulevard and the Southland Mall area. She commented that she was impressed with the changes to the development plans on the types of window treatments, roofing materials, lighting and paint colors to be used for the project. She noted that the Conditions of Approval for the development were very specific and clear and this would help ensure compliance by the developer and the builder of the project. Ms. Lavelle commented that in the past, the City was able to bring in affordable housing and make improvements to the downtown area through the Redevelopment Agency, and when this was eliminated, the City has since been at a loss to improve



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blight in the community. She emphasized that with the proposed development project, the City had an opportunity to improve the gateway site into the City.

Commissioner Lavelle made a motion to approve staff's recommendation, including the revised Conditions of Approval.

Commissioner McDermott seconded the motion.

Commissioner Faria expressed her support of the project and she agreed with the comments made by Commissioner Lavelle.

Chair Lamnin offered a friendly amendment to Condition of Approval No. 18 to remove the sentence "This first floor space shall be designed to the residents of that particular space could age in place," and add the following design features as additional options, "stairway lifts, wider doorways, grab bars, and other feasible options," in order to increase accessibility and promote aging in place opportunities.

Chair Lamnin clarified for Commissioner Lavelle that the additional options that she described be included as available options to homeowners.

Commissioner Márquez indicated her support of the friendly amendment as it would promote aging in place. She stated that her opinion on the project has changed due to the availability of new information and also the modifications that the developer has made to the development plans. She applauded her fellow Commissioners for being specific with the changes that they wanted to see in the project; she commended the applicant for listening to the Planning Commission's concerns and for involving Hayward residents and the labor community in the process; and she appreciated the relationship that the developer built with HARD. Ms. Márquez stated that she really liked the open space amenities and the lighting improvements. She emphasized the importance of having more residents in the downtown area that could help support the downtown businesses.

Commissioner Loché stated that although he agreed that the development project would improve the vacant site, he did not agree with the land use proposed for this site, and added that he did not believe the City was best served by permitting ground floor residential use. He indicated that more housing could benefit the downtown area if the residential housing was on the second floor and above. Mr. Loché said that the proposed development project was not an appropriate long term land use at this site and that he did not support the project.

Commissioner Trivedi said that he supported the motion and he appreciated the community input received on this project as the Mervyns site is located in a critical part of Hayward. He realized the need for a large employer, noting that this was not an option for the City at the moment. Mr. Trivedi shared that the Industrial area had ample space for large employers interested in commencing

business in Hayward. He expressed that the development project was not inconsistent with the General Plan and that a mixed-use was appropriate for this site.

Commissioner McDermott shared that she works in a field that relies heavily on marketing research and she noted that the research study conducted by the applicant was representative of the City. She expressed that she was looking forward to the future residents of this development project helping to support the struggling businesses in the downtown. Ms. McDermott stressed that even though she works full time, she takes time to review all the Planning Commission reports, letters and emails so that she can be well informed on the decisions that she makes as a volunteer member of the Planning Commission. She was glad to see that the labor community was involved in providing input on the project. Ms. McDermott said that she was supportive of the project.

Commissioner Márquez stated that the development project had the potential to create long term jobs in the City because the additional housing in downtown will cause downtown businesses to thrive again, and therefore these businesses will have to hire more employees to meet the needs of the community.

Chair Lamnin indicated that she supported the motion. She said that at a previous meeting, she voted against the project because the proposed project was different from what was originally envisioned for the Mervyns location. She commented that when the General Plan was created, the belief was that there should be more commercial vibrancy in the downtown, however she pointed out that the General Plan contained a clause which indicated that if the market factors change, then a different type of project would be possible for this location through a CUP application. She said that she was appreciative that both community members who were supportive and those disfavoring the project were present at the meeting and that they had an opportunity to share their opinions on the project. Chair Lamnin said that according to research that she did on her own regarding this project, she learned that residential housing would benefit the downtown because this area needs customers to support the local economy. She added that in order to attract a large retailer, a hotel or a conference center, the City needs to have a customer base in place already to support these types of businesses. She encouraged Integral Communities to work with HARD and other community partners to look at other recreational opportunities. She agreed with having a civic center in Hayward but pointed out that there was no one to build or fund this project at the moment. Chair Lamnin shared that she obtained public opinion at a Street party once and the community expressed interest in having a small scale water park in the City. She requested that Integral Communities talk to the Foothill Safeway in order to ask the store to carry a broader selection and better quality of products similar to other Safeway branches in order to promote more shopping in Hayward.

AYES:	Commissioners Trivedi, McDermott, Faria, Márquez, Lavelle Chair Lamnin
NOES:	Commissioner Loché
ABSENT:	ABSTAINED: None

INFORMATIONAL REPORTS

2. Capitol Corridor Train Service



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Planning Manager Siefers reported that she has been in contact with Capitol Corridor staff in order to find out when they will switch tracks for the Capitol train. She described that the East Bay has three North/South railroad tracks: the Mulford Subdivision which was closest to the marshlands, the Niles Subdivision which runs through the Hayward Amtrak Station, and the Oakland Subdivision. She stated that staff learned of the draft vision plan mid-November and that decisions were being made about the plan through an ad hoc committee of the Capitol Corridor Joint Powers Board. Planning Manager Siefers stated that City staff attended a Capitol Corridor meeting on November 20, 2013 and provided the board members with a written objection to the concept of moving the trains off the Niles Subdivision track and also their objections to moving the trains out to the marshlands. She commented that the reason staff was objecting the draft vision plans was because Hayward has been a stop on the Capitol Corridor since the construction of the Amtrak Station and this was a joint collaboration between the City, State, and Amtrak. She reported that the ridership from the Hayward Station was 100 riders per day. She noted that the City is working with the City of Union City to consider alternate options and noted that one option would be to move the train to the Oakland Subdivision next to the BART station which would require riders to do a BART transfer. She shared that this option was a good way to provide numerous communities with service to the Capitol Corridor in a cost effective manner. Planning Manager Siefers described that another option being considered by Caltrain corridor was skipped stop service which was a logical cost effective way to provide transit service to the East Bay. She said that they have pointed out to the Capitol Corridor staff and board that all communities in the East Bay along the Capitol Corridor line have worked hard to create priority development areas that have transit oriented housing and that these developments are along the service lines of BART, the Capitol Corridor and AC Transit. She noted that the Capitol Corridor was managed by BART and was operated by Amtrak under a contract with the State and the National Passenger Railroad. She stated that the track improvements which the Union Pacific requires can be expensive and she noted that since the start of the Capitol Corridor approximately \$20 million has been spent on improving the tracks that the trains currently run on between Oakland and San Jose. She indicated that the concept of moving the train out to the tracks along the marshlands was a poor idea according to staff because the marshlands would ultimately require the construction of bridges as the seawater rises. Planning Manager Siefers said that staff has not leafleted the Hayward Amtrak Station yet to make the riders aware of the potential changes in the future, and stated that hopefully the Capitol Corridor train can continue to operate on the current line.

Commissioner Márquez thanked staff for the report.

Commissioner Trivedi asked staff to elaborate on the City's counter proposal to move the current Niles Subdivision to the Oakland Subdivision adjacent to BART. Planning Manager Siefers stated that a cynic might believe that the Capitol Corridor was proposing to move the trains to the Mulford Subdivision so that public money could be used to update the tracks and build bridges to allow trains, including those involved in freight operations, to move along that subdivision. Commissioner Trivedi encouraged the members of the public to contact their elected officials and make their

voices heard on the issue of the Hayward Amtrak Station. Planning Manager Siefers commented that the Capitol Corridor's idea is to have an express train service operating from Oakland and stopping in Santa Clara for passengers attending 49ers' games. She commented that this would eliminate many communities in the middle of the East Bay and said that this was not a wise long-range objective.

Commissioner McDermott asked staff what was the recourse for the City of Hayward. Planning Manager Siefers responded that the City has the ability to raise questions and express opposition to the plans. She indicated that if the East Bay cities partner up in their opposition to this project, then they have a chance to be effective and they can try to ensure that all three subdivisions are studied through an Environmental Impact Report.

Commissioner Loché asked if an effort was being made to let the public know what is happening. Planning Manager Siefers responded that no public outreach has been done as of yet informing them of the Capitol Corridor's draft vision plans, and she noted that one idea to inform the public was to disseminate information through leaflets at the Hayward Amtrak Station.

In response to Chair Lamnin's question, Planning Manager Siefers stated that next step would be for the Hayward contingent to meet with Capitol Corridor staff. Chair Lamnin pointed out that it would be a good idea to talk to local media representatives and the local AC Transit board member. Chair Lamnin commented that the ridership seemed to be weighed heavily for cities that have a smaller ridership compared to Hayward. Planning Manager Siefers noted that this was a key moment for future rail planning in California because the Altamont Commuter Express Service, the Capitol Service, the Caltrain Service, and the High-speed Rail Authority are getting together to discuss how they will blend these services and provide improved service to their ridership which would also be acceptable to the freight service.

COMMISSION REPORTS

3. Oral Report on Planning and Zoning Matters

Planning Manager Siefers reported that there were a number of subdivisions in the City that they were near completion in working with developers on and she shared that these subdivisions would be coming before the Planning Commission at a March meeting. She asked if the Planning Commissioners were interested in having a workshop or study session at the Feb 13, 2014 meeting.

Commissioner Márquez mentioned that she was interested in the Planning Commission having a workshop on aging in place, universal design elements and compliance with Americans with Disabilities Act , but noted that staff would need more time to prepare therefore she favored having a workshop on these topics at a later date.

Chair Lamnin added that she was interested in having a workshop on early review processes for projects before the Planning Commission.

Commissioner Faria requested to hear from the City's Economic Development Manager on how the Planning Commission's decisions are impacting the City and she wanted to hear from staff on what the Planning Commission should consider in order to move Hayward forward.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 30, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541**

4. Commissioners' Announcements, Referrals

Commissioner Lavelle shared that a Viva Las Vegas event was being held in the City Hall Rotunda on Saturday, February 1, 2014 benefitting the Lighthouse Community Center.

Commissioner Márquez commented that she had great respect for the City of Hayward.

Commissioner Trivedi reported that he attended the Sustainability Committee meeting on January 29, 2014 and the topics discussed were: childhood obesity, Pay As You Save, Property Assessed Clean Energy (PACE) improvement, and Community Choice Aggregation. Commissioner Márquez noted that the time that Sustainability Committee meetings are held might be moved in the future.

APPROVAL OF MINUTES

5. The minutes of December 5, 2013 was unanimously approved.

ADJOURNMENT

Chair Lamnin adjourned the meeting at 10:06 pm.

APPROVED:

Dianne McDermott, Secretary
Planning Commission

ATTEST:

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

















@ THE BOULEVARD

CONCEPTUAL RETAIL PERSPECTIVES

AI.0



Integral Communities
 500 La Gonda Way, Suite 102
 Danville, CA 94526
 925.362.3749

HAYWARD, CALIFORNIA

KTGY # 2011-0597

12.19.2013

KTGY Group, Inc.
Architecture+Planning
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 Oakland, CA 94607
 510.272.2910
 ktgy.com





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925.362.3749

CONCEPTUAL RETAIL PERSPECTIVES

HAYWARD, CALIFORNIA

KTGY # 2011-0597

12.19.2013

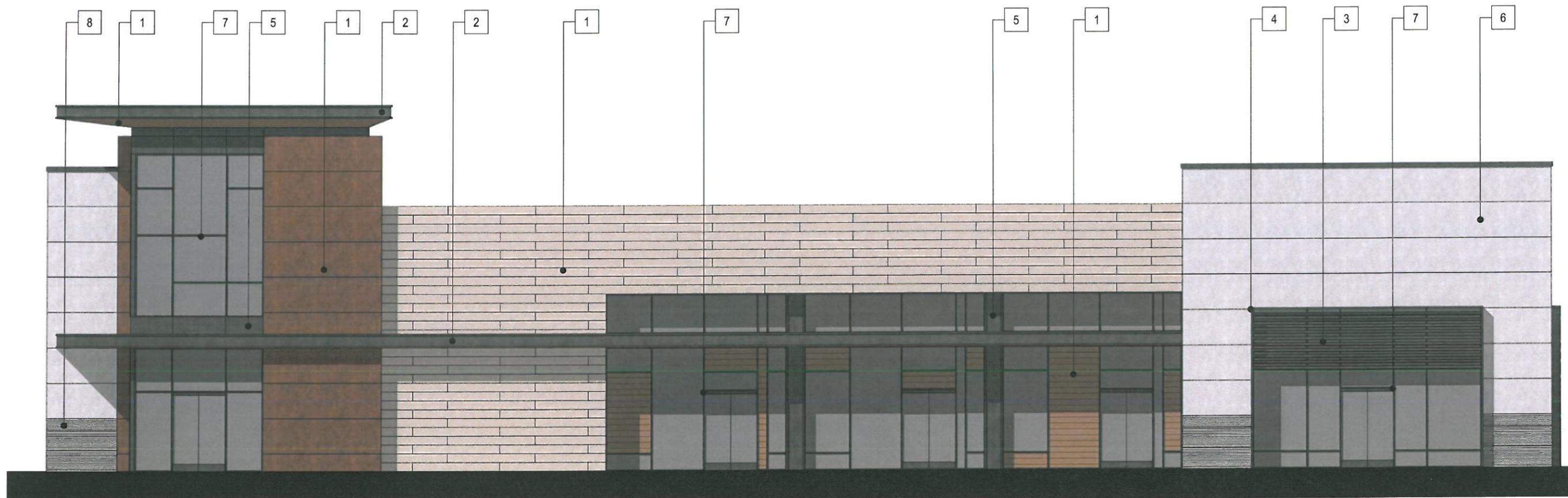
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Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



AI.I

Material Legend

- 1. Flat Panel Decorative Cladding
- 2. Metal Awning
- 3. Metal Louvers
- 4. Metal Plate
- 5. Break Metal
- 6. Stucco
- 7. Storefront
- 8. Stone Veneer



Front Elevation



@ THE BOULEVARD

RETAIL BUILDING A CONCEPTUAL ELEVATIONS

A2.0A



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 925.362.3749

HAYWARD, CALIFORNIA

KTGY # 2011-0597

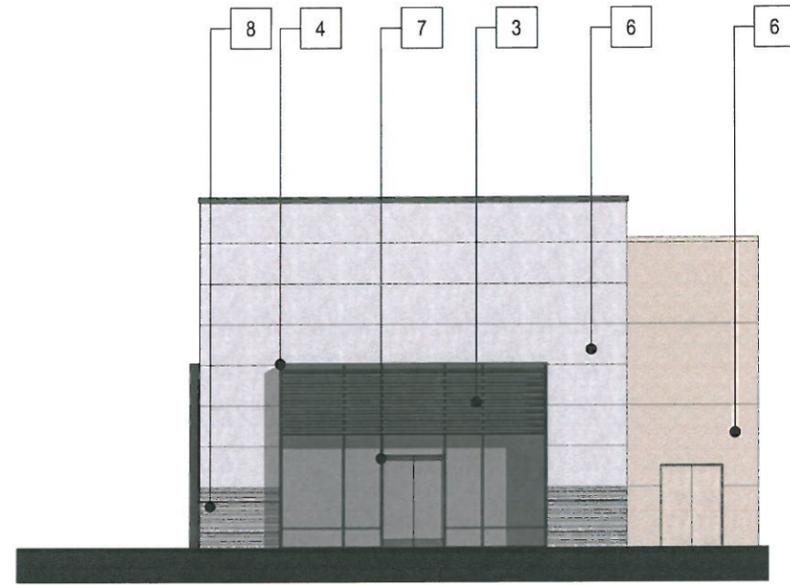
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Material Legend

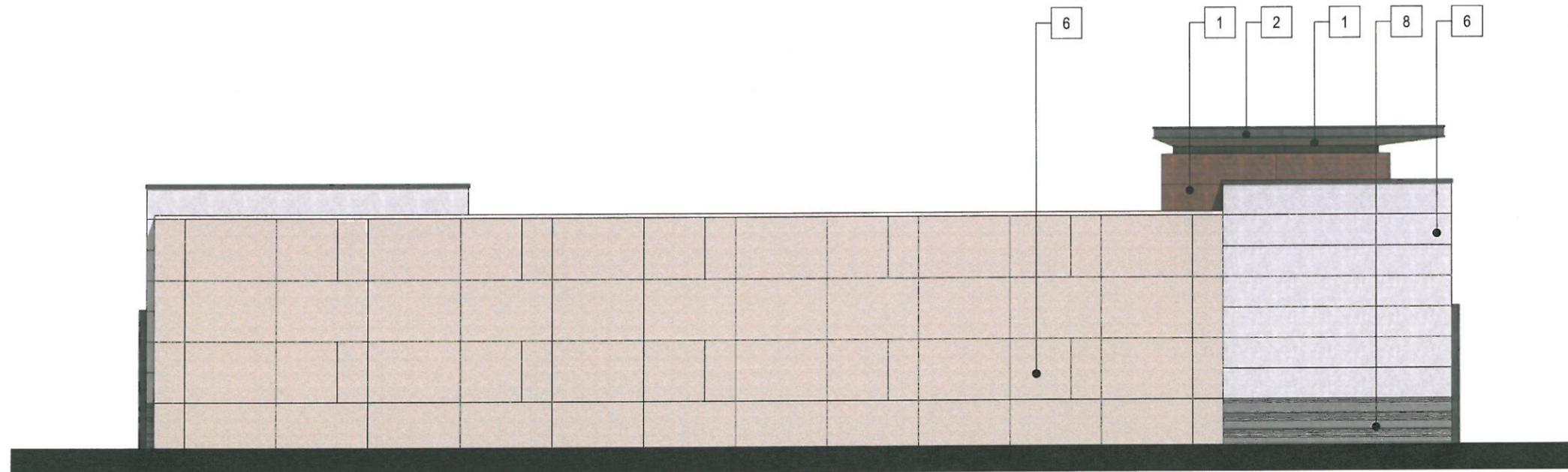
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- 2. Metal Awning
- 3. Metal Louvers
- 4. Metal Plate
- 5. Break Metal
- 6. Stucco
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- 8. Stone Veneer



Right Elevation



Left Elevation



Rear Elevation



A2.0B

@ THE BOULEVARD

RETAIL BUILDING A CONCEPTUAL ELEVATIONS

HAYWARD, CALIFORNIA

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12.19.2013

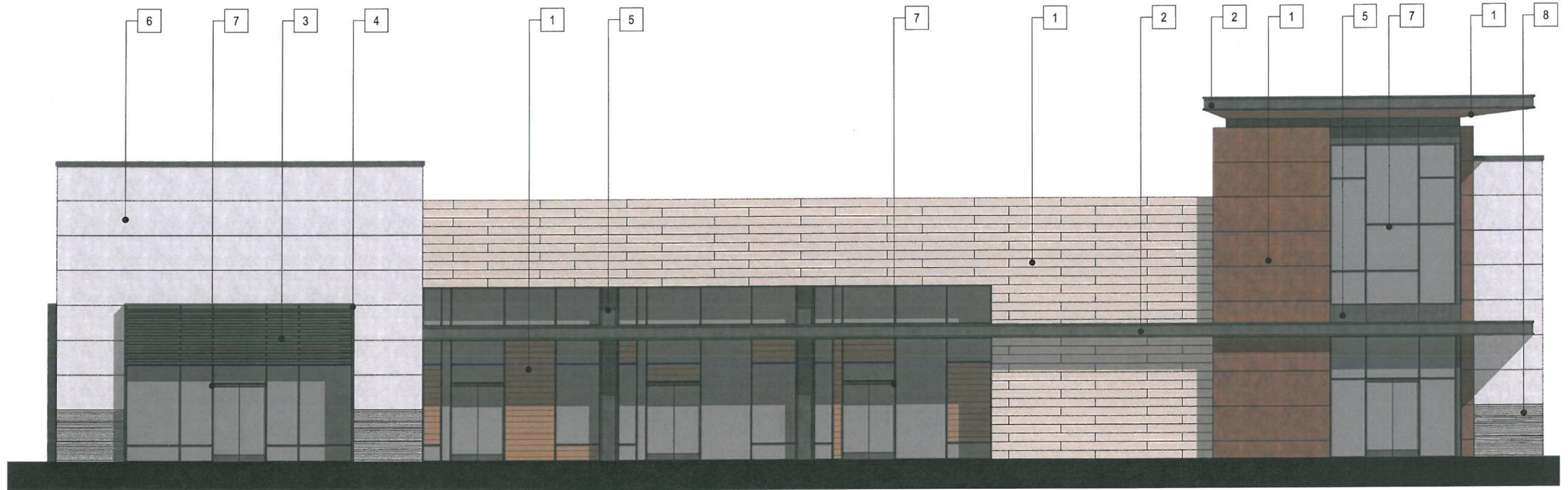
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Material Legend

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- 8. Stone Veneer



Front Elevation

@ THE BOULEVARD



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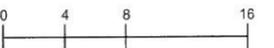
RETAIL BUILDING B CONCEPTUAL ELEVATIONS

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A2.1A

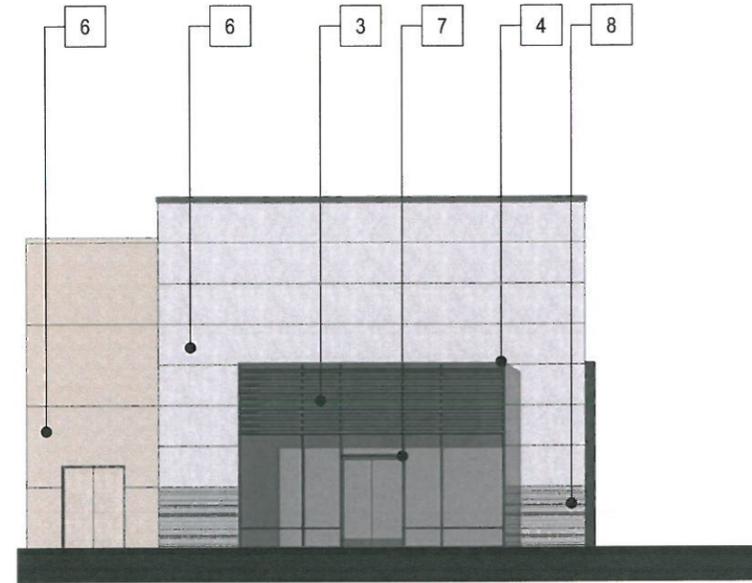


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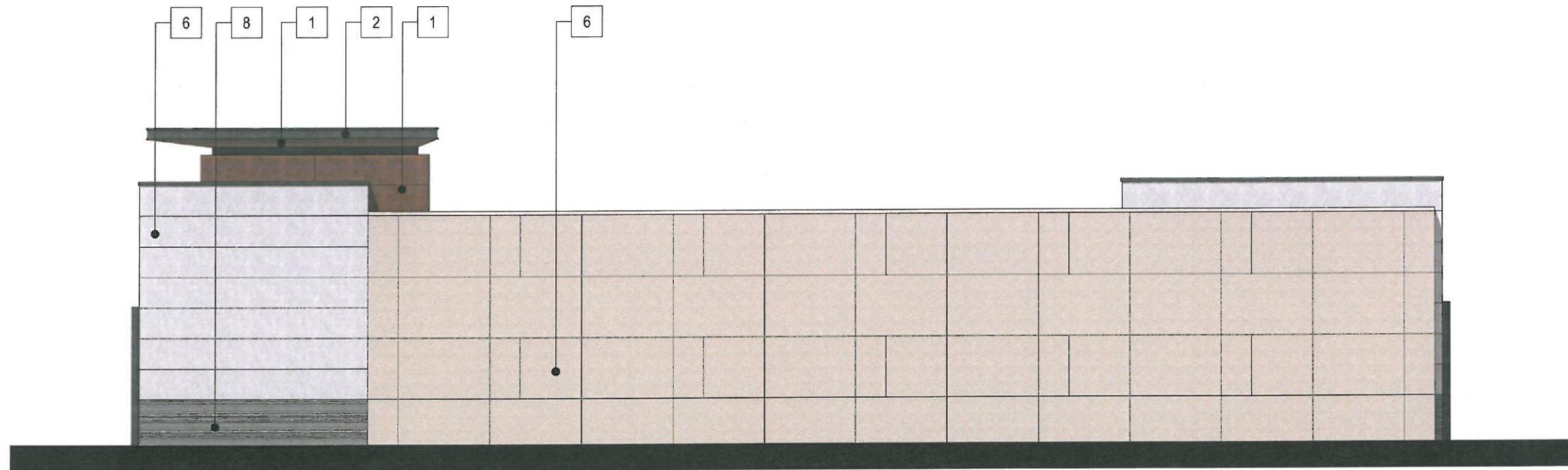
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- 2. Metal Awning
- 3. Metal Louvers
- 4. Metal Plate
- 5. Break Metal
- 6. Stucco
- 7. Storefront
- 8. Stone Veneer



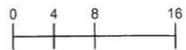
Right Elevation



Left Elevation



Rear Elevation



A2.1B

@ THE BOULEVARD

RETAIL BUILDING B CONCEPTUAL ELEVATIONS



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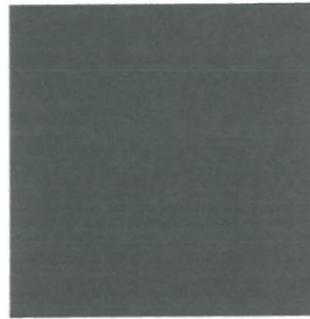


Flat Panel Decorative Cladding
Image represents material application
Size to be determined

Color :
Antique Copper
Anodized



Flat Panel Decorative Cladding
Color: Narrow Cherry

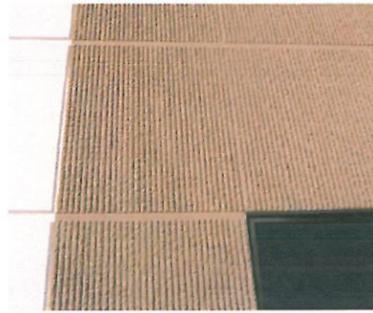


Typical Metal
SW #7069 Iron Ore



Flat Panel Decorative Cladding
Image represents material application
Size to be determined

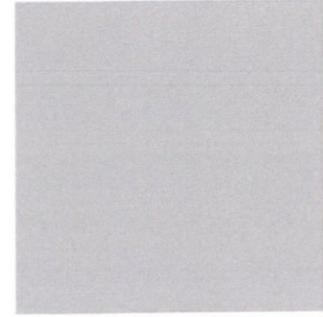
Color :
Bone White



Stone Veneer
Image represents material application
Color and size to be determined



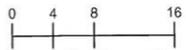
Typical Stucco
Sand Finish 30/30



SW #7065 Argos



Front Elevation



@ THE BOULEVARD

CONCEPTUAL MATERIALS AND COLORS

A2.2



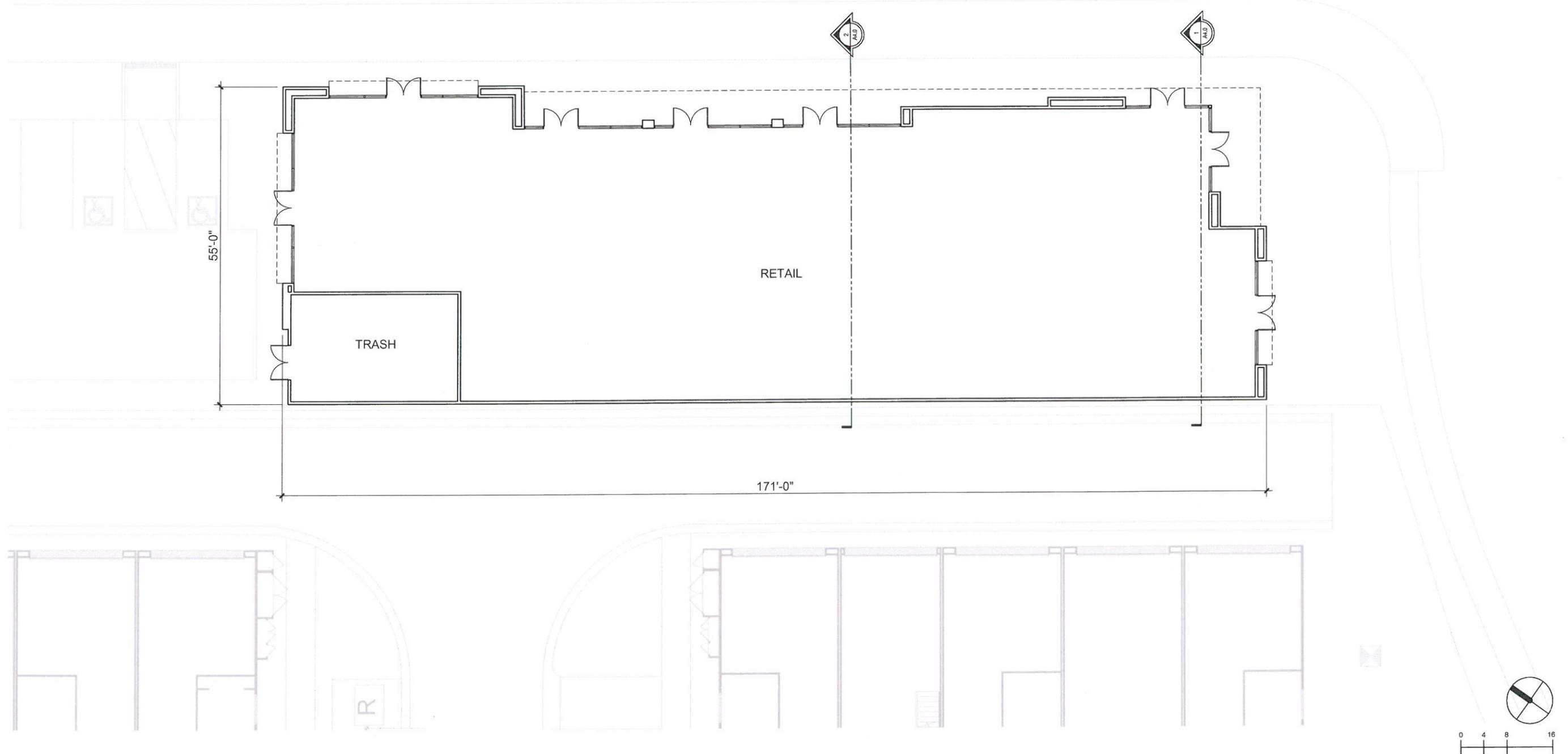
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RETAIL BUILDING A CONCEPT FLOOR PLAN

A3.0



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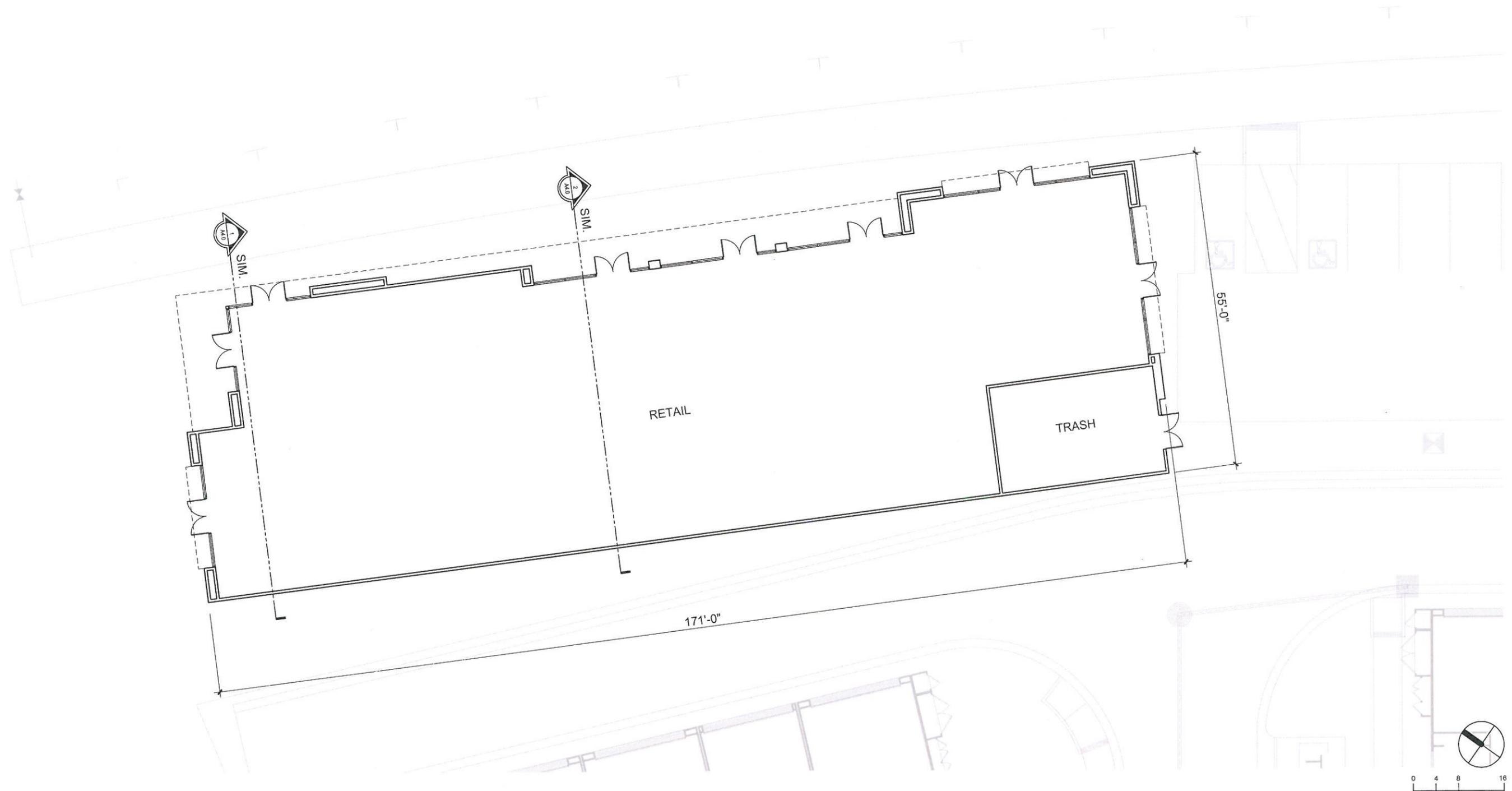
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@ THE BOULEVARD

RETAIL BUILDING B CONCEPT FLOOR PLAN

A3.1



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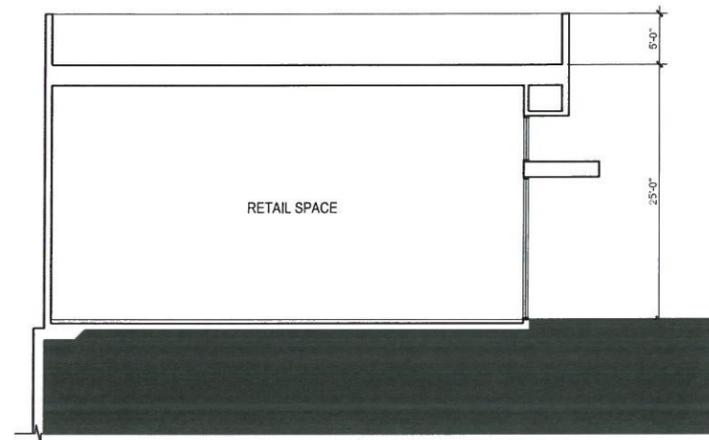
HAYWARD, CALIFORNIA

KTGY # 2011-0597

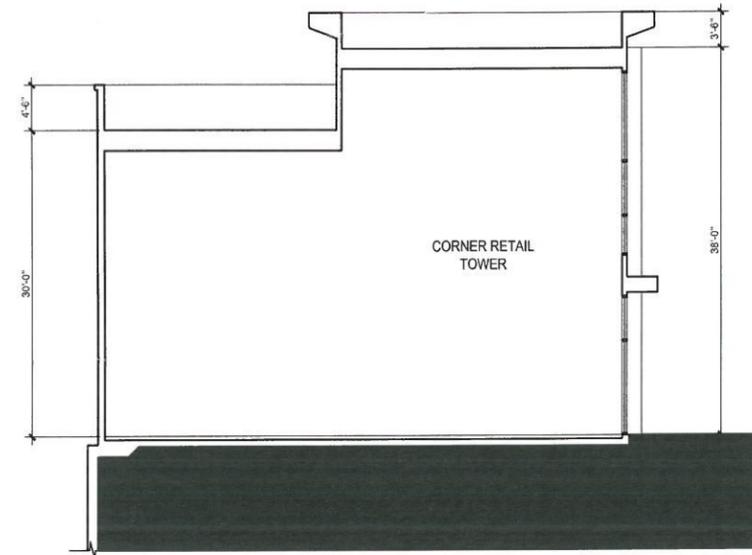
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2. SECTION THROUGH RETAIL SPACE



1. SECTION THROUGH CORNER RETAIL TOWER

@ THE BOULEVARD



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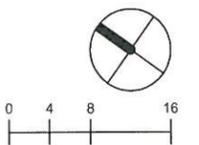
RETAIL BUILDING CONCEPTUAL SECTIONS

HAYWARD, CALIFORNIA

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12.19.2013

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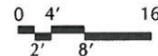


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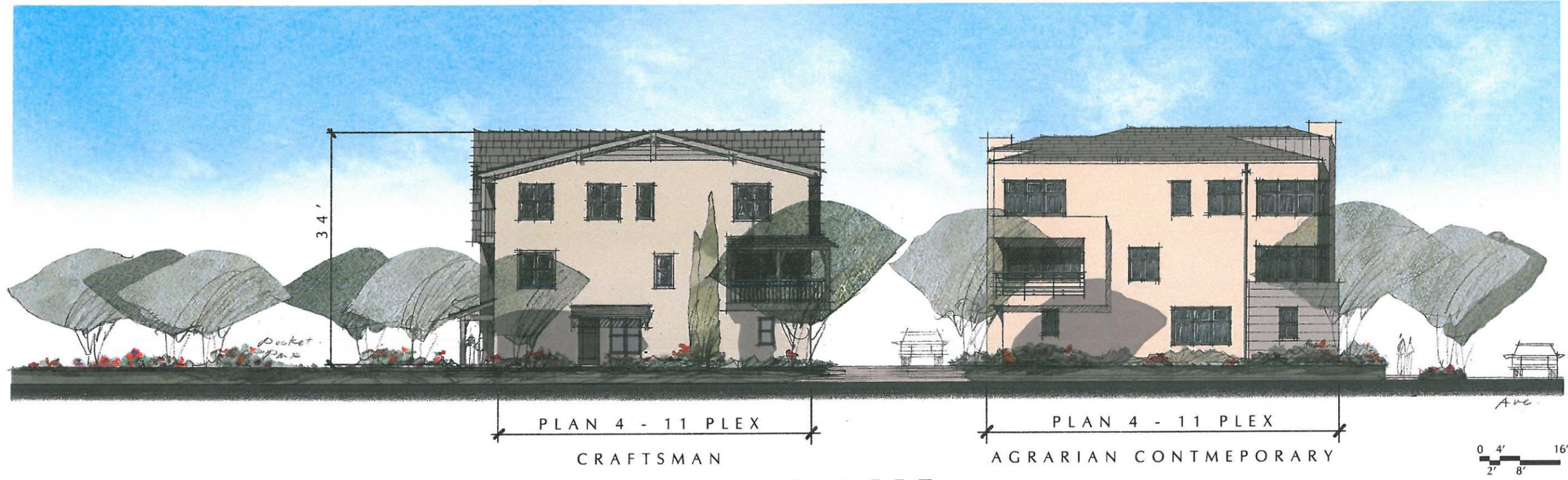


STREET ELEVATIONS

ELEVATIONS



@ **The Boulevard**
HAYWARD, CALIFORNIA

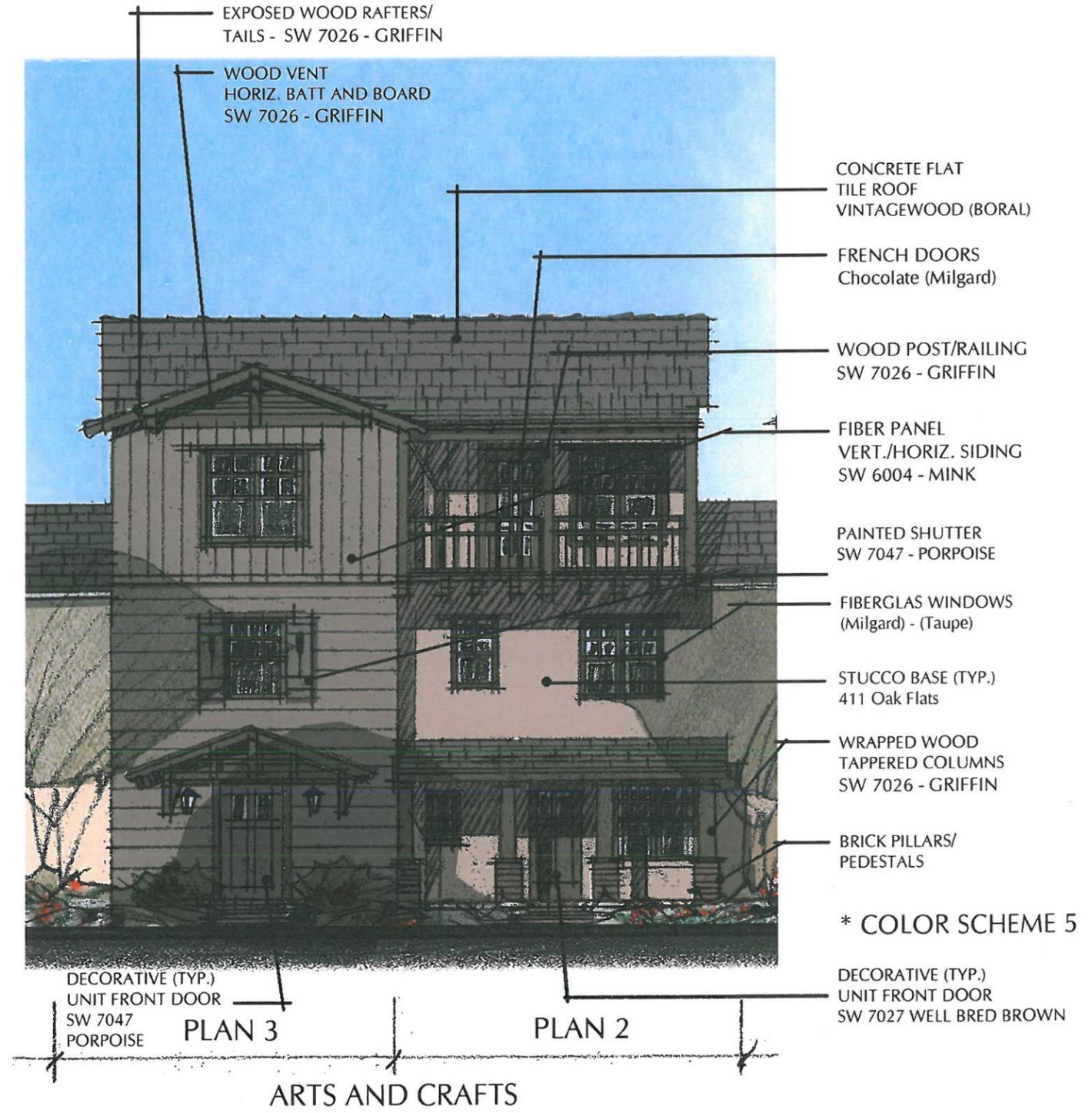
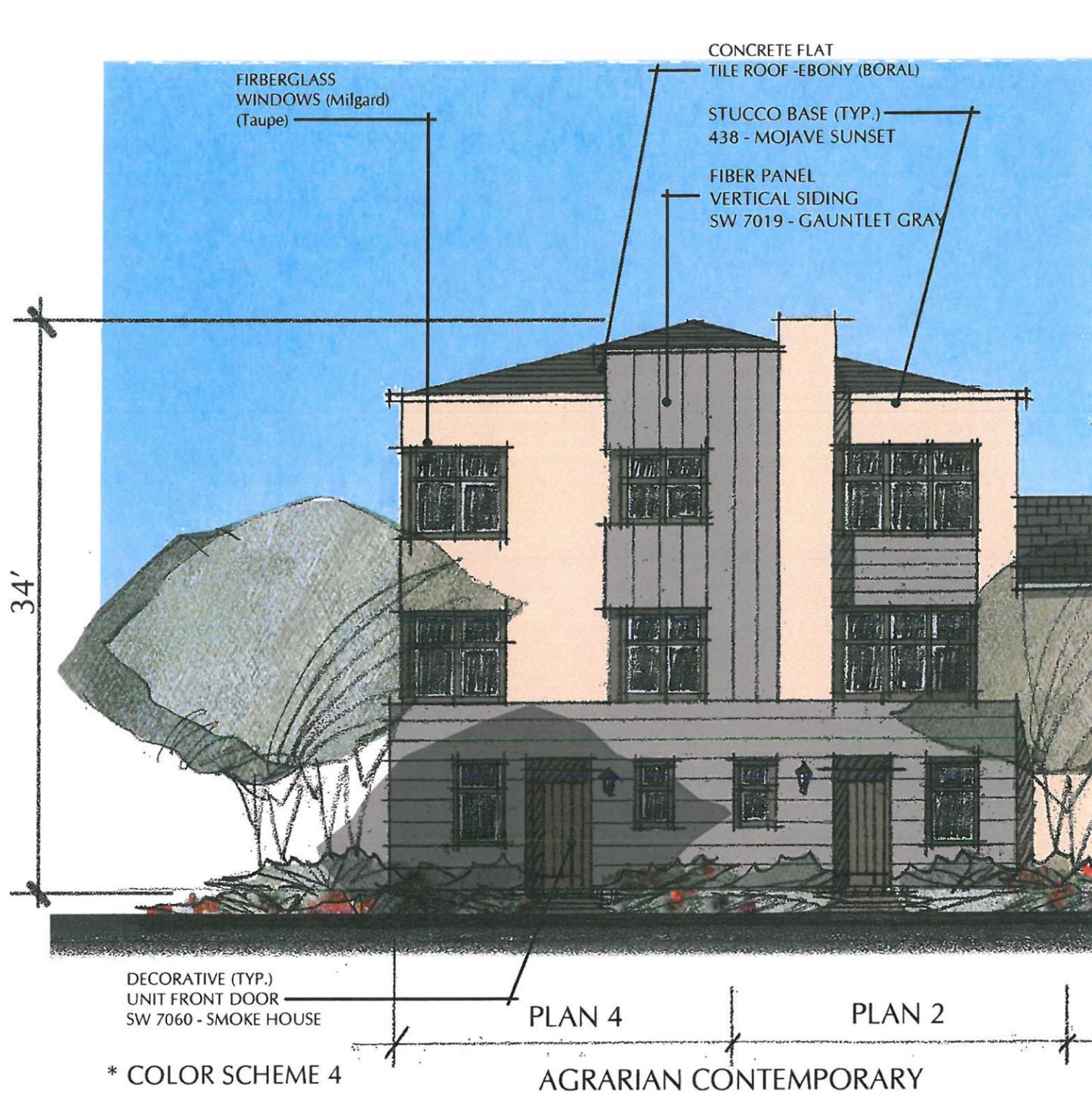


HAZEL STREET
ELEVATIONS



DRIVE ISLE ELEVATIONS
(NOT TO SCALE)

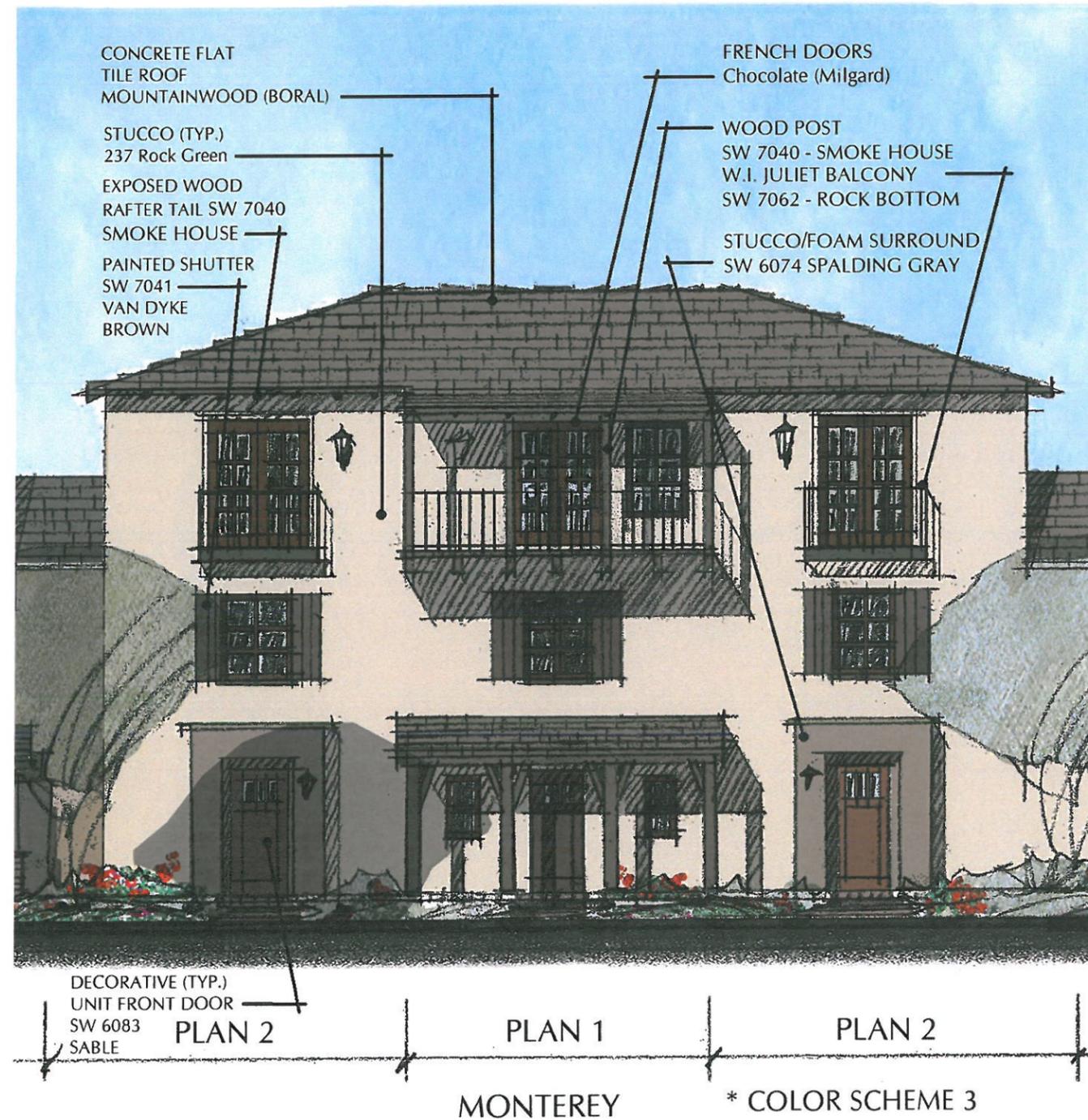
ELEVATIONS
@ The Boulevard
HAYWARD, CALIFORNIA



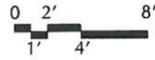
FRONT ELEVATIONS



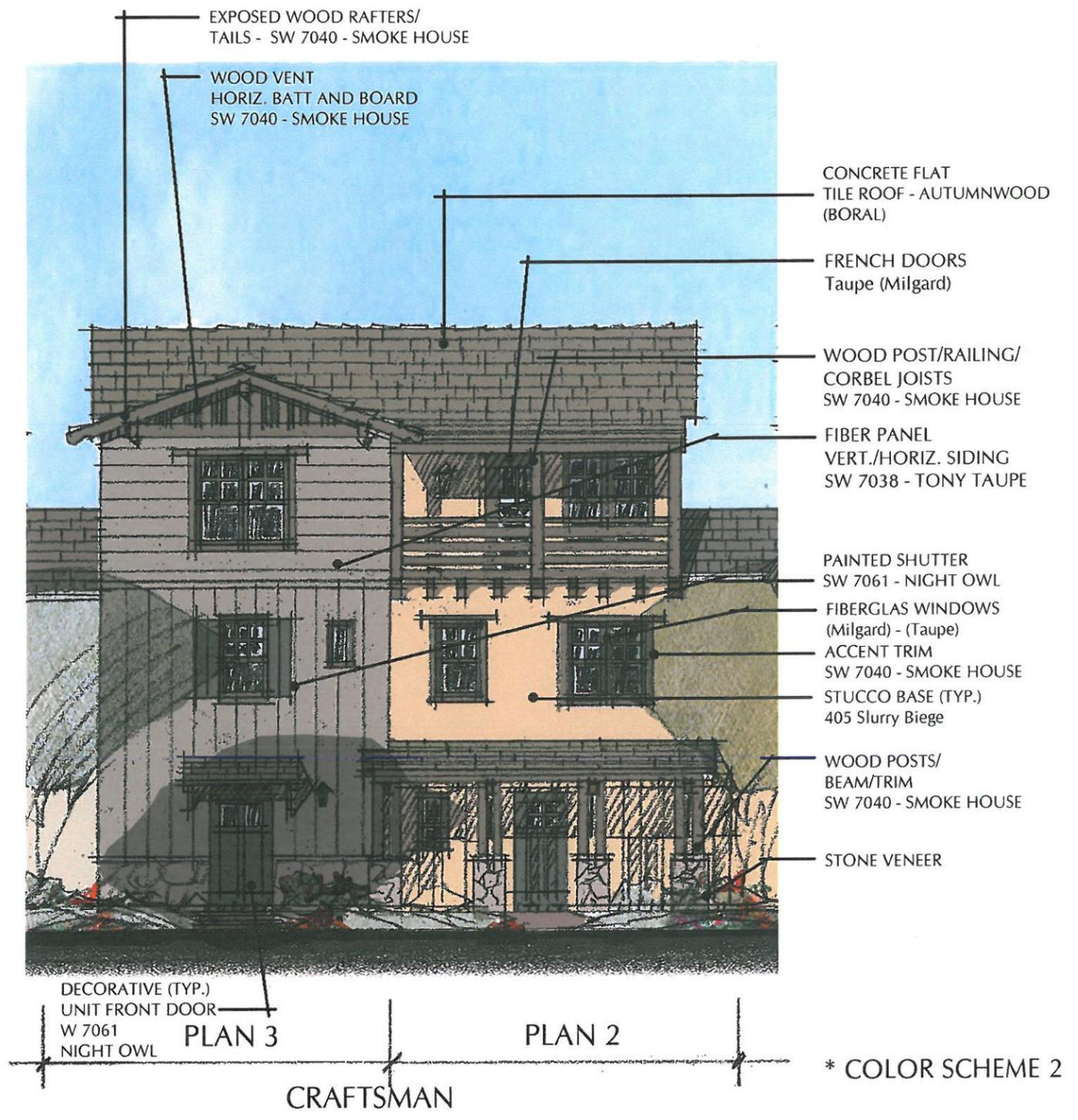
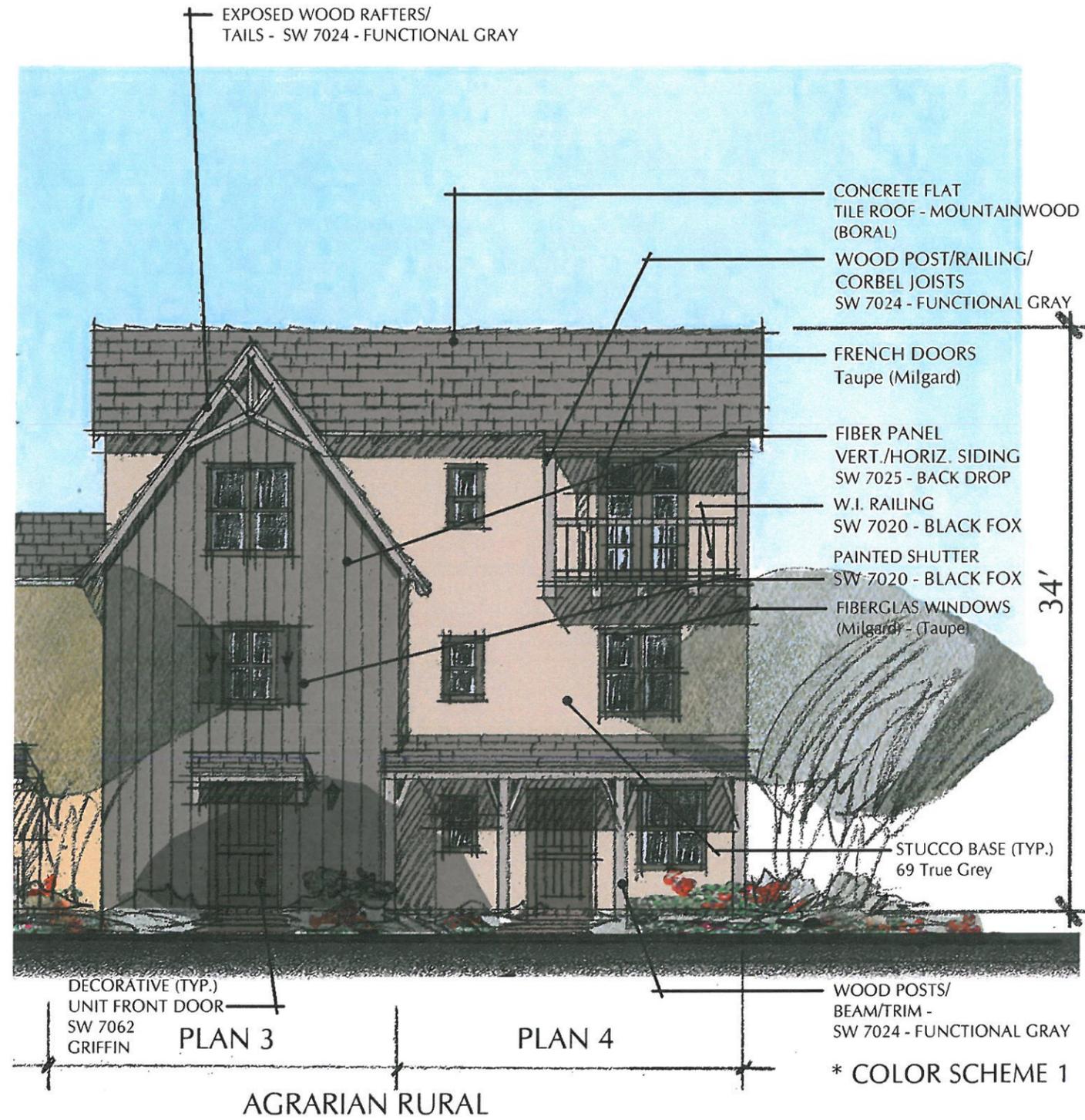
@ The Boulevard
HAYWARD, CALIFORNIA



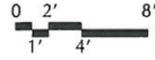
FRONT ELEVATIONS



@ The Boulevard
HAYWARD, CALIFORNIA



FRONT ELEVATIONS
 @ The Boulevard
 HAYWARD, CALIFORNIA





AC1 - Corner Windows



AC2 - Simple Forms with Plenty of Window Glass



Arts1 - Porch Corner Wood Wide Column and Beam



Arts3 - Deep Porch and Wrapped Wood Columns with Rails



AC3 - Wood and Stucco Massing



AC5 - Architectural Massing



Arts2 - Light Fixture



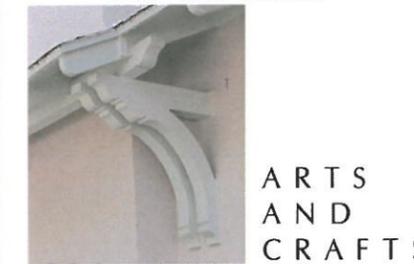
Arts4 - Steep Roofs, Wood Trim and Siding



Art5 - Shed Dormers



AC4 - Vertical Wood Shapes

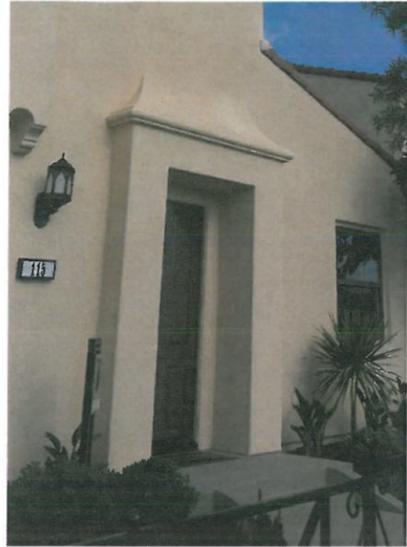


Arts6 - Wood Beams and Outlookers

AGRARIAN
CONTEMPORARY

IMAGES For AGRARIAN CONTEMPORARY
and ARTS AND CRAFTS
@ The Boulevard
HAYWARD, CALIFORNIA

ARTS
AND
CRAFTS



M1 - Front door Stucco Surround



M2 - Front door and Stucco Surround



M4 - Wood Balcony



M3 - Exterior Light Fixture



M5 - Wood Sill/Stucco Jam



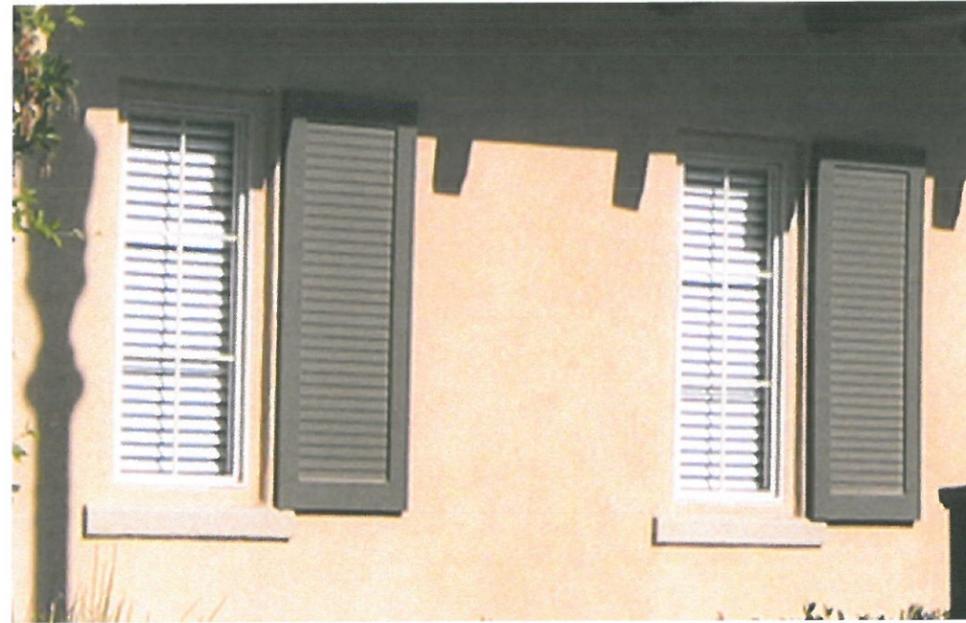
M6 - Wrought Iron Juliet Balcony



M7 - Window Trim and Faux Shutters



M8 - Wood Joists at Balcony



M9 - Window at Stucco Recess with Faux Shutters



M10 - Window Header and Stucco ecess

AGRARIAN CONTEMPORARY

MONTEREY

IMAGES For MONTEREY @ The Boulevard HAYWARD, CALIFORNIA

Angeleno Associates, Inc. 147 City Place Drive, Santa Ana, Ca 92705 www.angelenoarchitects.com Tel: (714) 265-1888 1232 2013 © Angeleno Associates, Inc.

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INTEGRAL COMMUNITIES 12.19.13.



AR1 - Gable End Wood Faux Vent



AR3 - Wood Outlooker and Bracket Detail



AR2 - Exterior Light Fixture



AR4 - Wood Outlooker Detail



C1 - Wood Rake Overhang and Outlooker



C3 - Typical Wood Trim at Wood Siding



C5 - Wood Window Trim and Sill



C2 - Wood "Gamble House" Style Railing and Deck



C4 - Gable End Outlooker and Faux Vent at Rake Overhang



AGRARIAN RURAL

AR5 - Steep Roofs with Flat Roof Tile Shingles, Shed Dormers, and Wood Siding



AR6 - Deep Porches with Wrapped Wood Columns, Brackets and railing

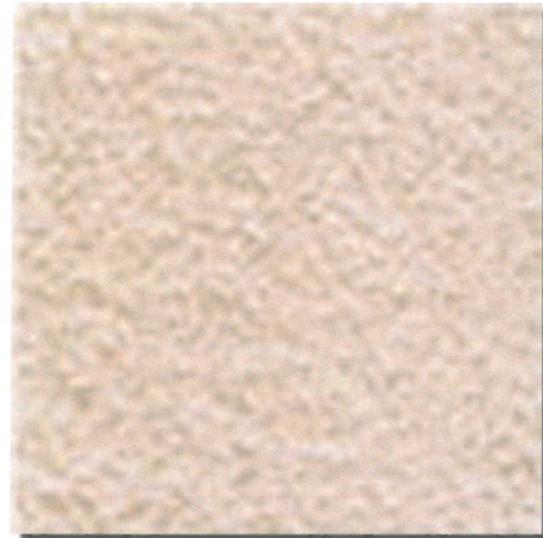


CRAFTSMAN

C6 - Wood Headers, Posts, Low Pillars and Wood Rail

IMAGES For AGRARIAN RURAL
And CRAFTSMAN
@ The Boulevard
HAYWARD, CALIFORNIA

SCHEME 1



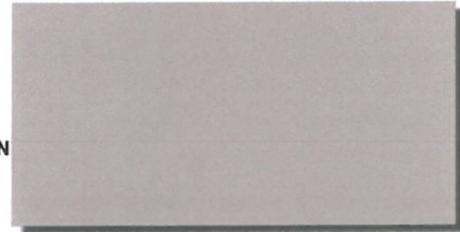
OMEGA STUCCO 69 TRUE GREY 20/30 SAND TEXTURE



SANDSTONE COURTYARD COLLECTION STEEL GARAGE DOORS



TAUPE - MILGARD FIBERGLAS WINDOW FRAME



SW 7024 - FUNCTIONAL GRAY



SW 7025 - BACKDROP

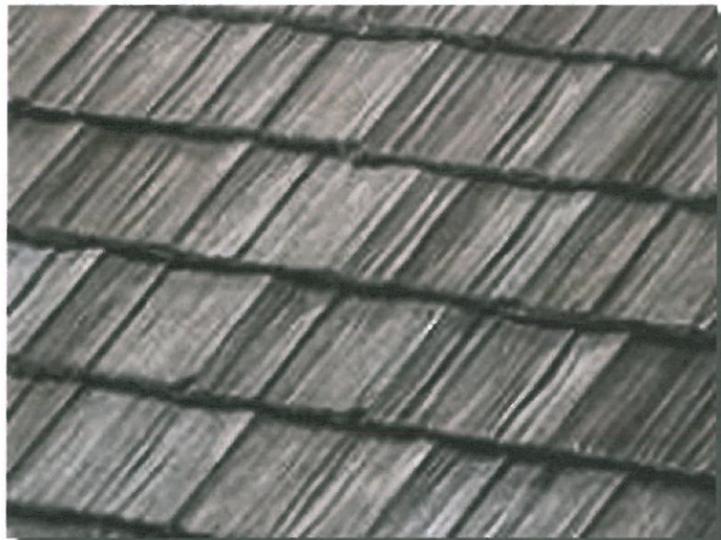


SW 7026 - GRIFFIN



SW 7020 - BLACK FOX

1MDCL5001 MOUNTAINWOOD BORAL TILE



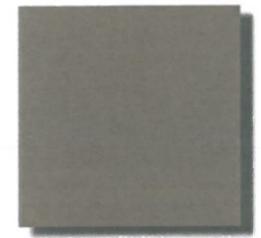
**@ THE BOULEVARD
HAYWARD, CA**

SCHEME 2

EURO STONE CHAMPAGNE CORONADO STONE



1MDCL3002 AUTUMNWOOD BORAL TILE



TAUPE - MILGARD FIBERGLAS WINDOW FRAME



SW 7038 - TONY TAUPE



SW 7061 - NIGHT OWL



SW 7040 - SMOKE HOUSE



OMEGA STUCCO 405 SLURRY BIEGE 20/30 SAND TEXTURE



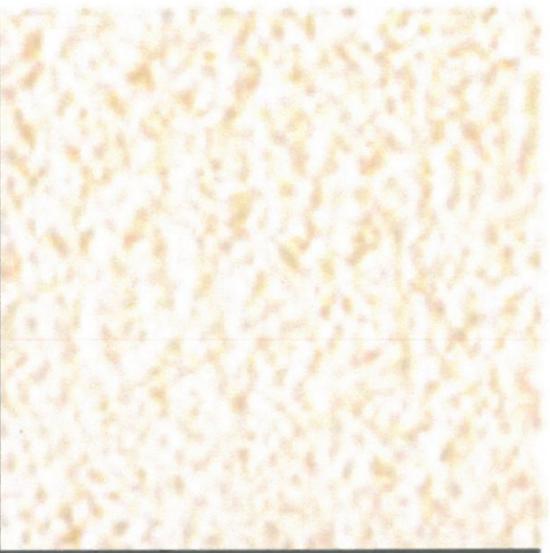
TERRA BRONZE COURTYARD COLLECTION STEEL GARAGE DOORS

COLORS AND MATERIALS BOARD

**INTEGRAL COMMUNITIES
DANVILLE, CA**

SCHEME 3 MATERIALS BOARD

COLORS AND MATERIALS BOARD



OMEGA STUCCO 237 ROCK GREEN
20/30 SAND TEXTURE



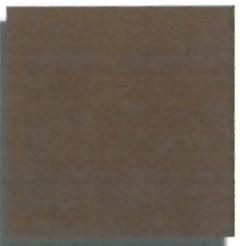
BROWN
COURTYARD COLLECTION
STEEL GARAGE DOORS



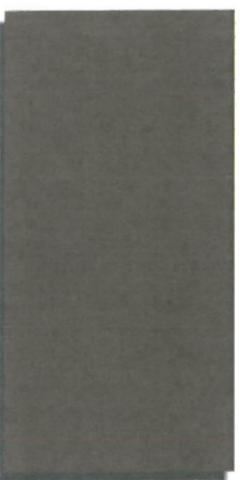
SW 6074 - SPALDING GRAY



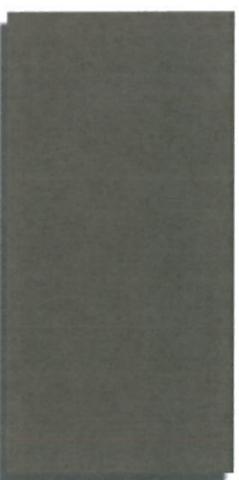
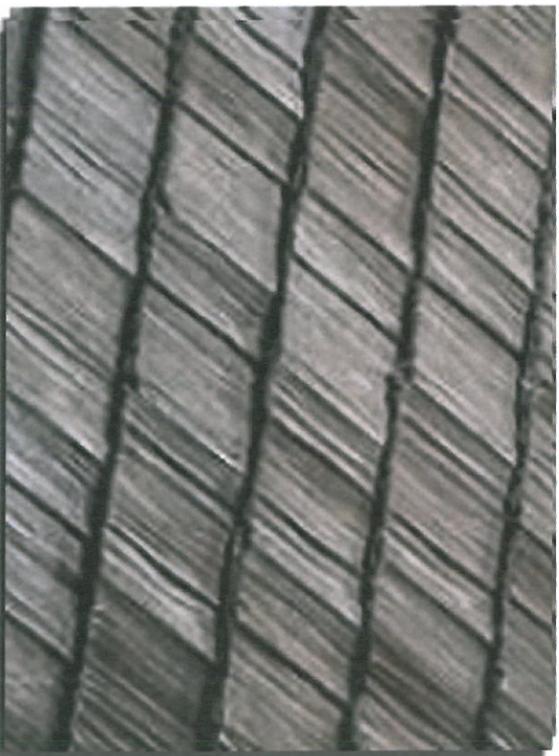
SW 7040 - SMOKE HOUSE



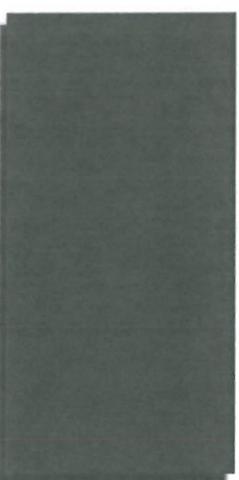
1MDCL5001 MOUNTAINWOOD BORAL TILE
CHOCOLATE - MILGARD FIBERGLAS WINDOW FRAME



SW 6083 - SABLE



SW 7041 - VAN DYKE BROWN



SW 7062 - ROCK BOTTOM



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Updated: 12.12.13.

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HAYWARD, CA**

**INTEGRAL COMMUNITIES
DANVILLE, CA**

SCHEME 4



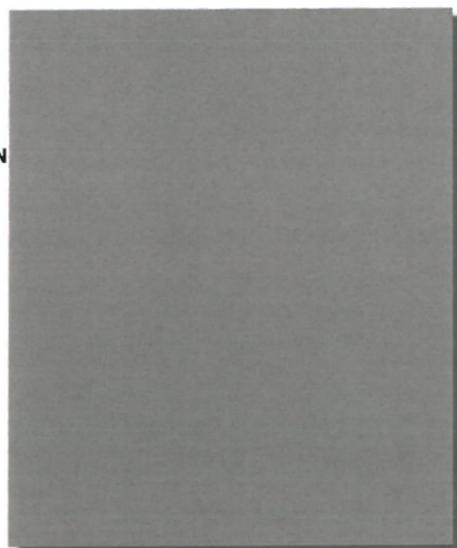
OMEGA STUCCO 438 MOJAVE SUNSET 20/30 SAND TEXTURE



SANDSTONE COURTYARD COLLECTION STEEL GARAGE DOORS

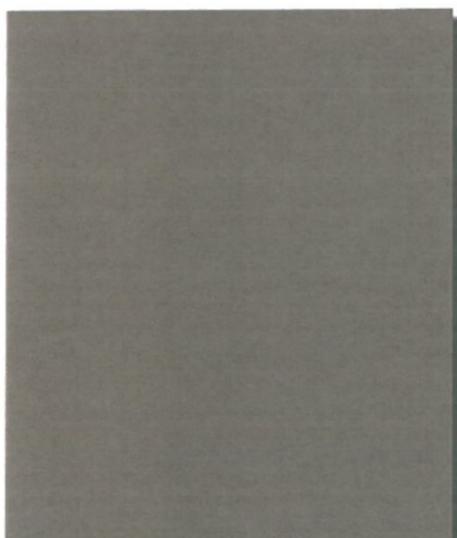
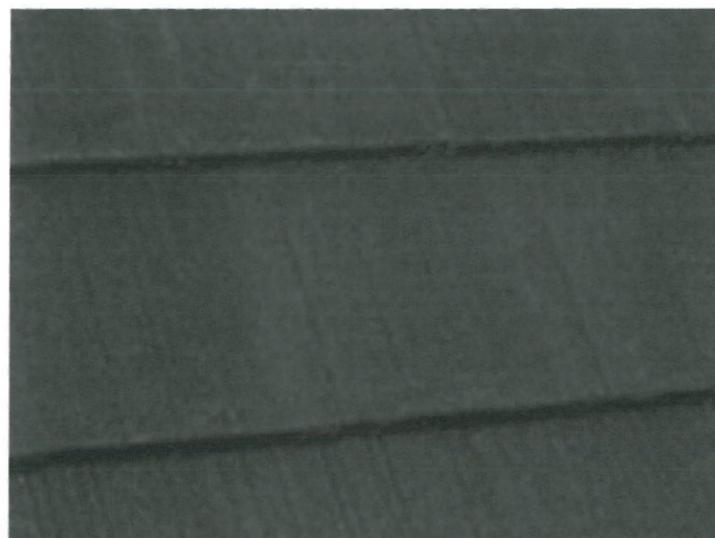


TAUPE - MILGARD FIBERGLAS WINDOW FRAME



SW 7019 - GAUNTLET GRAY

1LSCS5047 EBONY BORAL TILE



SW 7040 - SMOKE HOUSE

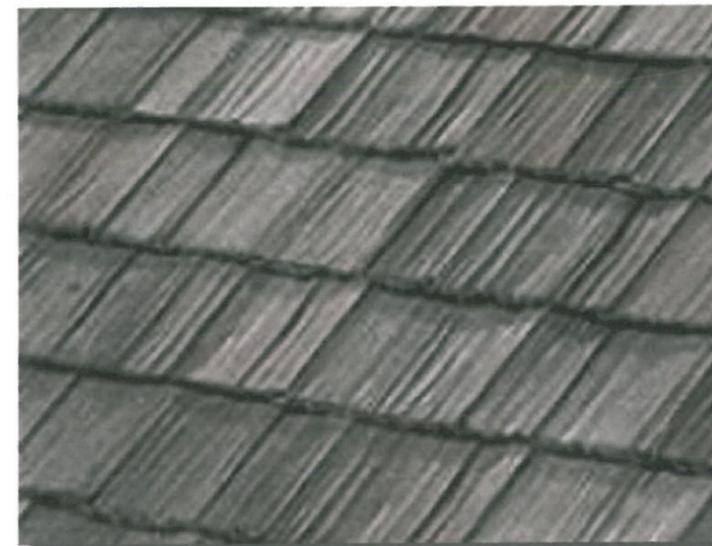
@ THE BOULEVARD HAYWARD, CA

SCHEME 5

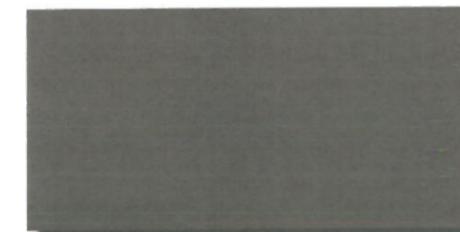
Special Used Country CORONADO STONE



1MDCL5011 VINTAGEWOOD BORAL TILE



SW 6004 - MINK



SW 7026 - GRIFFIN



OMEGA STUCCO 411 OAK FLATS 20/30 SAND TEXTURE



TAUPE - MILGARD FG WIN. FRM



SW 7047 - PROPOISE



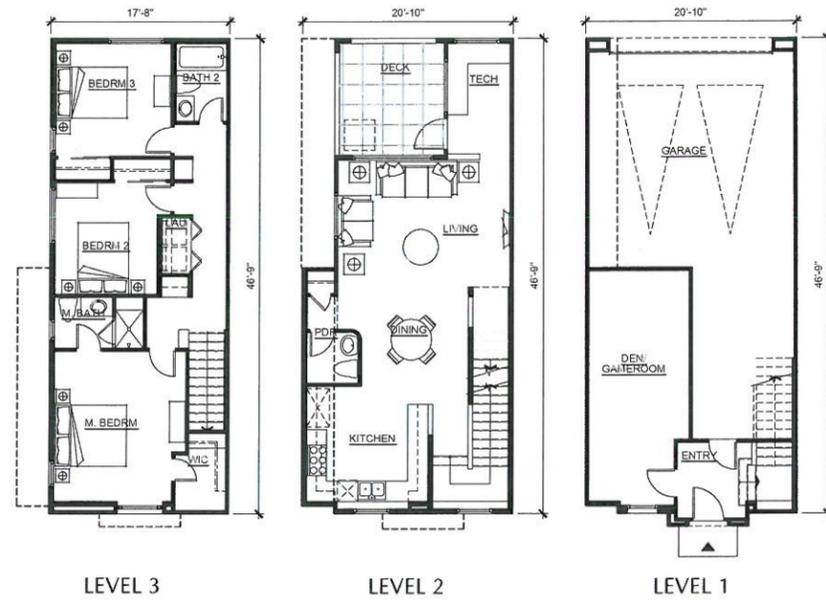
TERRA BRONZE COURTYARD COLLECTION STEEL GARAGE DOORS



SW 7027 - WELL BRED BROWN

COLORS AND MATERIALS BOARD

INTEGRAL COMMUNITIES DANVILLE, CA



LEVEL 3

LEVEL 2

LEVEL 1

UNIT 3

3 BED, DEN, 2.5 BA, 1,850 SF
 GARAGE 596 SF
 DECK 120 SF



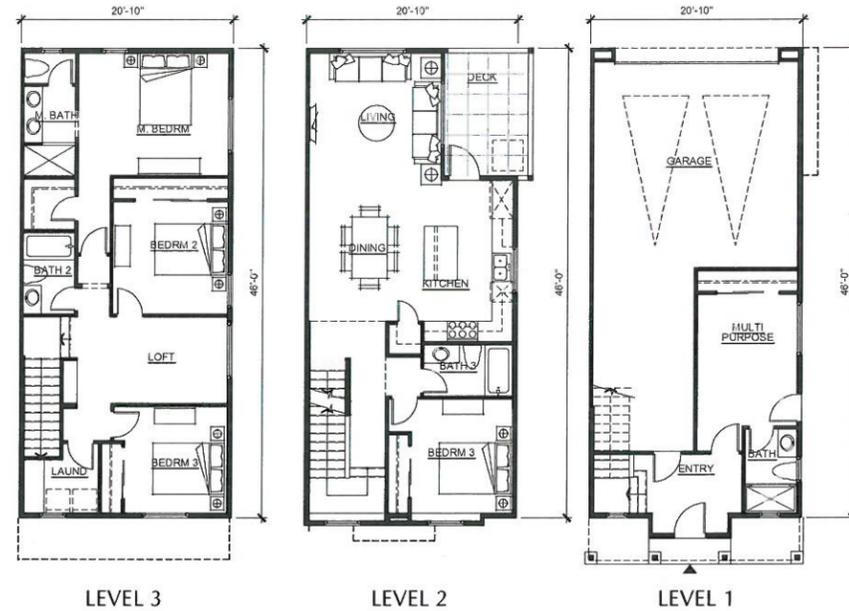
LEVEL 3

LEVEL 2

LEVEL 1

UNIT 1

2 BED, 2.5 BA, 1,485 SF
 GARAGE 640 SF
 DECK 104 SF
 PORCH 56 SF



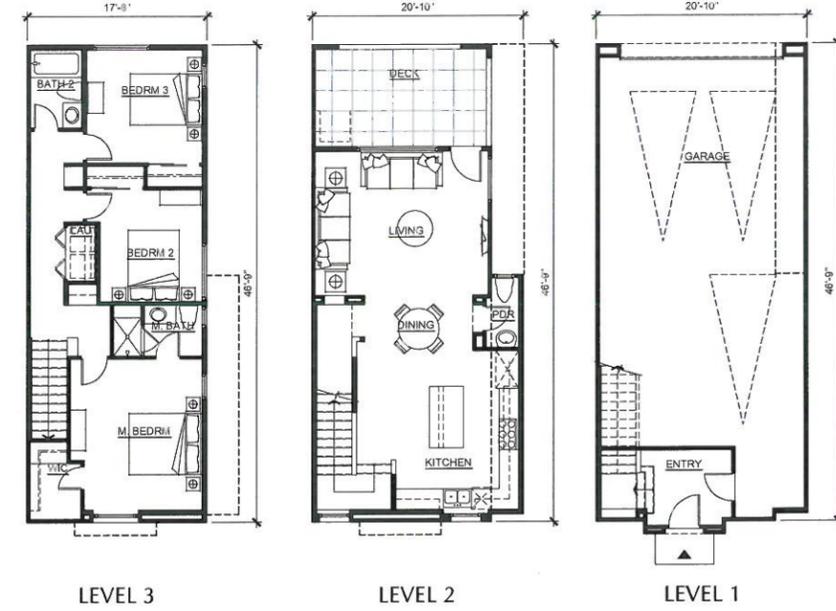
LEVEL 3

LEVEL 2

LEVEL 1

UNIT 4

4 BED, MULTI PURPOSE RM, 2,115 SF
 GARAGE 596 SF
 DECK 105 SF
 PORCH 78 SF



LEVEL 3

LEVEL 2

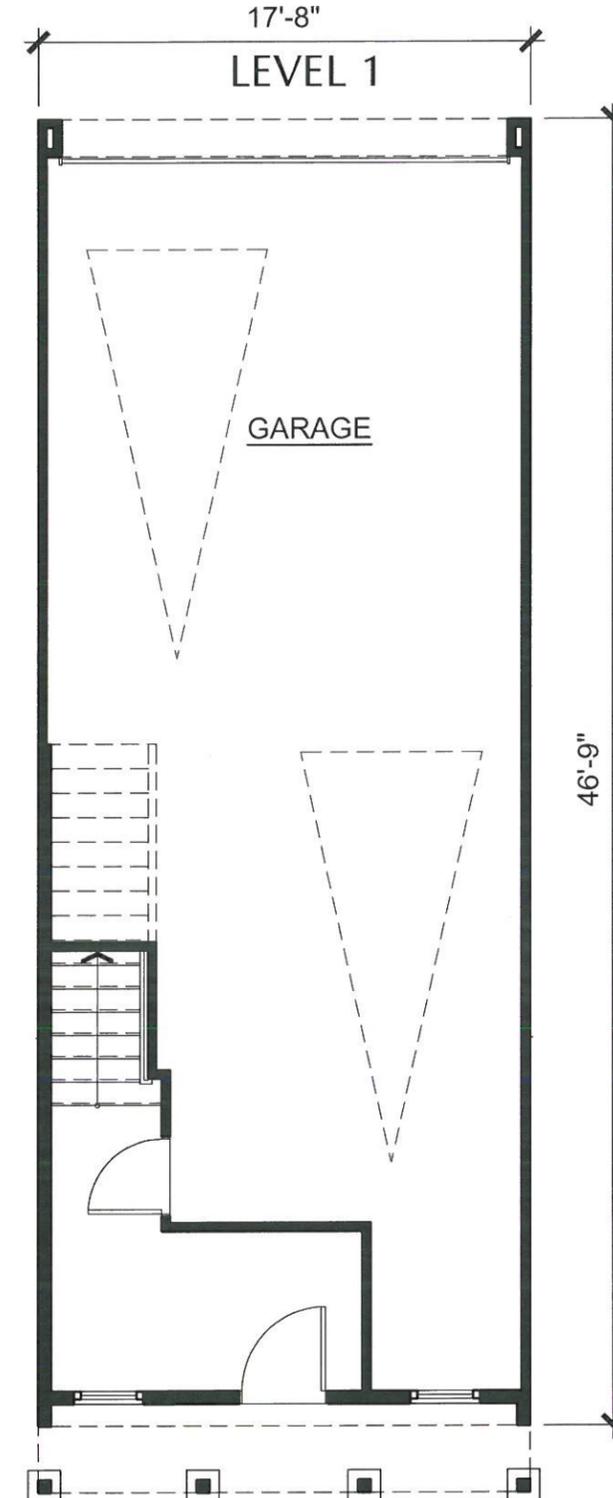
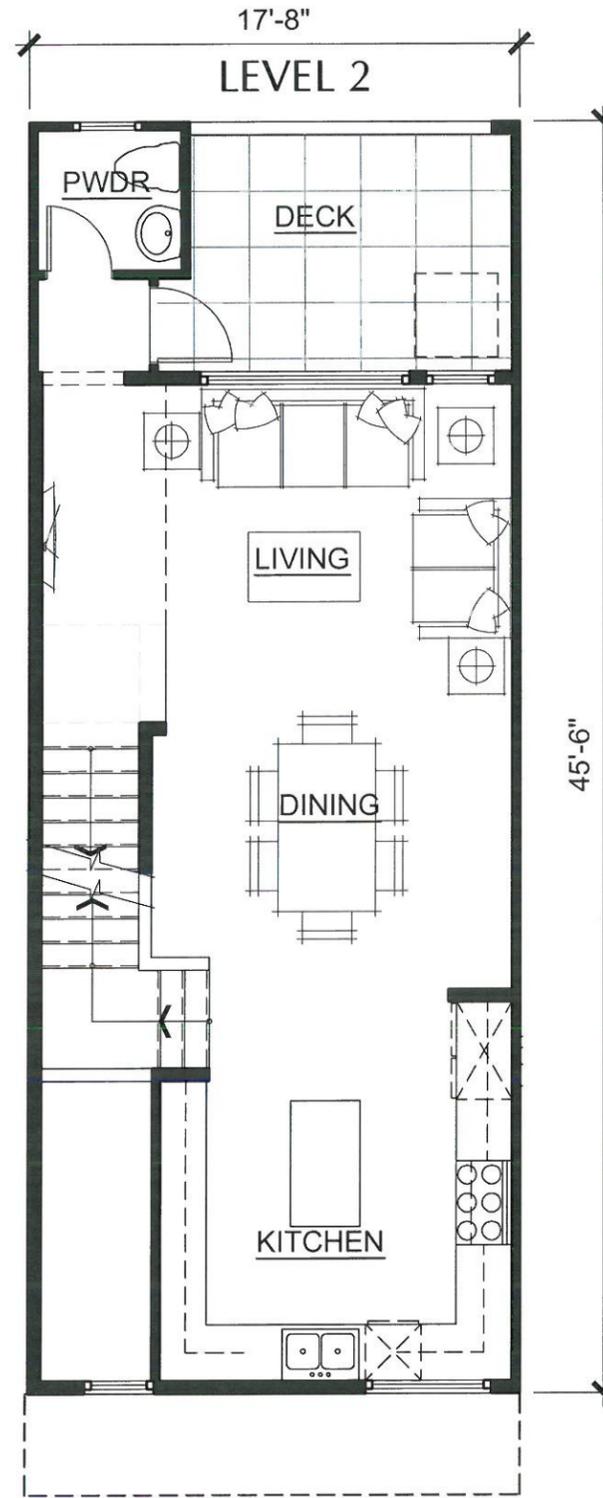
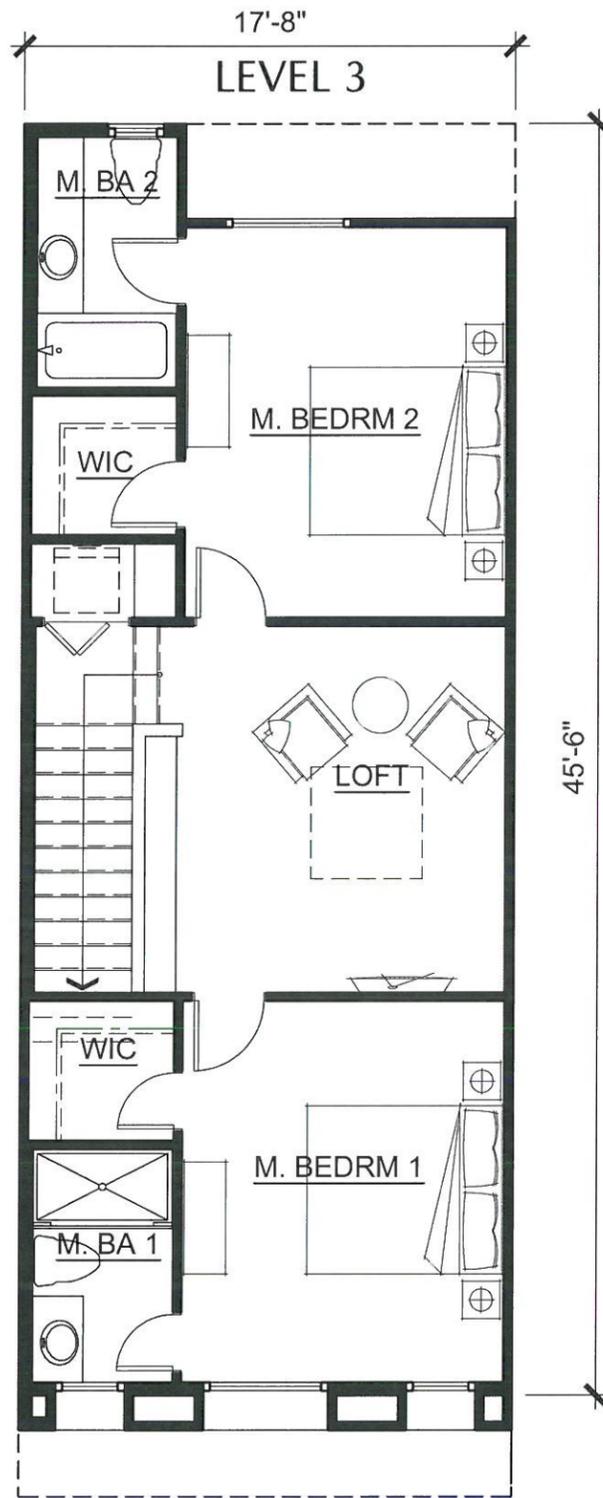
LEVEL 1

UNIT 2

3 BED, 2.5 BA, 1,570 SF
 GARAGE 814 SF
 DECK 166 SF



@ The Boulevard
 HAYWARD, CALIFORNIA



UNIT 1

2 BED, 2.5 BA - 1,485 SF

GARAGE: 640 SF
 DECK: 104 SF
 PORCH: 56 SF

@ The Boulevard
 HAYWARD, CALIFORNIA

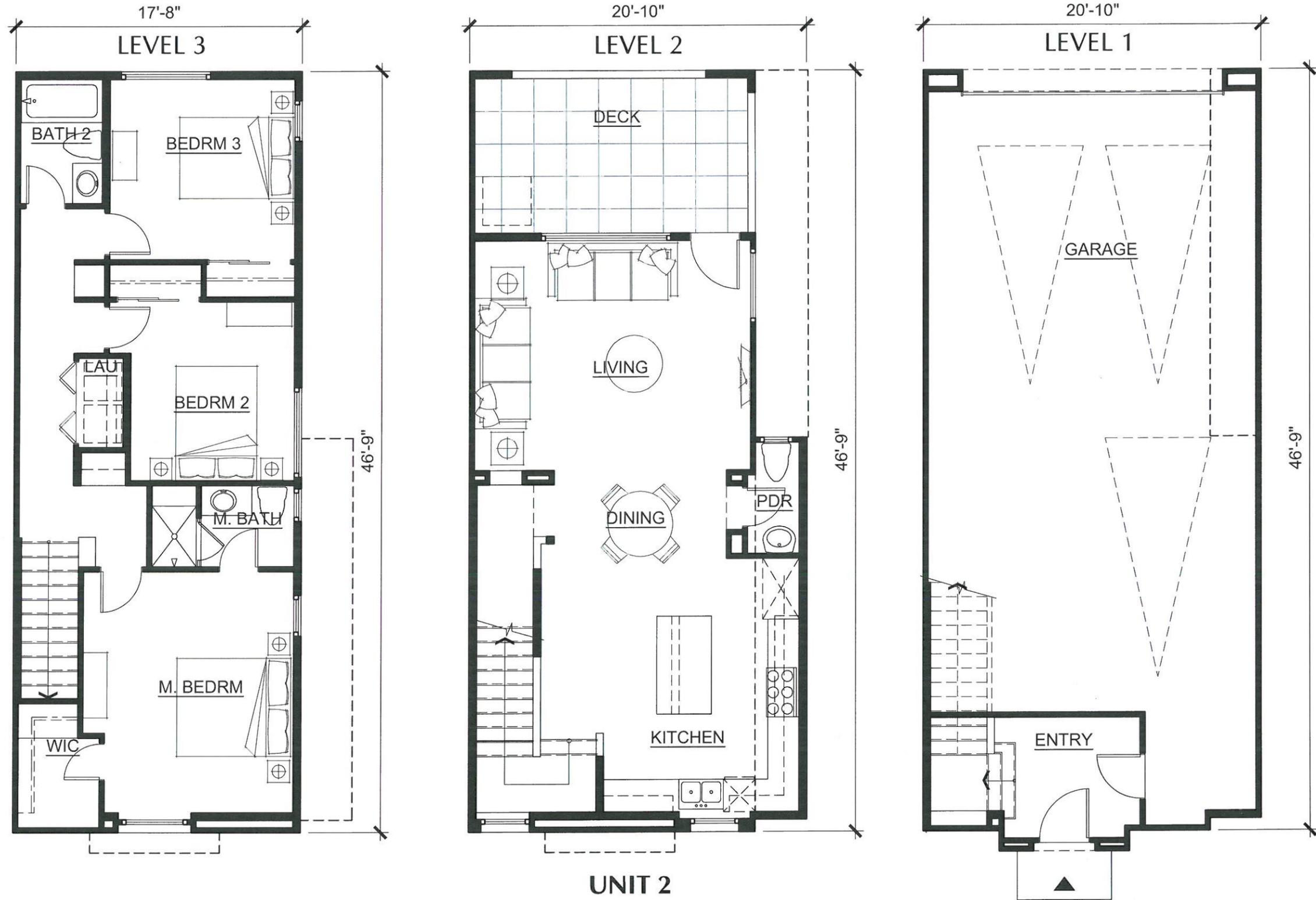
TOWNHOMES
 N.T.S

Angeleno Associates, Inc.
 147 City Place Drive, Santa Ana, Ca 92705
 www.angelenoarchitects.com Tel: (714) 265-1898
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INTEGRAL COMMUNITIES
 500 LA GONDA WAY
 SUITE 102
 DANVILLE, CA 94526

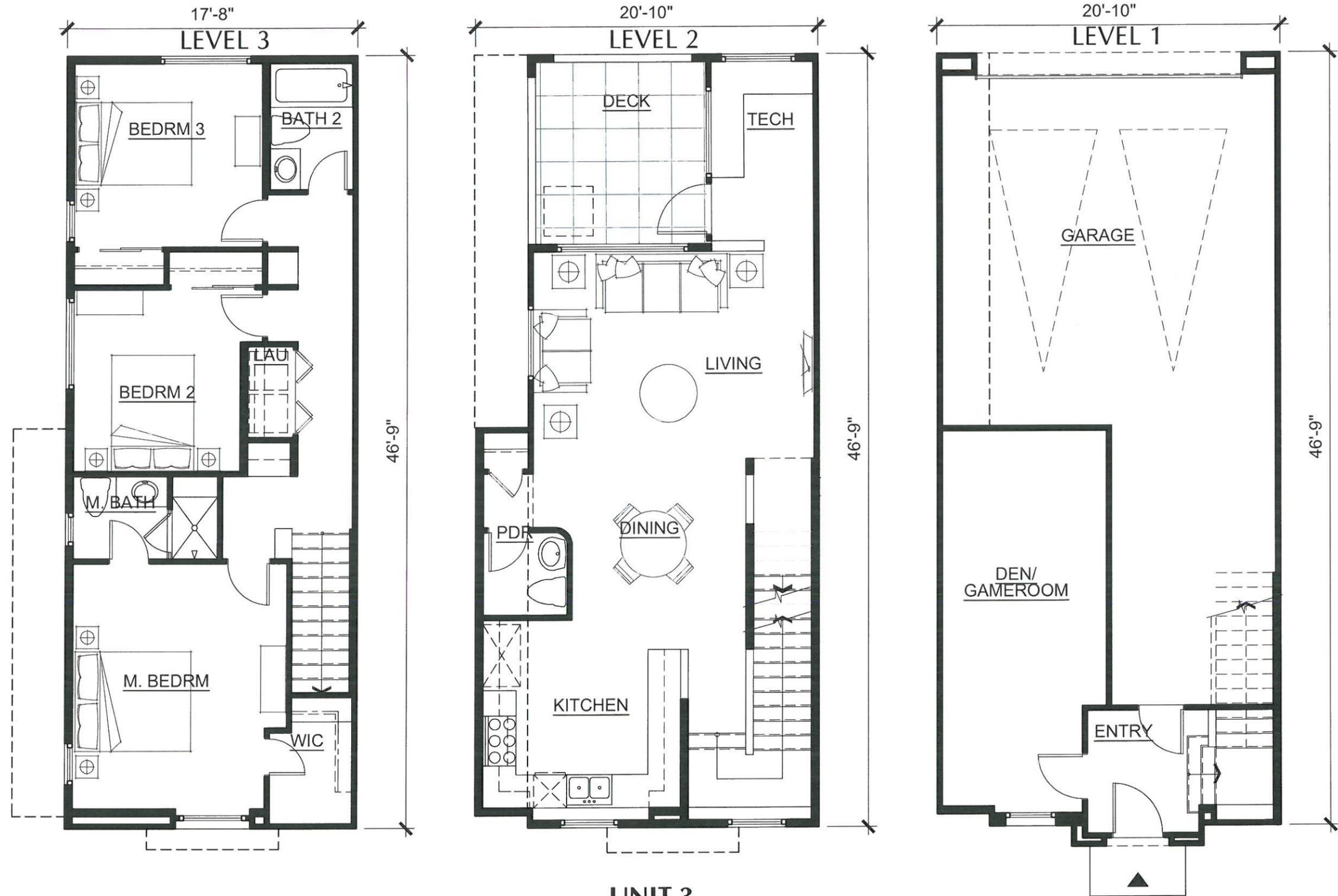
A.TH.6-1
INTEGRAL
 Communities
A DEVELOPER OF REAL ESTATE COMMUNITIES

11.21.13
 30



UNIT 2
3 BED, 2.5 BA - 1,570 SF
 GARAGE: 814 SF
 DECK: 166 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA



UNIT 3
3 BED, DEN, 2.5 BA - 1,850 SF
 GARAGE: 596 SF
 DECK: 120 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA

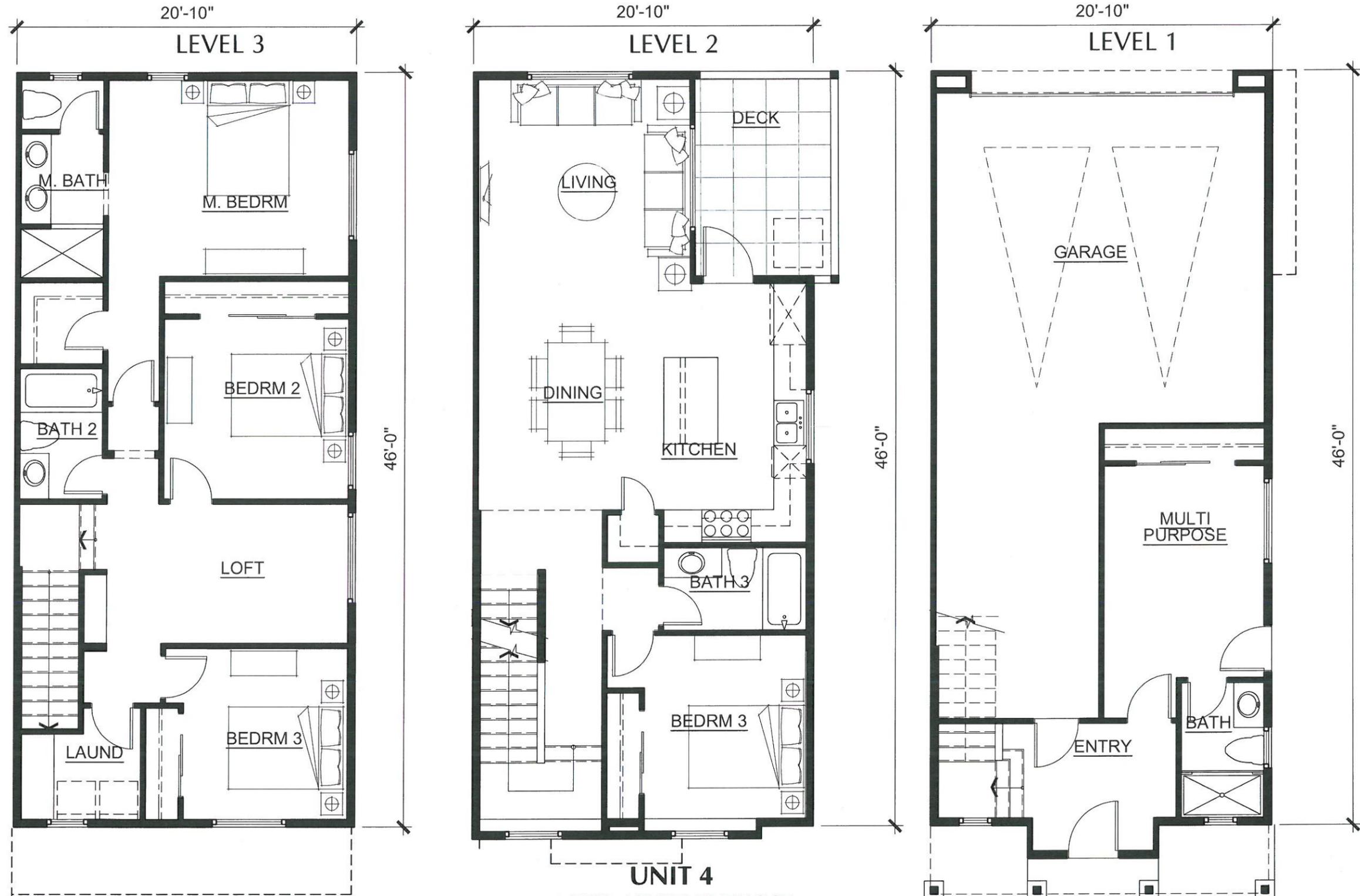
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INTEGRAL COMMUNITIES
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 SUITE 102
 DANVILLE, CA 94526

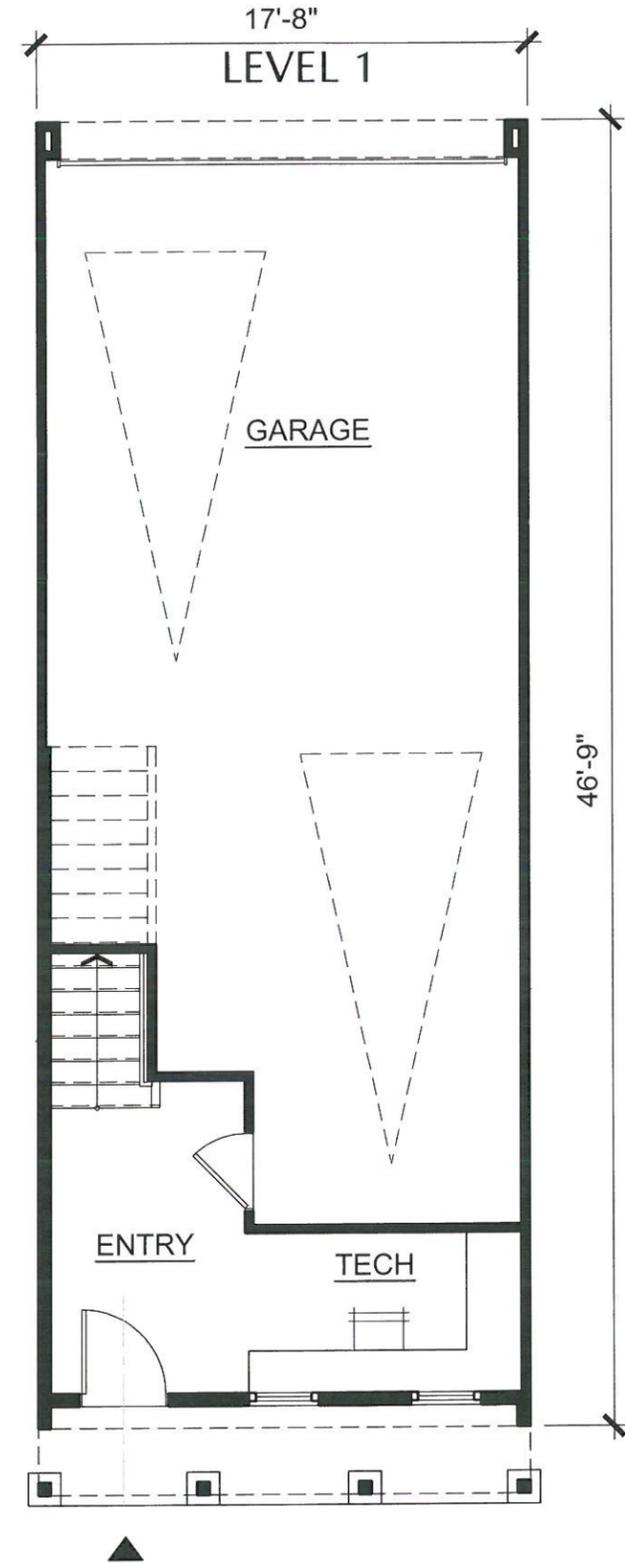
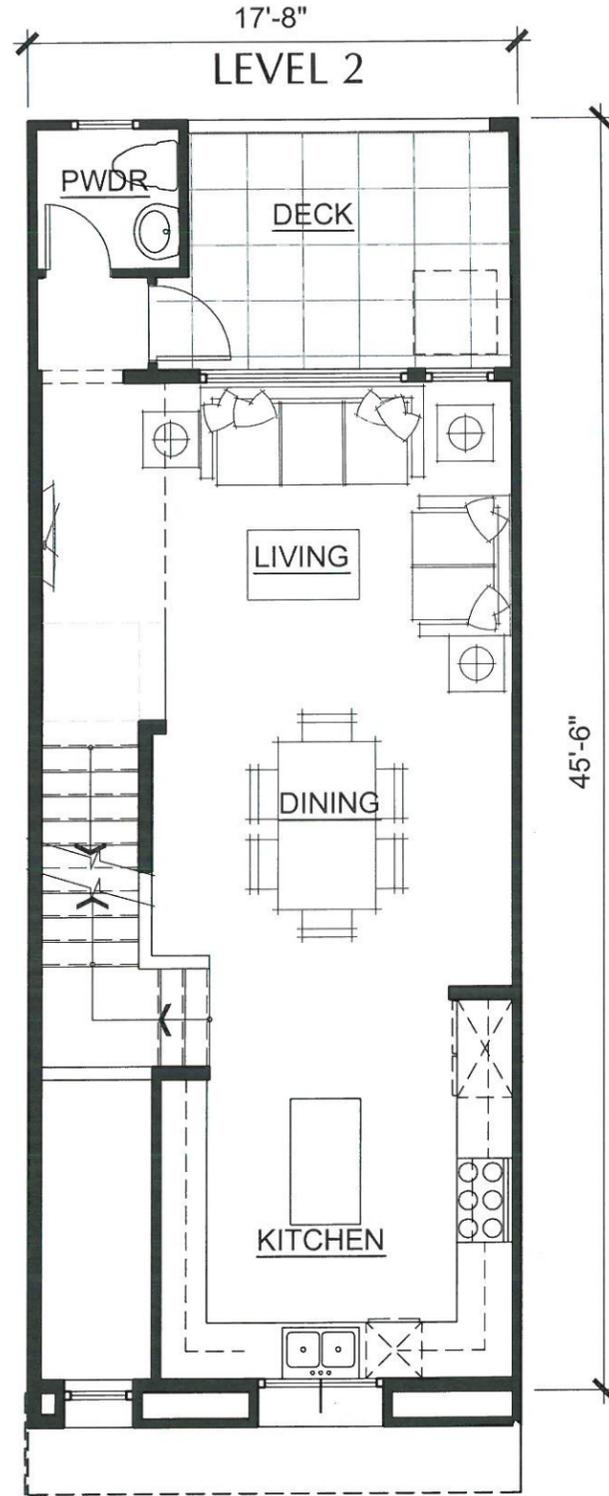
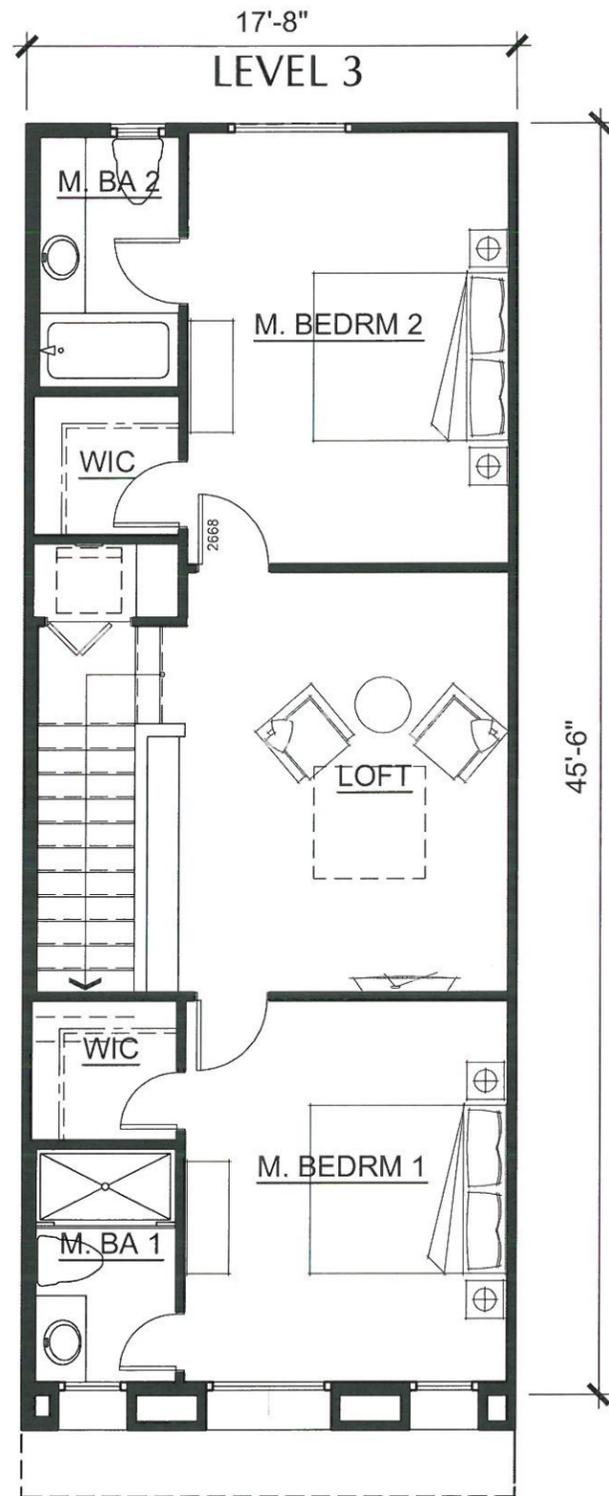
A.TH.6-3
INTEGRAL
 Communities
A COMMITMENT TO EXCELLENCE

11.21.13
 32



UNIT 4
4 BED, MULTI PURPOSE
RM - 2,115 SF
 GARAGE: 596 SF
 DECK: 105 SF
 PORCH: 78 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA



UNIT 1-ALT.
2 BED, 2.5 BA, TECH - 1,589 SF
 GARAGE: 578 SF
 DECK: 104 SF
 PORCH: 56 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA

TOWNHOMES - ALTERNATE
 N.T.S.

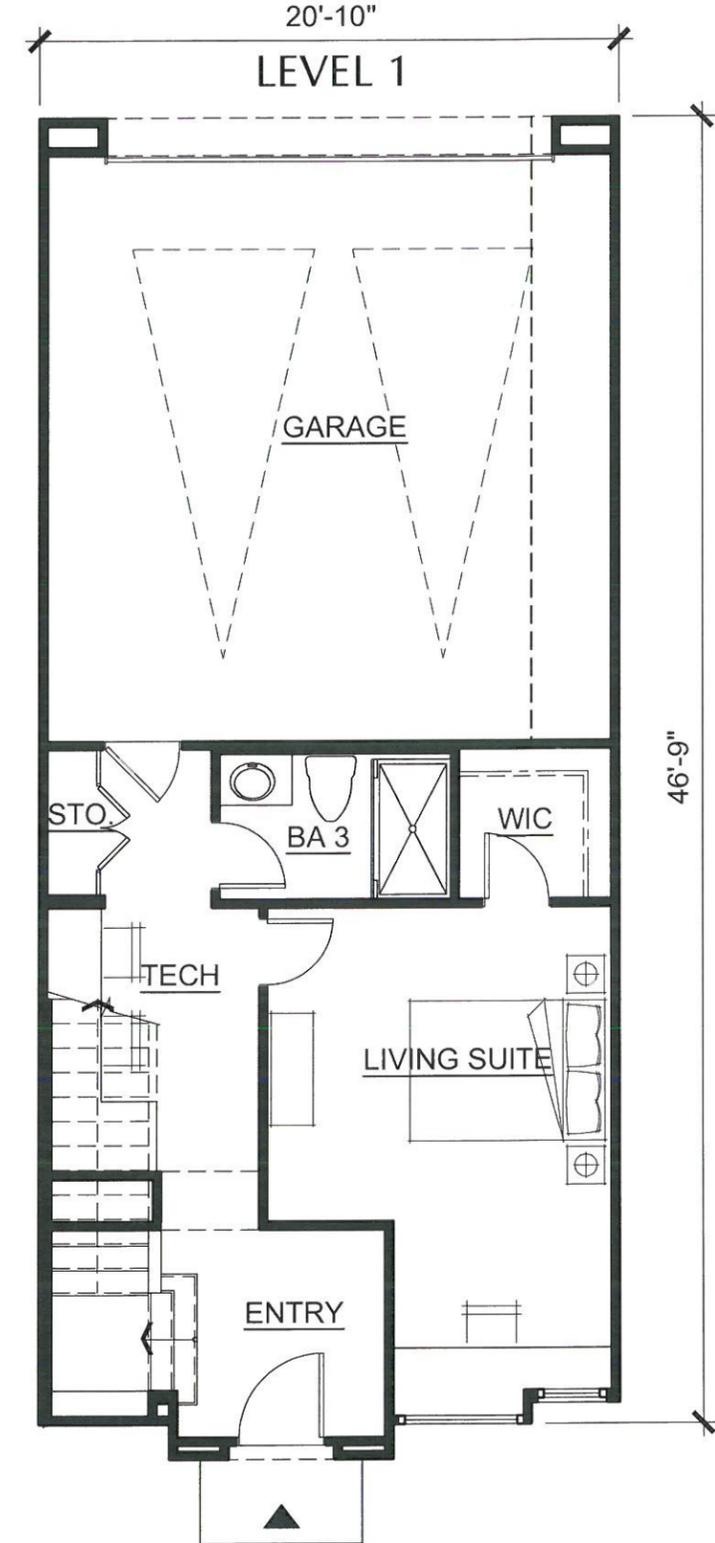
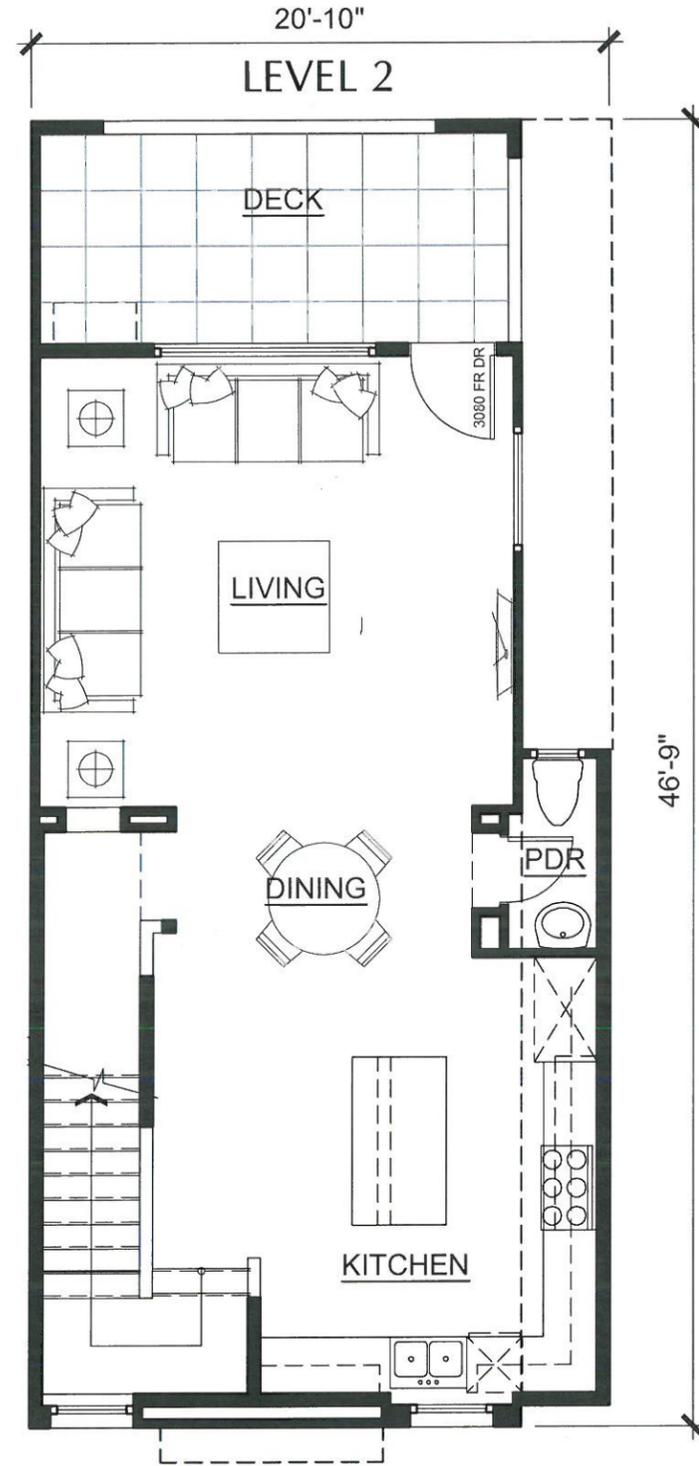
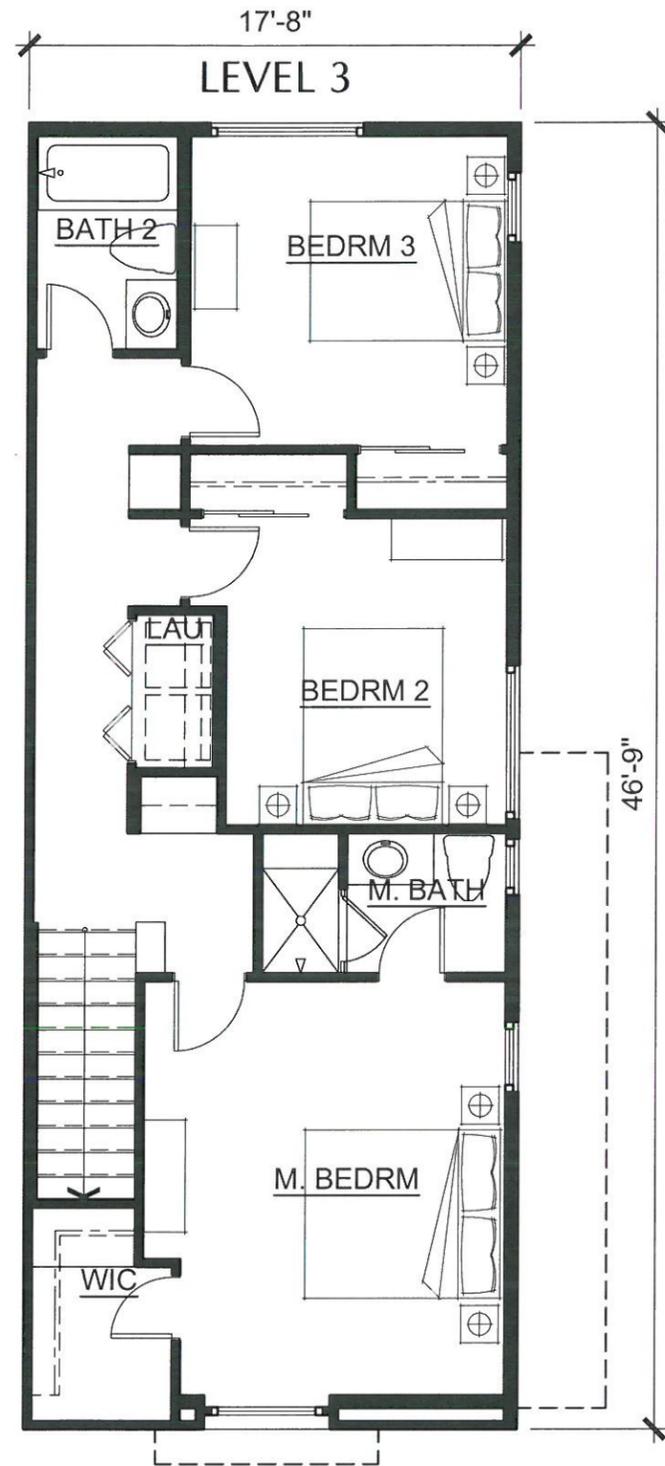
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INTEGRAL COMMUNITIES
 500 LA GONDA WAY
 SUITE 102
 DANVILLE, CA 94526

A.TH.7-1

 INTEGRAL
 Communities
A DEVELOPER OF QUALITY HOMES

11.21.13
 34



UNIT 2-ALT.
3 BED, 3.5 BA, LIVINGSUITE,
TECH - 1,990 SF
 GARAGE: 429 SF
 DECK: 131 SF

@ The Boulevard
 HAYWARD, CALIFORNIA

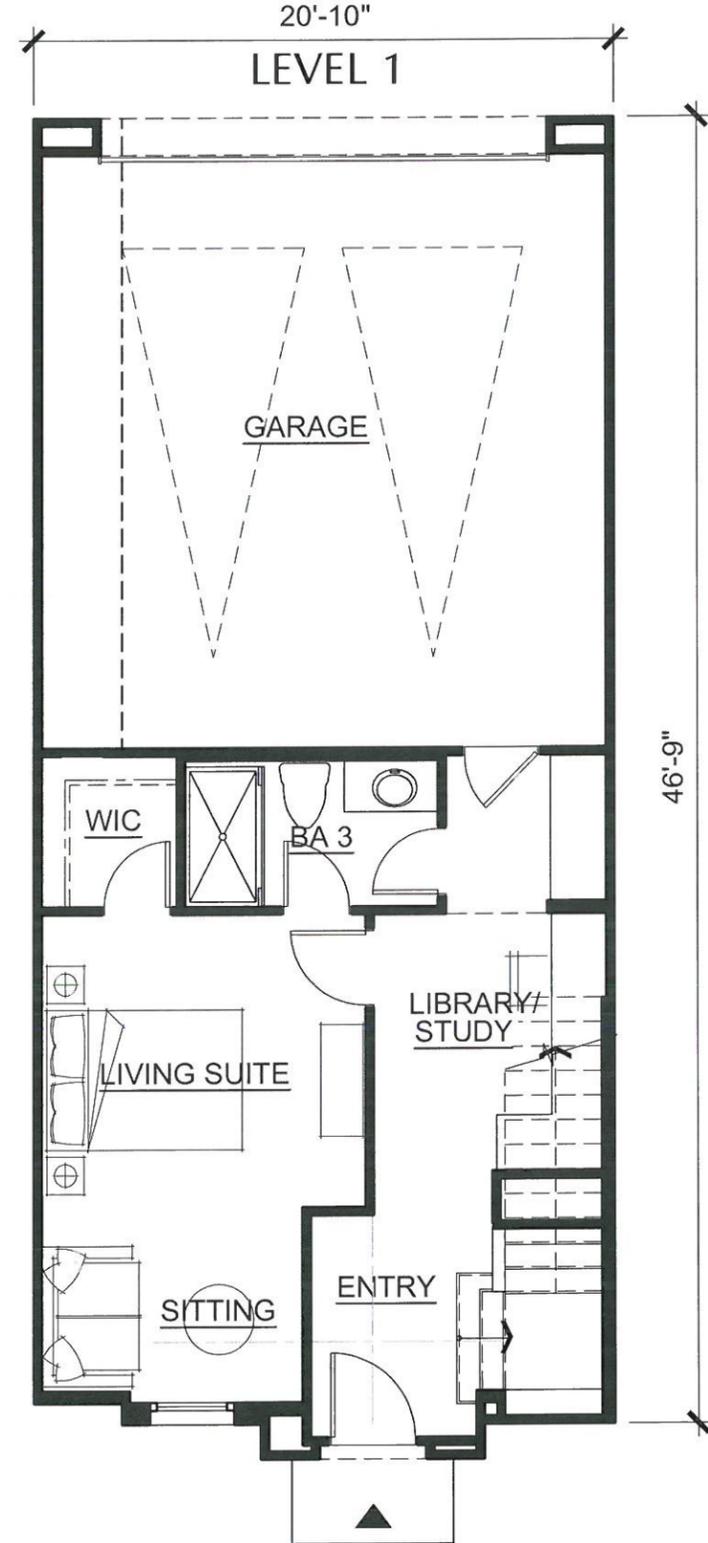
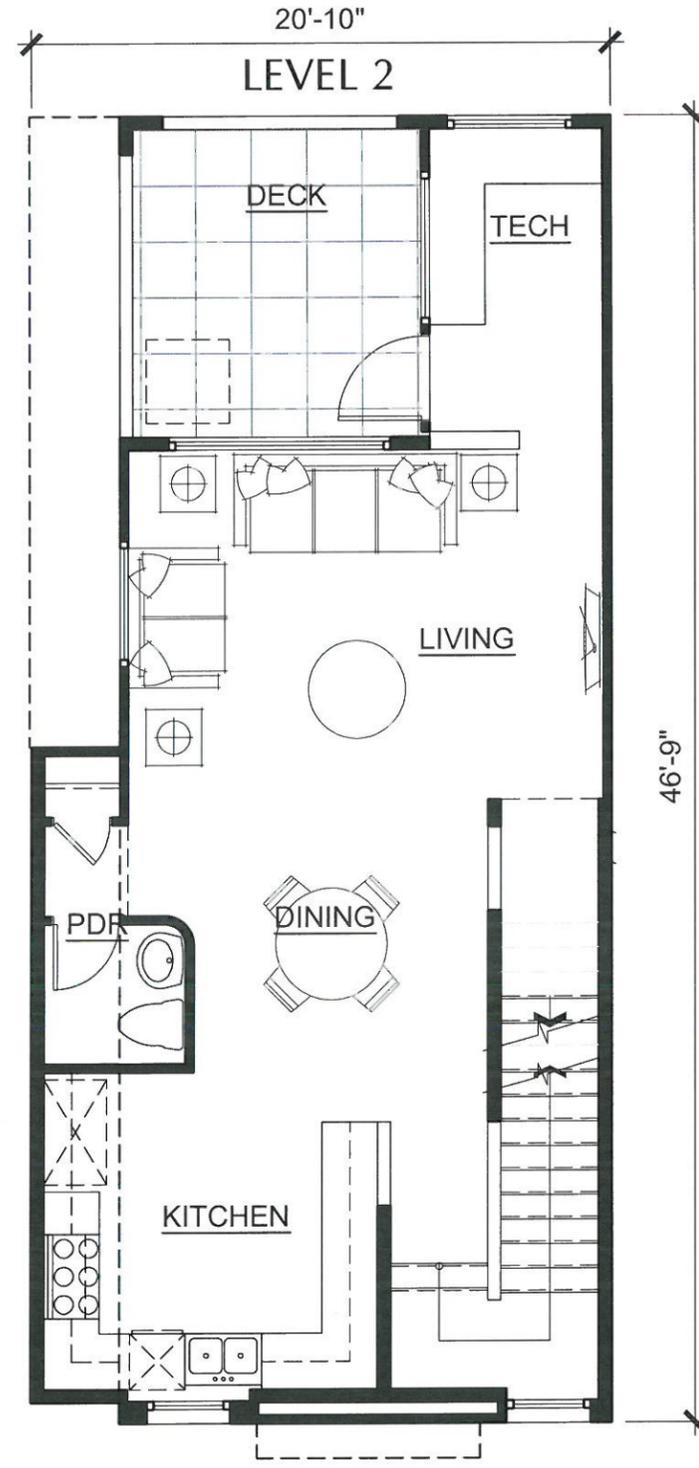
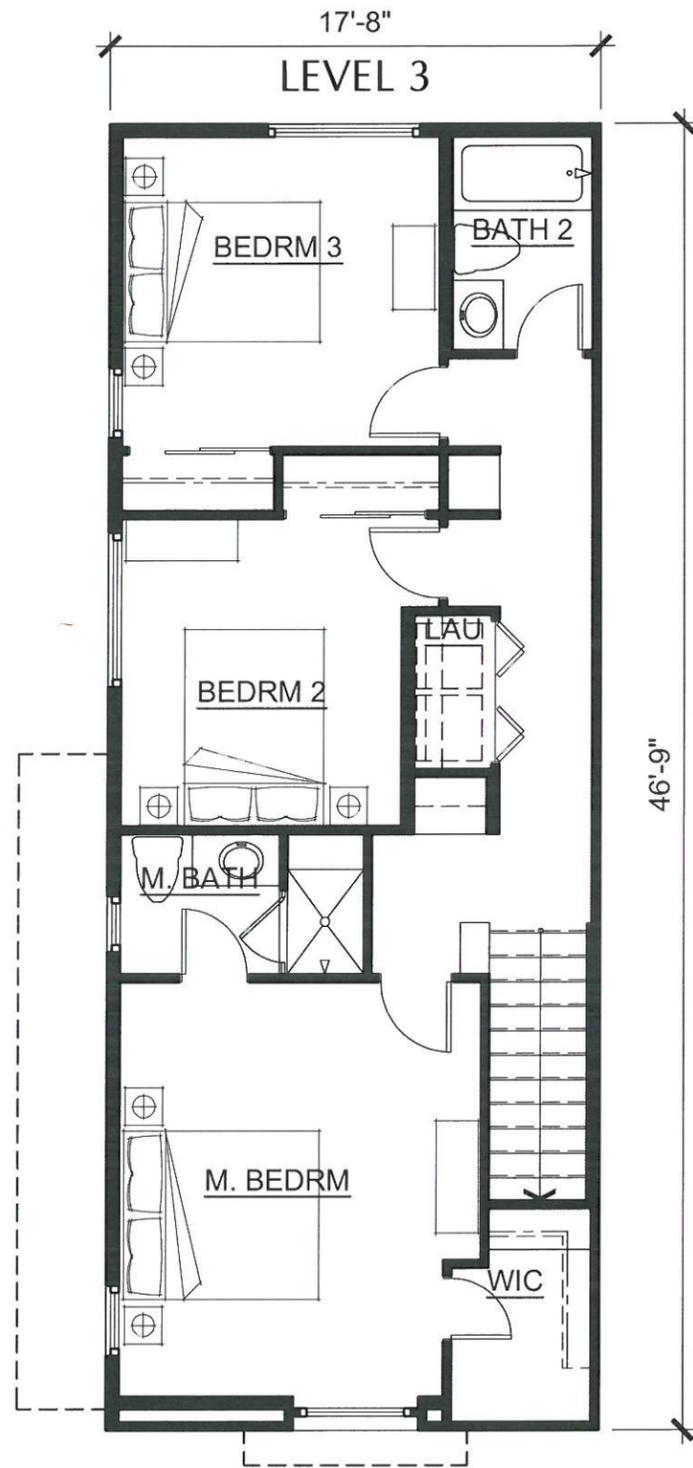
TOWNHOMES - ALTERNATE
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 SUITE 102
 DANVILLE, CA 94526

A.TH.7-2
INTEGRAL
 Communities
 A DEVELOPED REAL ESTATE COMPANY

11.21.13
 35



UNIT 3-ALT.
3 BED, DEN, 3.5 BA, LIVINGSUITE,
LIBRARY/STUDY - 2,030 SF

GARAGE 416 SF
 DECK 120 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA

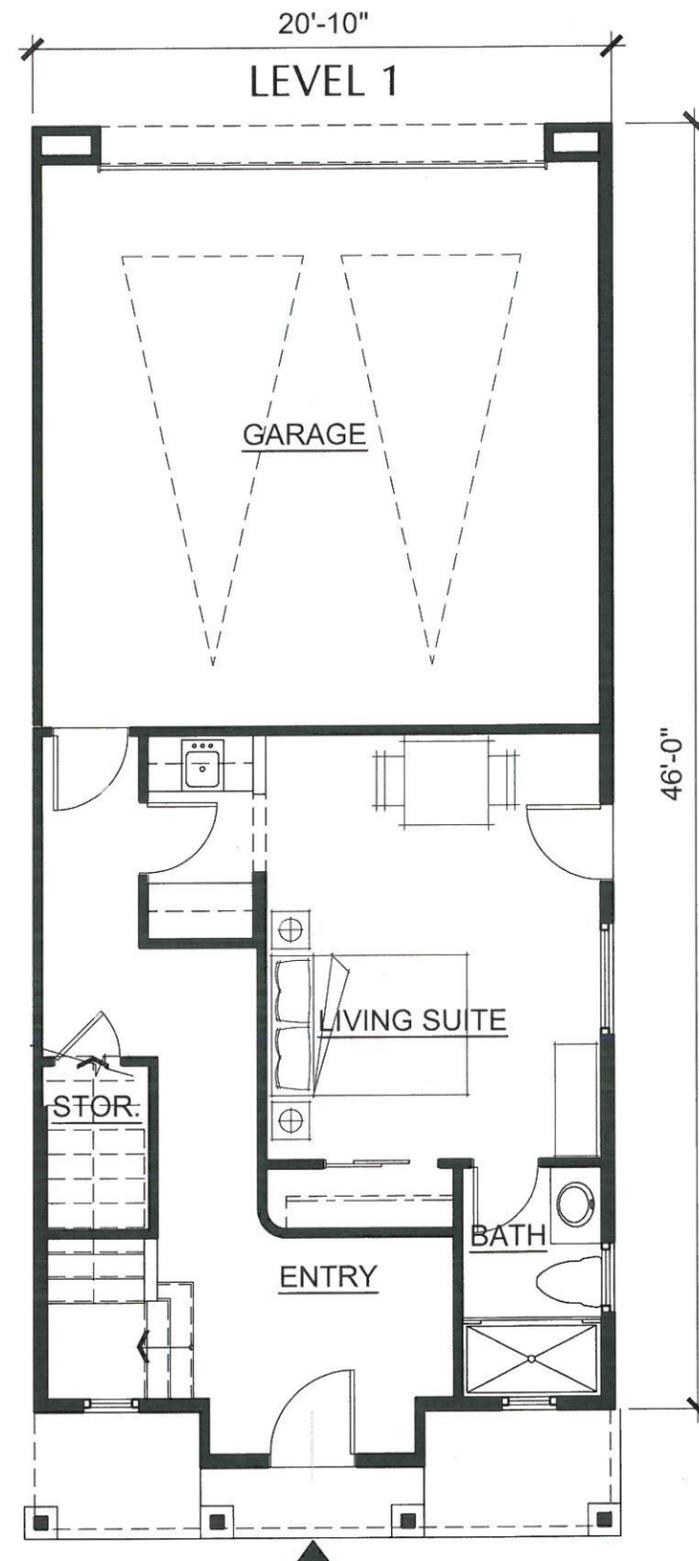
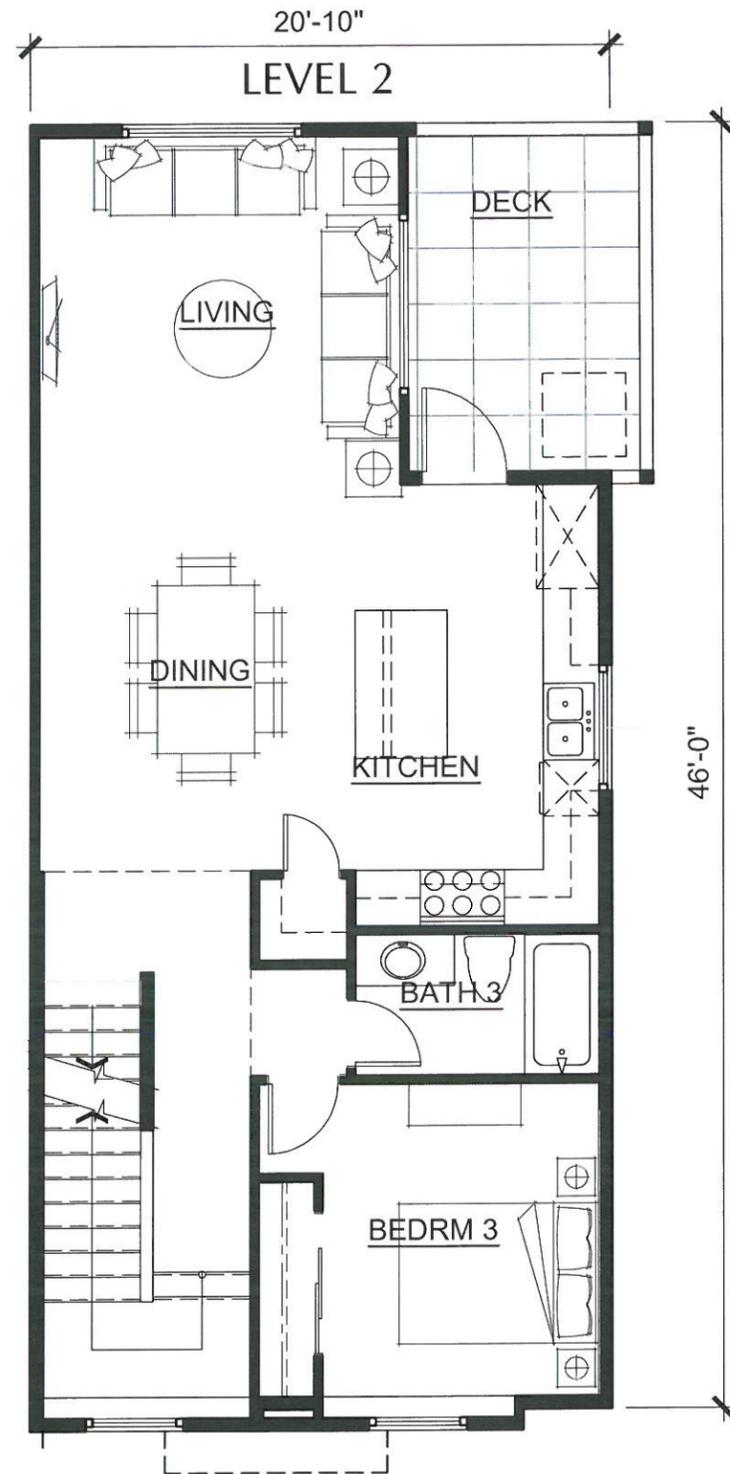
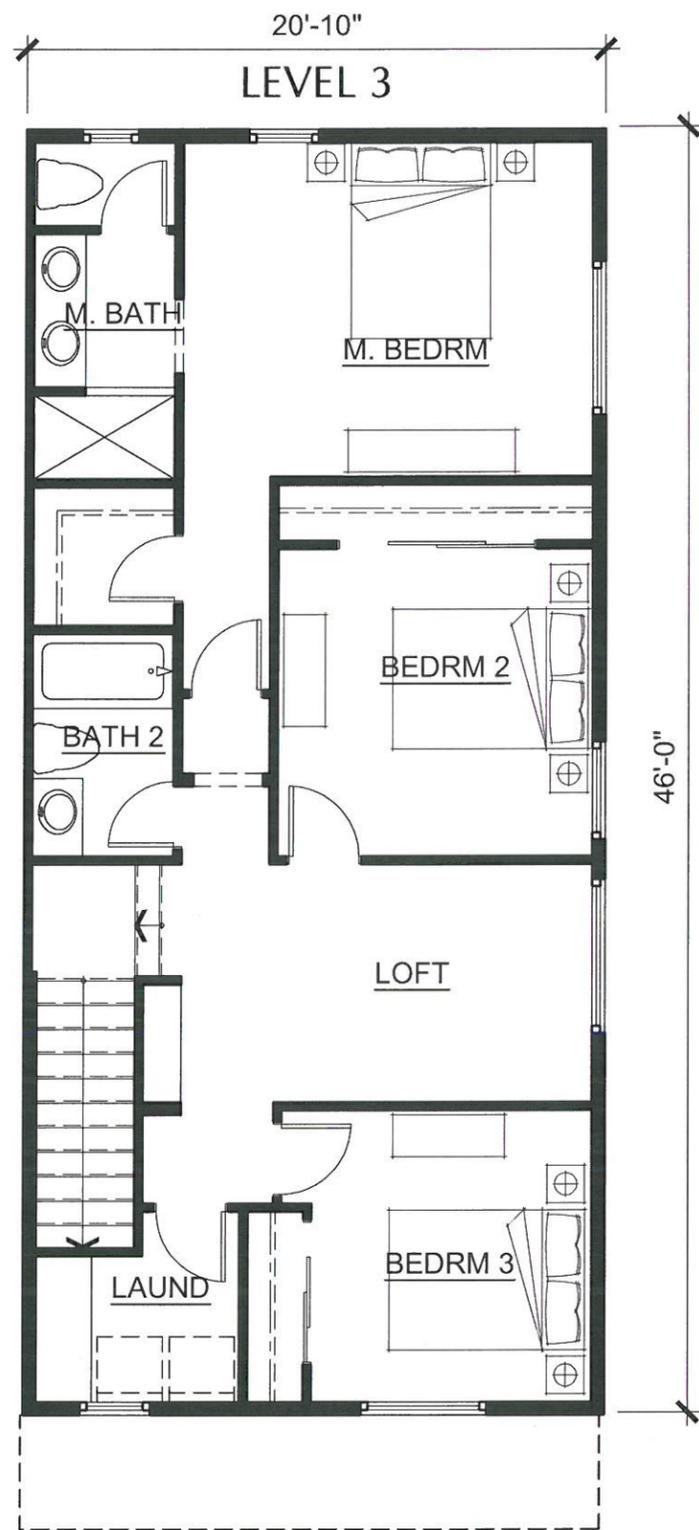
TOWNHOMES - ALTERNATE
 N.T.S.

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INTEGRAL COMMUNITIES
 500 LA GONDA WAY
 SUITE 102
 DANVILLE, CA 94526

A.TH.7-3
INTEGRAL
 Communities
A DEVELOPER'S REAL ESTATE COMPANY

11.21.13
 36



UNIT 4-ALT.
4 BED, 4 BA, LIVINGSUITE - 2,295 SF

GARAGE 416 SF
 DECK 105 SF
 PORCH 78 SF

@ **The Boulevard**
 HAYWARD, CALIFORNIA

TOWNHOMES - ALTERNATE
 N.T.S

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 SUITE 102
 DANVILLE, CA 94526

A.TH.7-4

 INTEGRAL
 Communities
* ASSOCIATED REAL ESTATE COMPANY

11.21.13
 37



"WATER TREATMENT MEADOW" AMENITIES
- BIO-RETENTION BASIN WITH PLANTING

EXISTING GAS STATION

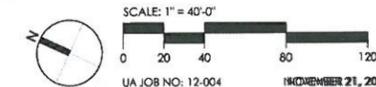
"THE HANGOUT" AMENITIES
- OUTDOOR DINING AND LOUNGE SEATING UNDER OVERHEADS
- COUNTERTOP WITH TWO BARBEQUES
- LARGE TURF PLAY AREA
- BIO-RETENTION BASIN WITH PLANTING
- CHILDREN'S PLAY STRUCTURES



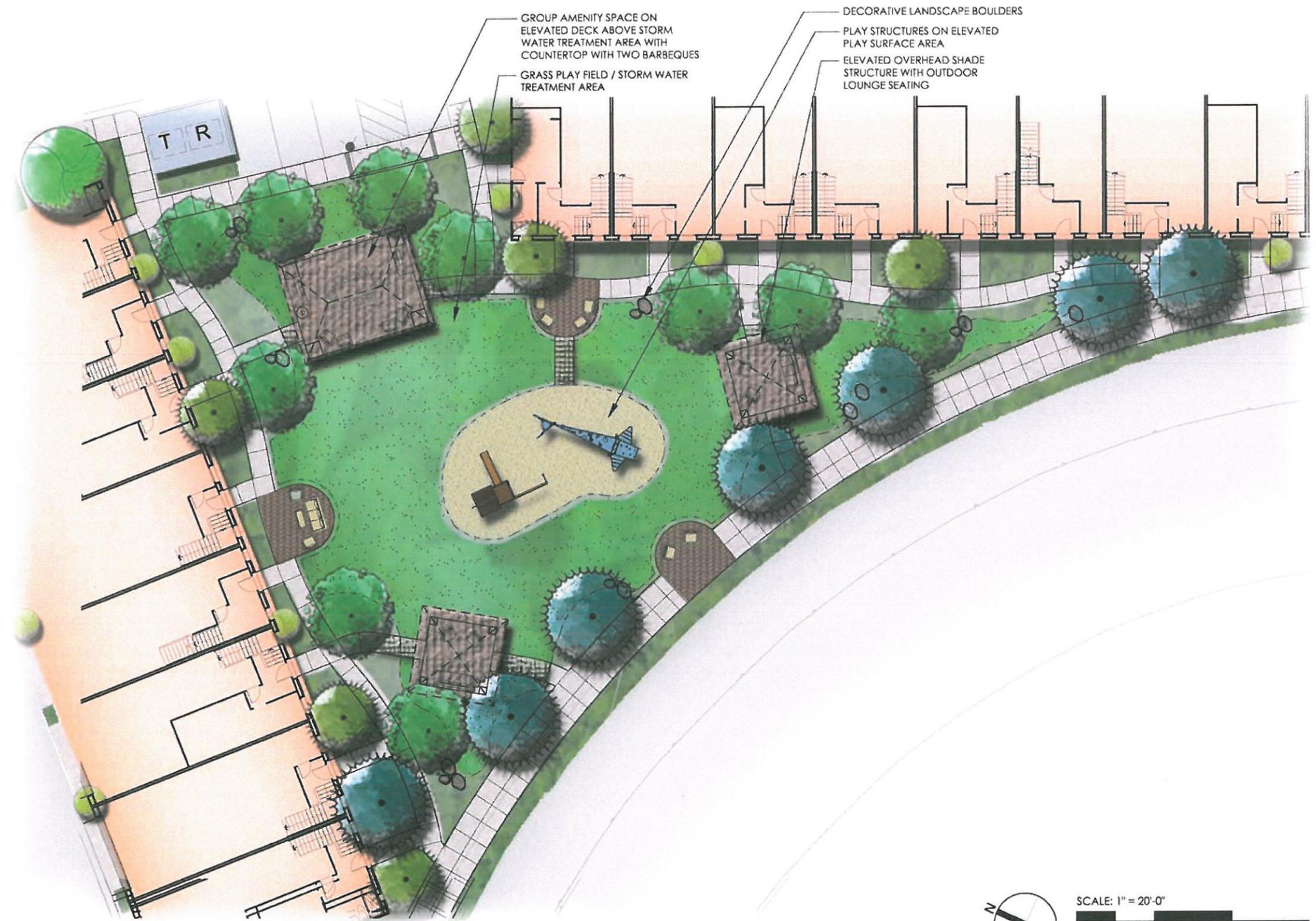
@ THE BOULEVARD

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

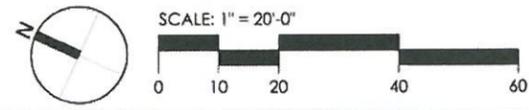
PRELIMINARY LANDSCAPE PLAN



L1



THE HANGOUT



@ THE BOULEVARD
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



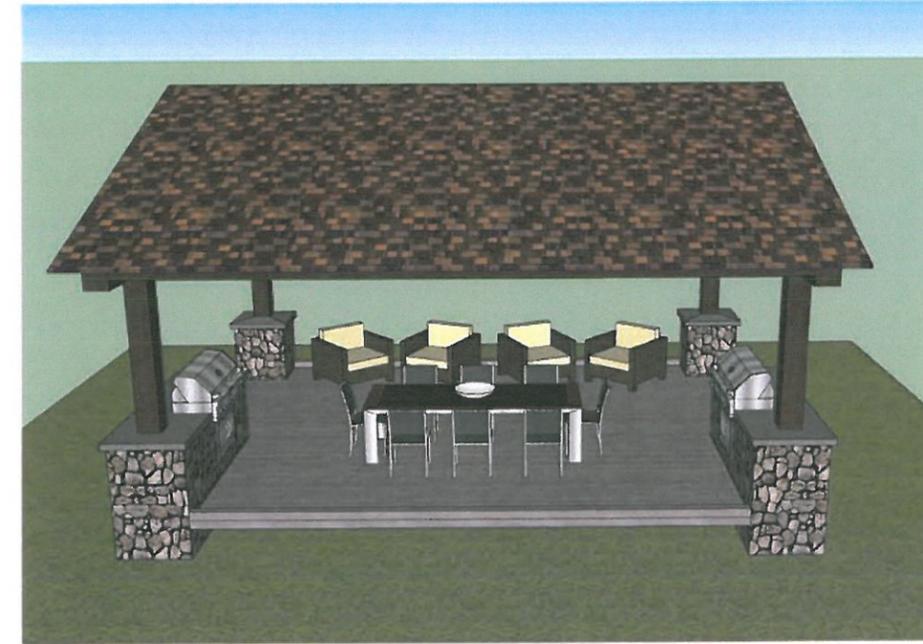
PRELIMINARY LANDSCAPE ENLARGMENT



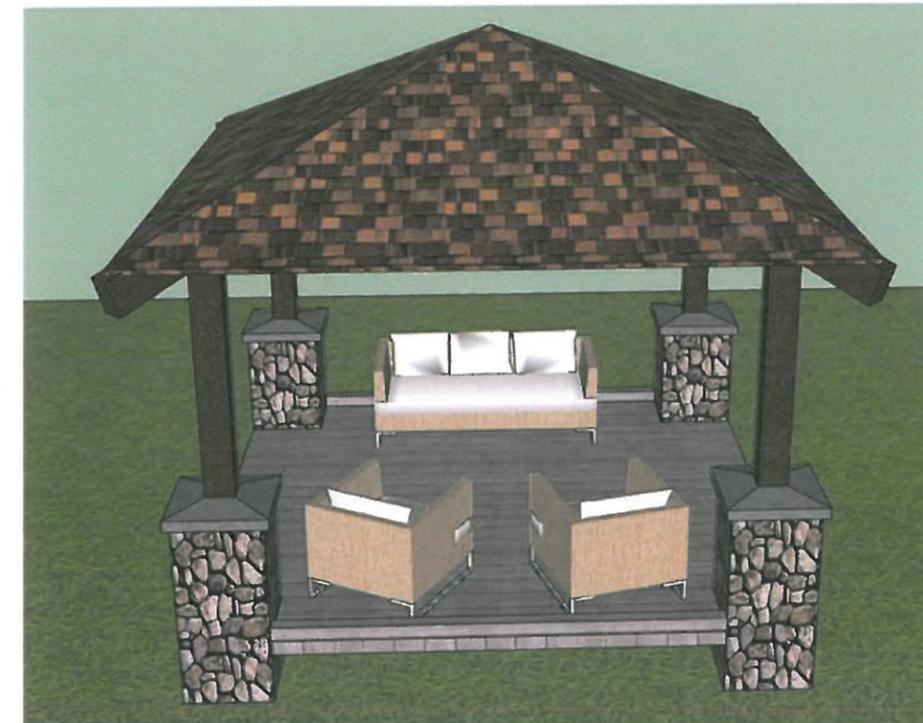
PROPOSED PLAY STRUCTURES FOR MULTIPLE AGE GROUPS

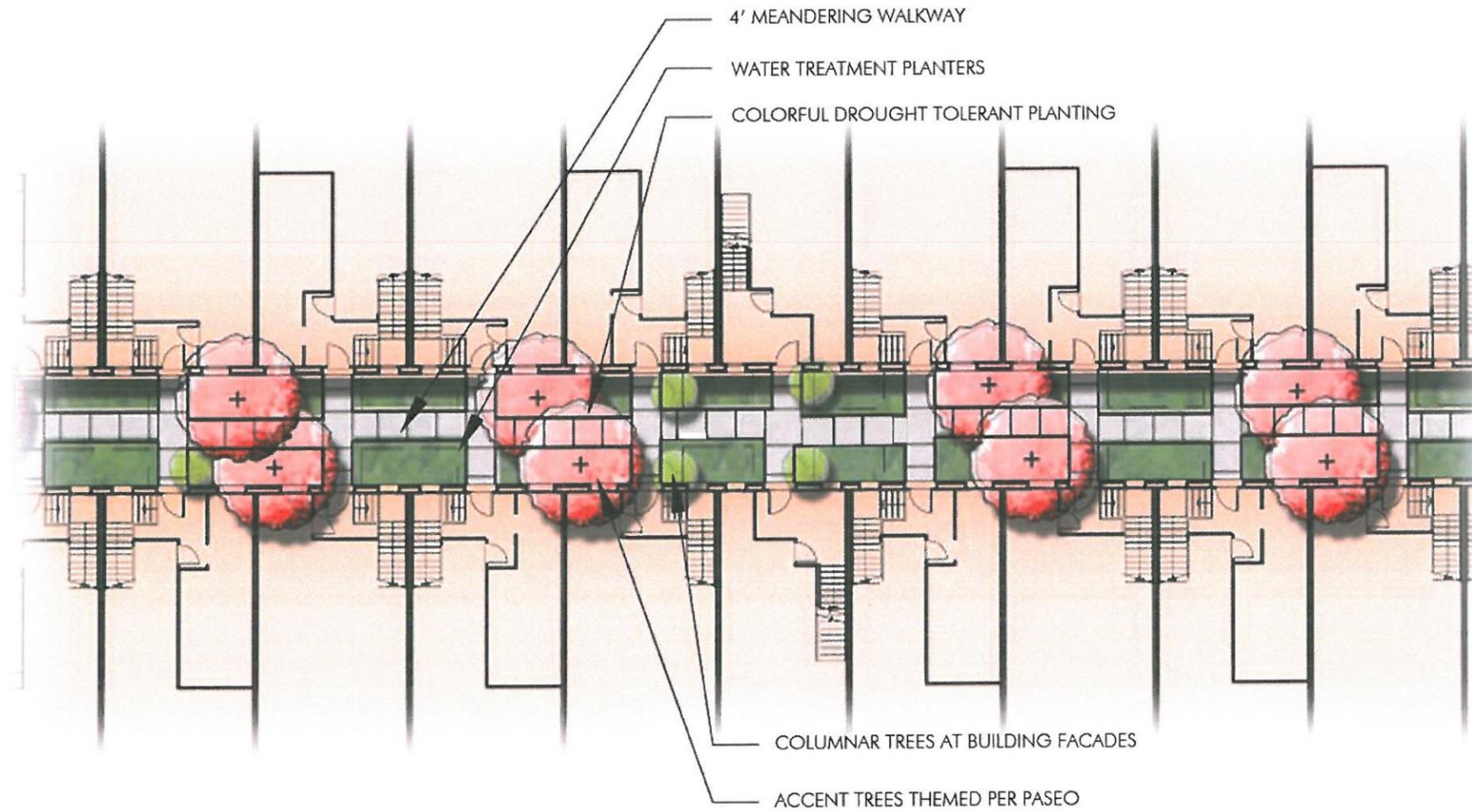


GROUP SHADE STRUCTURE WITH BARBECUES & OUTDOOR DINING



INTIMATE SHADE STRUCTURE WITH OUTDOOR LOUNGE SEATING





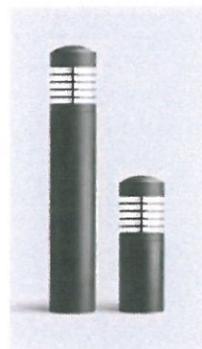
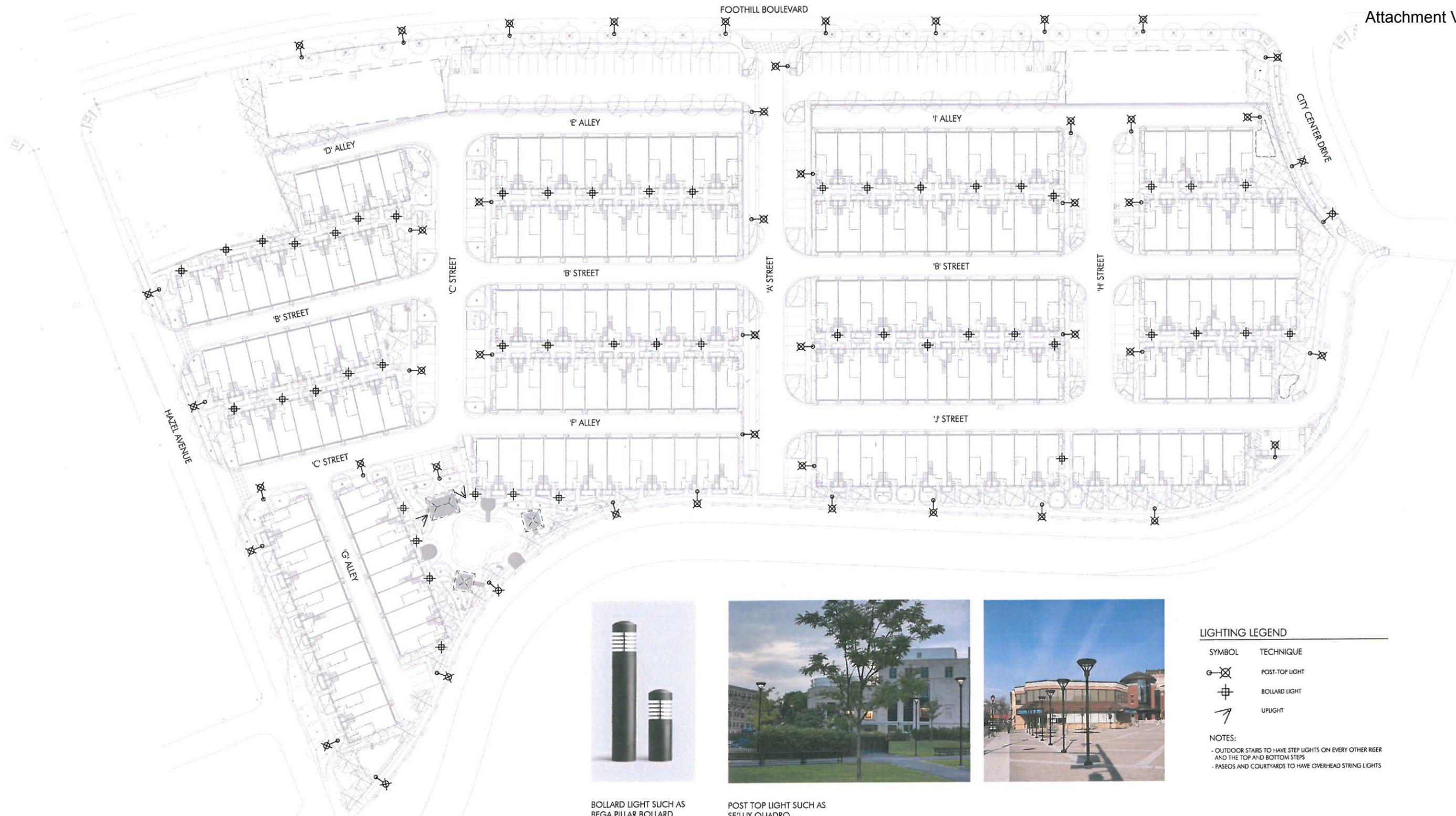


BOLLARD LIGHT SUCH AS BEGA PILLA BOLLARD



POST TOP LIGHT SUCH AS SE'LUX QUADRO





BOLLARD LIGHT SUCH AS BEGA PILLAR BOLLARD



POST TOP LIGHT SUCH AS SE'LUX QUADRO



LIGHTING LEGEND

SYMBOL	TECHNIQUE
	POST-TOP LIGHT
	BOLLARD LIGHT
	UPLIGHT

NOTES:

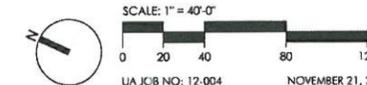
- OUTDOOR STAIRS TO HAVE STEP LIGHTS ON EVERY OTHER RISER AND THE TOP AND BOTTOM STEPS
- PASEOS AND COURTYARDS TO HAVE OVERHEAD STRING LIGHTS



@ THE BOULEVARD

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

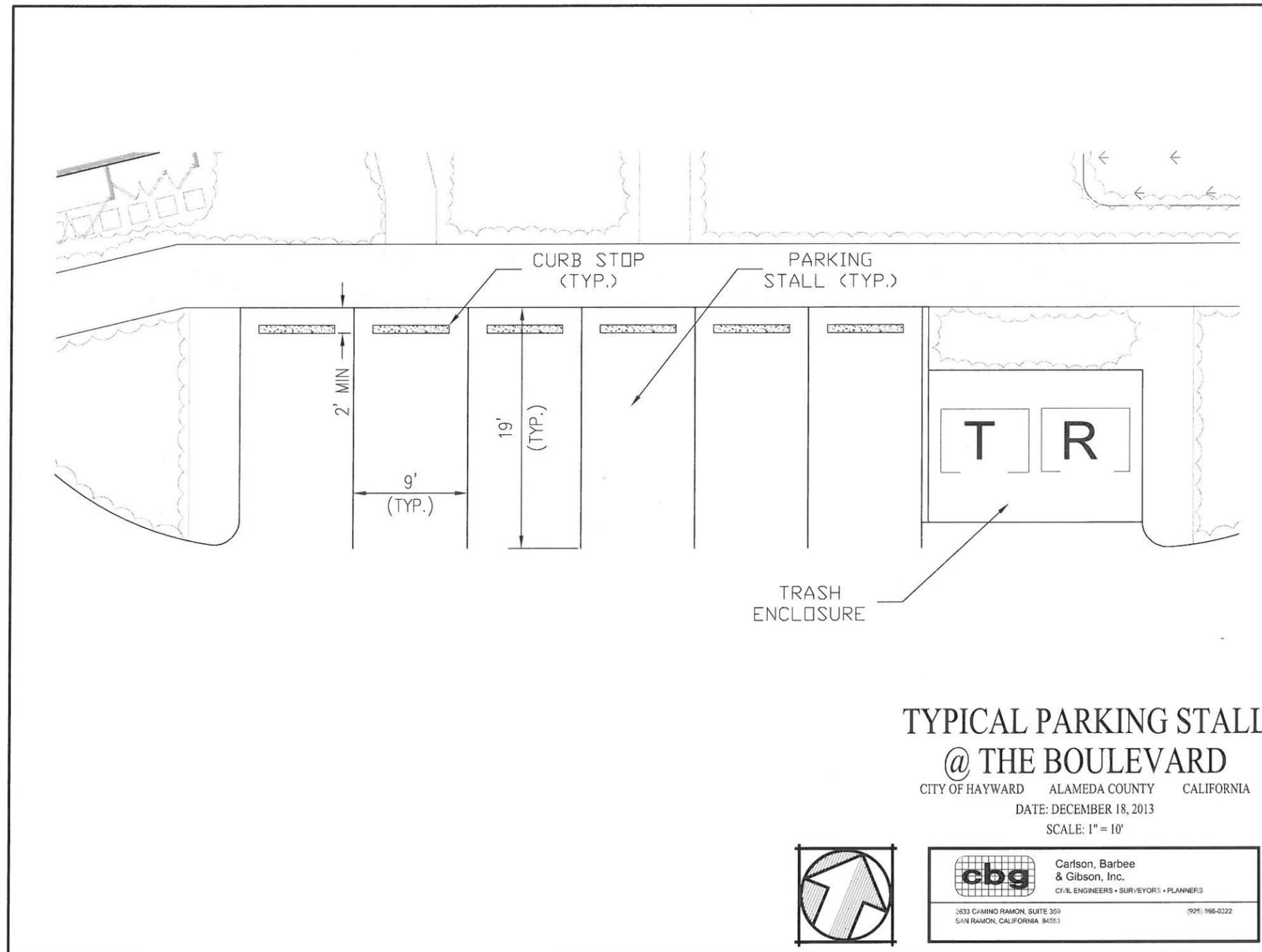
PRELIMINARY LIGHTING PLAN



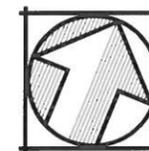
L3



DISTICTIS RIVERS - PARTHENOCISSUS TRICUSPIDATA - FICUS PUMILA
PROPOSED VINE SPECIES FOR SCREENING BLOCK WALL



TYPICAL PARKING STALL
@ THE BOULEVARD
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
DATE: DECEMBER 18, 2013
SCALE: 1" = 10'



	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS
	2633 CAMINO RAMON, SUITE 359 SAN RAMON, CALIFORNIA 94553

(925) 966-0322

G:\2012\ACAD\EXHIBITS\XB_CURB STOP DETAIL.DWG



VICINITY MAP
NOT TO SCALE

WE, 22301 FOOTHILL HAYWARD, LLC, AGREE TO THE FILING OF SAID MAP AND 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.
BY: _____ DATE: _____
AS IT APPLIES TO THE REAL PROPERTY IDENTIFIED AS A.P.N. #428-0026-068-01

WE, MDS REALTY II, LLC, AGREE TO THE FILING OF SAID MAP AND 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.
BY: _____ DATE: _____
AS IT APPLIES TO THE REAL PROPERTY IDENTIFIED AS A.P.N. #428-0026-067-03

I, RYAN HANSEN, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.
BY: _____ DATE: _____
RYAN HANSEN, RCE #80557

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE DUE DILIGENCE LEVEL REPORT DATED FEBRUARY 10, 2012 AND A SUPPLEMENTAL GEOTECHNICAL RECOMMENDATION DATED MARCH 13, 2013.
BY: _____ DATE: _____
WILLIAM R. STEVENS, RCE #2339

VESTING TENTATIVE TRACT MAP 8129 FOR CONDOMINIUM PURPOSES @ THE BOULEVARD

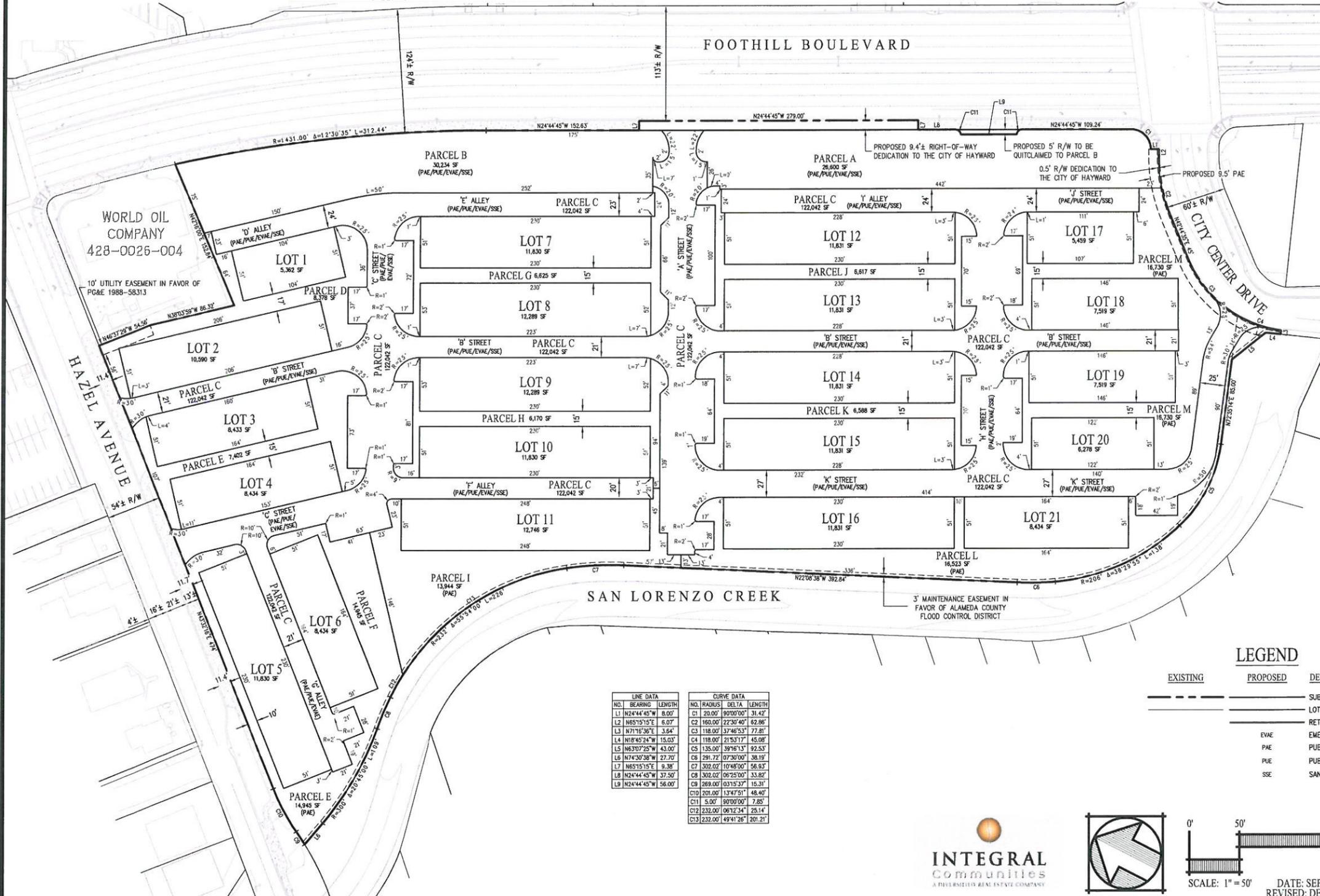
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
FOR THE CONSTRUCTION OF 194 UNITS AND COMMERCIAL USE

CONTACTS:

- OWNER (PARCEL 1): 22301 FOOTHILL HAYWARD, LLC.
C/O CHAVEZ MANAGEMENT GROUP
1860 EL CAMINO REAL, STE 250
BURLINGAME, CA 94010
ATTN: DR. MARCO CHAVEZ
- OWNER (PARCEL 2): MDS REALTY II, LLC.
C/O KLAFF REALTY, LP
122 SOUTH MICHIGAN AVENUE, STE 1000
CHICAGO, IL 60603
ATTN: LESLIE MARSHAL
- APPLICANT: INTEGRAL COMMUNITIES
500 LA GONDA WAY, STE 102
DANVILLE, CA 94526
ATTN: MARK BUTLER
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ATTN: RYAN HANSEN
REGISTRATION #80557
- GEOTECHNICAL ENGINEER: BERLOGAR STEVENS AND ASSOCIATES
587 SUNOL BLVD.
PLEASANTON, CA 94566
ATTN: WILLIAM R. STEVENS
REGISTRATION #2339

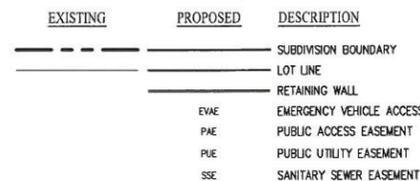
GENERAL NOTES:

- BENCHMARK: CITY OF HAYWARD BENCHMARK - PLATE MONUMENT AT THE CENTERLINE INTERSECTION OF CITY CENTER DRIVE AND FOOTHILL BOULEVARD. EL: 118.45 (NGVD 29)
- BASIS OR BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN FOOTHILL BOULEVARD AS SHOWN HEREON, THE BEARING BEING N24°44'45"W PER PARCEL MAP 9058 (292 MAPON 77).
- SITE ADDRESS: 22301 FOOTHILL BOULEVARD, HAYWARD, CA.
- A.P.N.: 428-0026-067-03 & 428-0026-068-01
- SITE AREA: GROSS: 11.33± AC (NET 11.27± AC)
- EXISTING/PROPOSED ZONING: CENTRAL CITY - COMMERCIAL CC
- EXISTING LAND USE: VACANT OFFICE BUILDING
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL & COMMERCIAL
- RESIDENTIAL UNITS: TOWNHOMES: 194 UNITS
- DENSITY: TOWNHOMES: 17.2 DU/AC
- STREETS: PRIVATE STREETS ARE TO BE PRIVATELY MAINTAINED. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS 0.50%.
- STREET TREES AND LIGHTS: STREET TREES AND LIGHTS ARE TO BE PRIVATELY MAINTAINED.
- SEWER: ORO LOMA SERVICES DISTRICT
- STORM DRAIN: CITY OF HAYWARD
- WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: TBD
- CABLE TV: TBD
- FLOOD ZONE: LOMA DETERMINATION - 5/5/12, CASE NO: 12-09-1833A
THE SITE IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. COMMUNITY PANEL NO: 06001C 0287 G DATED AUGUST 3, 2009
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS ON-SITE ARE TO BE REMOVED.
- CONTOURS: EXISTING CONTOUR INTERVAL: 2 FOOT
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
- HOA'S: A HOMEOWNER ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE WITHIN PARCELS C THROUGH M AND LOTS 1-21.
- WALLS: ALL WALLS ARE TO BE PRIVATELY MAINTAINED BY THE HOA.
- DIMENSIONS: DIMENSIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
- FINAL MAP: THIS PROJECT MAY BE PHASED. THE SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE A SECTION 66.456.1 OF THE SUBDIVISION ACT.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 21. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 194 UNITS FOR LOTS 1 THROUGH 21.



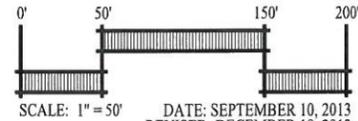
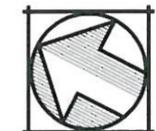
LINE DATA			CURVE DATA			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N24°44'45"W	8.00'	C1	20.00'	90°00'00"	31.42'
L2	N65°15'15"E	6.07'	C2	160.00'	22°30'40"	62.86'
L3	N71°16'36"E	3.64'	C3	118.00'	37°46'53"	77.81'
L4	N18°45'14"W	15.03'	C4	118.00'	21°53'17"	45.89'
L5	N63°07'25"W	43.00'	C5	135.00'	39°18'13"	92.53'
L6	N74°30'38"W	27.70'	C6	281.72'	07°30'00"	38.19'
L7	N65°15'15"E	9.38'	C7	302.02'	10°48'00"	56.83'
L8	N24°44'45"W	37.50'	C8	302.02'	06°25'00"	33.82'
L9	N24°44'45"W	56.00'	C9	289.00'	03°15'37"	16.31'
			C10	201.00'	13°47'51"	48.40'
			C11	5.00'	90°00'00"	7.85'
			C12	232.00'	06°12'34"	25.14'
			C13	232.00'	49°41'26"	20.21'

LEGEND



SHEET INDEX

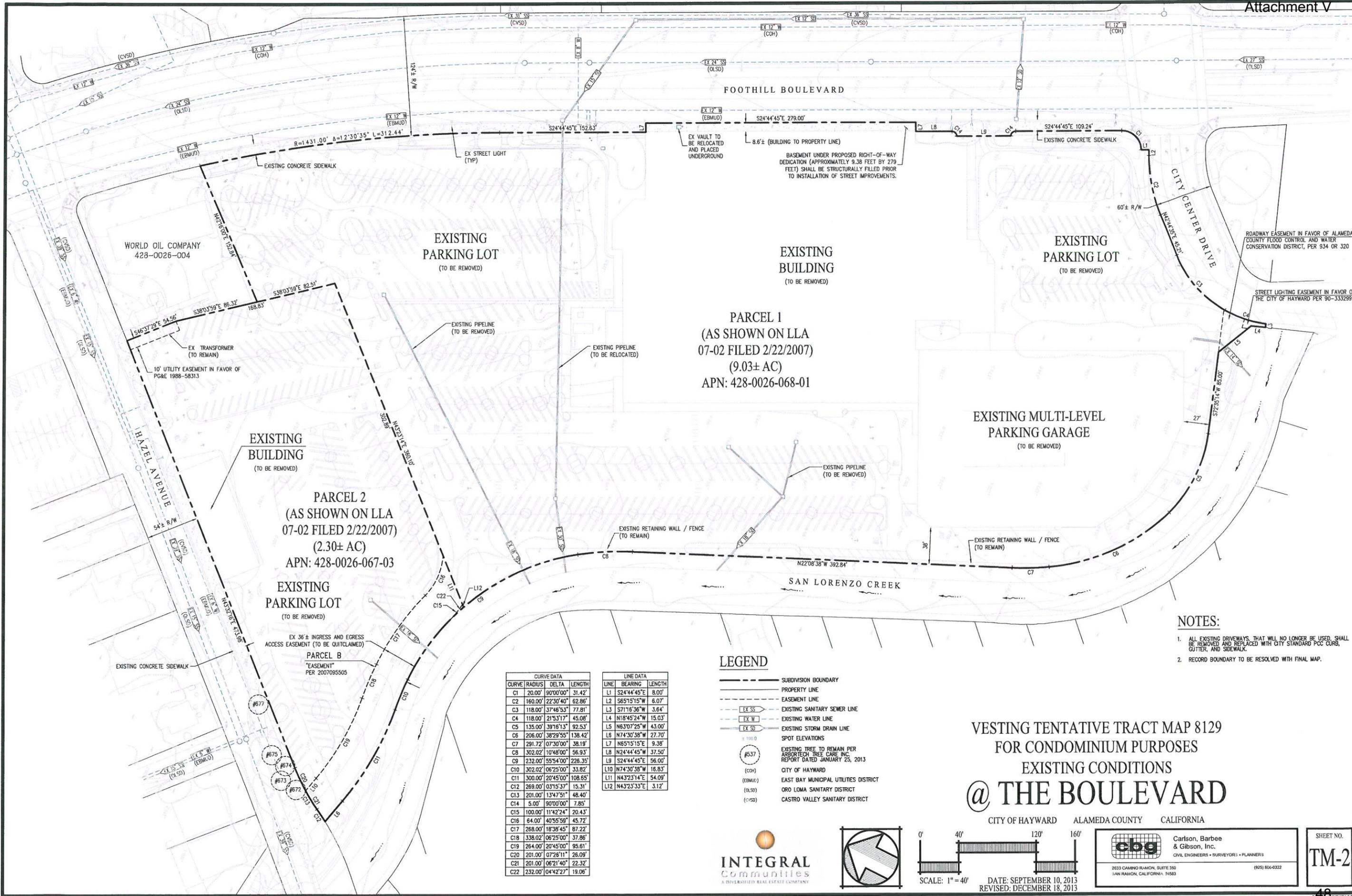
- | | |
|------|--|
| TM-1 | VESTING TENTATIVE TRACT MAP 8129 |
| TM-2 | EXISTING CONDITIONS |
| TM-3 | PRELIMINARY SITE PLAN |
| TM-4 | PRELIMINARY GRADING PLAN |
| TM-5 | PRELIMINARY UTILITY PLAN |
| TM-6 | GRADING AND STREET SECTIONS |
| TM-7 | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| TM-8 | FIRE ACCESS AND SERVICE PLAN |



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FAX: (925) 866-8675

SHEET NO.
TM-1

DATE: SEPTEMBER 10, 2013
REVISED: DECEMBER 18, 2013



PARCEL 1
 (AS SHOWN ON LLA
 07-02 FILED 2/22/2007)
 (9.03± AC)
 APN: 428-0026-068-01

PARCEL 2
 (AS SHOWN ON LLA
 07-02 FILED 2/22/2007)
 (2.30± AC)
 APN: 428-0026-067-03

CURVE DATA				LINE DATA		
CURVE	RADIUS	DELTA	LENGTH	LINE	BEARING	LENGTH
C1	20.00'	90°00'00"	31.42'	L1	S24°44'45"E	8.00'
C2	160.00'	22°30'40"	62.86'	L2	S65°15'15"W	6.07'
C3	118.00'	37°46'53"	77.81'	L3	S71°16'36"W	3.64'
C4	118.00'	21°53'17"	45.08'	L4	N18°45'24"W	15.03'
C5	135.00'	39°16'13"	92.53'	L5	N63°07'25"W	43.00'
C6	206.00'	38°29'55"	138.42'	L6	N74°30'38"W	27.70'
C7	291.72'	07°30'00"	38.19'	L7	N65°15'15"E	9.38'
C8	302.02'	10°48'00"	56.93'	L8	N24°44'45"W	37.50'
C9	232.00'	55°54'00"	226.35'	L9	S24°44'45"E	56.00'
C10	302.02'	06°25'00"	33.82'	L10	N74°30'38"W	16.83'
C11	300.00'	20°45'00"	108.65'	L11	N43°23'14"E	54.09'
C12	269.00'	03°15'37"	15.31'	L12	N43°23'33"E	3.12'
C13	201.00'	13°47'51"	48.40'			
C14	5.00'	90°00'00"	7.85'			
C15	100.00'	11°42'24"	20.43'			
C16	64.00'	40°55'59"	45.72'			
C17	268.00'	18°38'45"	87.22'			
C18	338.02'	06°25'00"	37.86'			
C19	264.00'	20°45'00"	95.61'			
C20	201.00'	07°25'11"	26.09'			
C21	201.00'	06°21'40"	22.32'			
C22	232.00'	04°42'27"	19.06'			

LEGEND

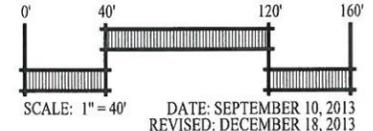
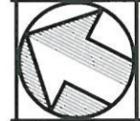
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EX SS --- EXISTING SANITARY SEWER LINE
- EX W --- EXISTING WATER LINE
- EX SD --- EXISTING STORM DRAIN LINE
- SPOT ELEVATIONS
- EXISTING TREE TO REMAIN PER ARBORTECH TREE CARE INC. REPORT DATED JANUARY 25, 2013
- (COH) CITY OF HAYWARD
- (EBMUD) EAST BAY MUNICIPAL UTILITIES DISTRICT
- (OLSD) ORO LOMA SANITARY DISTRICT
- (CVSD) CASTRO VALLEY SANITARY DISTRICT

NOTES:

1. ALL EXISTING DRIVEWAYS, THAT WILL NO LONGER BE USED, SHALL BE REMOVED AND REPLACED WITH CITY STANDARD PCC CURB, GUTTER, AND SIDEWALK.
2. RECORD BOUNDARY TO BE RESOLVED WITH FINAL MAP.

**VESTING TENTATIVE TRACT MAP 8129
 FOR CONDOMINIUM PURPOSES
 EXISTING CONDITIONS
 @ THE BOULEVARD**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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 (925) 956-6322

SHEET NO.
TM-2

DATE: SEPTEMBER 10, 2013
 REVISED: DECEMBER 18, 2013

COMMERCIAL GARBAGE CAPACITY

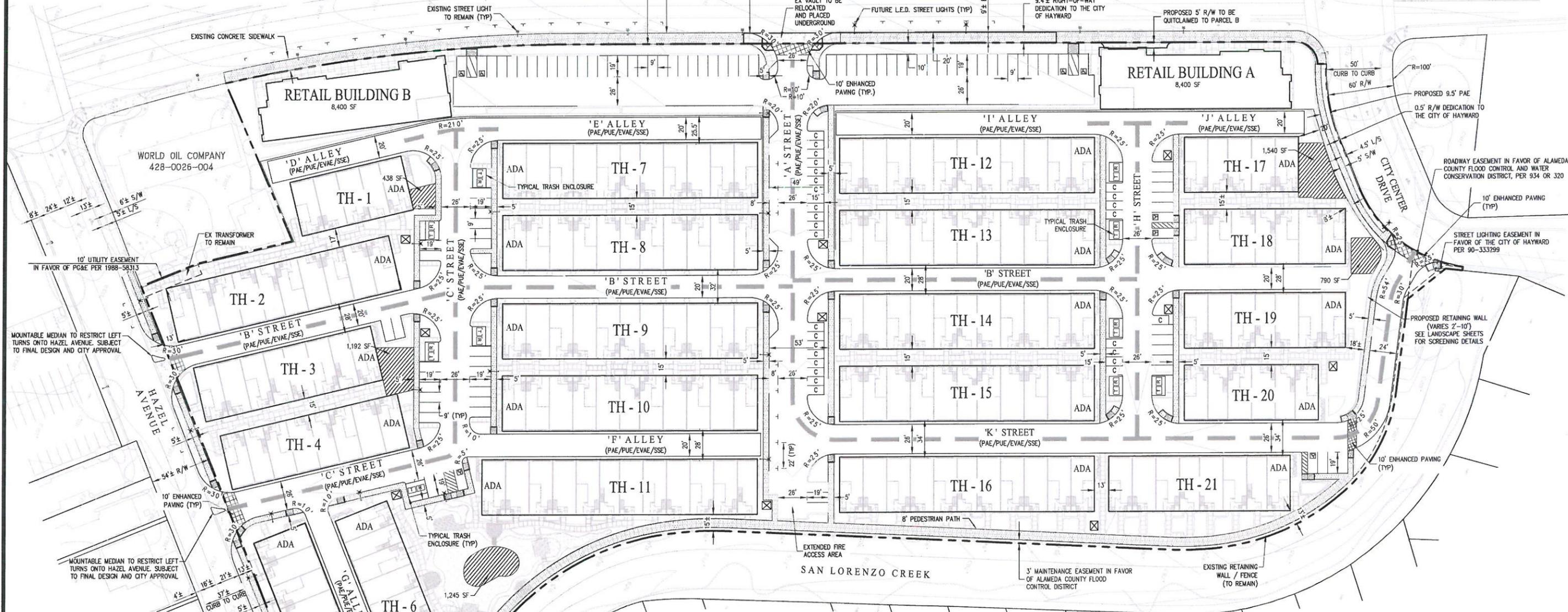
16,800 SF * 0.13 (LBS/SF/MONTH) / 100 (LBS/CUBIC YARD LOOSE) = 21.8 CY

TOWNHOME GARBAGE CAPACITY

194 DU * 1.2 (MOVE IN/OUT FACTOR) * 32 (GALLONS PER UNIT) / 200 = 37 CY

- NOTE:
- PRELIMINARY COMMERCIAL TRASH AREA REQUIRES THREE 4 CY BINS AND 1 RECYCLING BIN PER RETAIL SPACE, TO BE VERIFIED BY TRASH MANAGEMENT CONSULTANT.
 - SEE ARCHITECTURAL SHEETS A3.0 FOR RETAIL TRASH ENCLOSURE DETAILS.

- NOTE:
- REQUIRES TEN 4 CY BINS, AS SHOWN ON THIS SHEET.



LEGEND

- EXISTING PROPERTY BOUNDARY
- - - PROPOSED PROPERTY BOUNDARY
- TRASH COLLECTION ROUTE
- ADA ACCESSIBLE UNIT
- TH-1 BUILDING NUMBER (TOWNHOME)
- TRASH/RECYCLING ENCLOSURE
- CONCRETE SIDEWALK
- GROUP OPEN SPACE
- PARALLEL PARKING SYMBOL
- BIKE RACK (4 STALLS)
- ACCESSIBLE PARKING STALL
- PRELIMINARY STREET LIGHT LOCATION
- COMPACT PARKING STALL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- S/W SIDEWALK
- L/S LANDSCAPE

TOWNHOME PARKING

REQUIRED PARKING			
PARKING TYPE	UNITS	CITY REQUIREMENT	TOTAL
RESIDENTIAL (PRIVATE GARAGE)	194 UNITS	1.5 SPACES / DU	291 SPACES
ON-SITE GUEST	194 UNITS	0.5 SPACES / DU	97 SPACES
TOTAL REQUIRED PARKING	-	-	388 SPACES
PROVIDED ON-SITE PARKING			
UNIT	UNIT QUANTITY	GARAGE STALLS	TOTAL
UNIT 1	28	2	56 SPACES
UNIT 2	62	3 (1)	186 SPACES
UNIT 3	62	2 (1)	124 SPACES
UNIT 4	42	2 (1)	84 SPACES
GUEST (ON-SITE)	-	-	86 SPACES (1)
TOTAL ON-SITE PARKING	-	-	536 SPACES
PROVIDED OFF-SITE PARKING			
GUEST (HAZEL AVE.)	-	-	7 SPACES
TOTAL PROVIDED PARKING	-	-	539 SPACES

- NOTES:
- GARAGE INCLUDES EXTRA STORAGE SPACE
 - INCLUDES 8 COMPACT SPACES
 - 11 GUEST PARKING STALLS HAVE BEEN REPLACED BY 44 BIKE RACKS (11 LOCATIONS THROUGHOUT THE SITE) PER THE HAYWARD MUNICIPAL CODE SECTION 10-2.406

RETAIL PARKING

REQUIRED/PROVIDED PARKING				
PARKING TYPE	RETAIL SIZE	CITY REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
ON-SITE	16,800 SF	1 SPACE/315 SF	53 SPACES	53 SPACES
OFF-SITE	-	-	-	20 SPACES
TOTAL	-	-	53 SPACES	73 SPACES

- NOTES:
- THIS PRELIMINARY SITE PLAN IS INTENDED TO SHOW BASIC PROJECT FEATURES, STREET SECTIONS AND CRITICAL DIMENSIONS. SEE SHEETS A.1H.1 FOR THE ARCHITECTURAL SITE PLAN AND ADDITIONAL BUILDING INFORMATION.
- BUILDING CONSTRUCTION TYPE**
- TOWNHOMES RESIDENTIAL: V-B
- RETAIL: V-B

OPEN SPACE CALCULATION

TOWNHOMES	REQUIRED	UNITS	TOTAL REQUIRED	TOTAL PROVIDED
COMMON OPEN SPACE	100 SF / UNIT	194	19,400 SF	45,770 SF
GROUP OPEN SPACE	30 SF / UNIT	194	5,820 SF	5,885 SF (1)
TOTAL	-	-	19,400 SF	45,770 SF

- NOTES:
- GROUP OPEN SPACE OF 30 SF/UNIT IS INCLUDED IN THE TOTAL REQUIRED 100 SF/UNIT OF COMMON OPEN SPACE.

VESTING TENTATIVE TRACT MAP 8129
FOR CONDOMINIUM PURPOSES
PRELIMINARY SITE PLAN
@ THE BOULEVARD

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

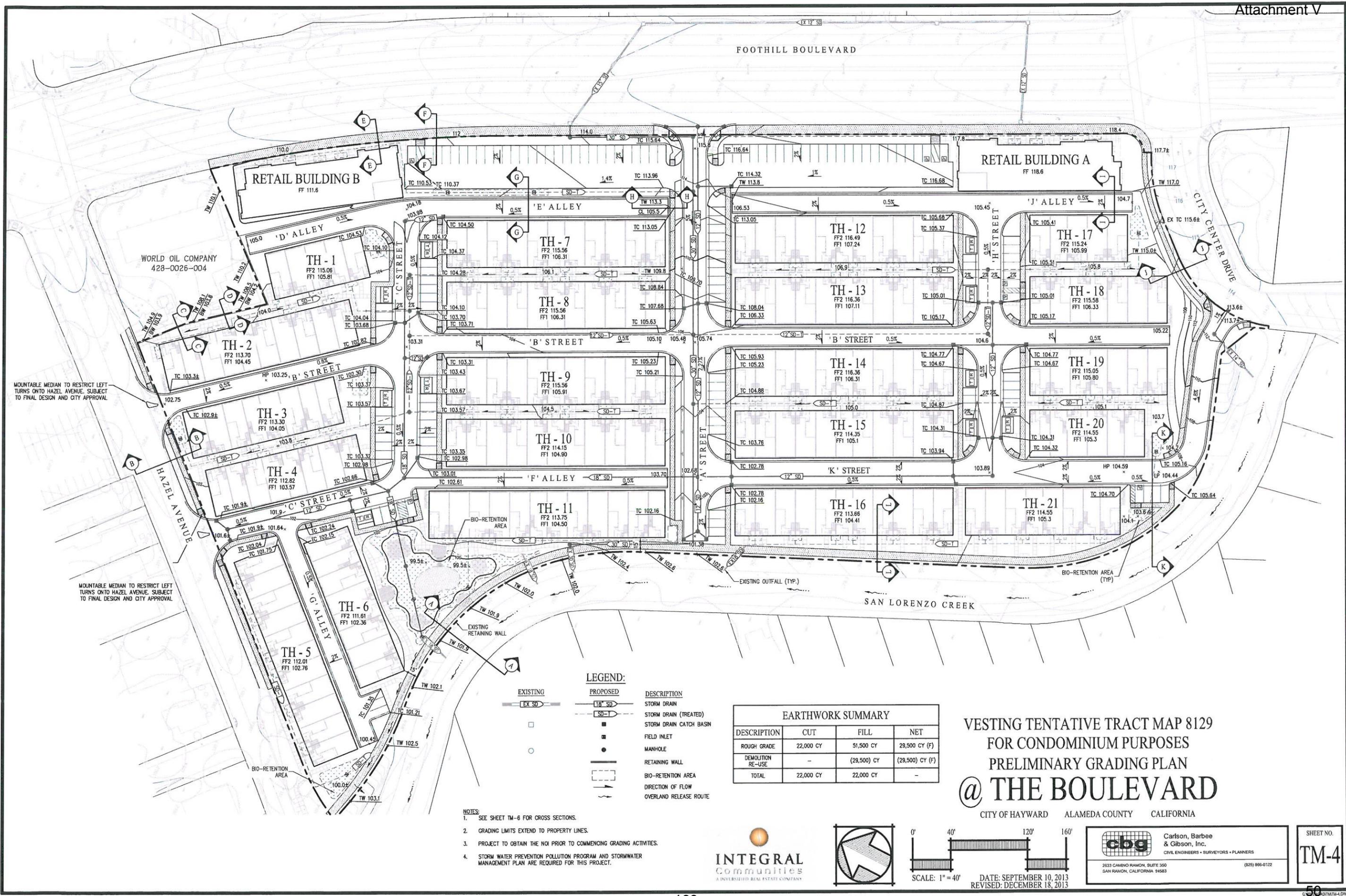


SCALE: 1" = 40'

DATE: SEPTEMBER 10, 2013
 REVISED: JANUARY 14, 2013

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SHEET NO.
TM-3



MOUNTABLE MEDIAN TO RESTRICT LEFT TURNS ONTO HAZEL AVENUE. SUBJECT TO FINAL DESIGN AND CITY APPROVAL

MOUNTABLE MEDIAN TO RESTRICT LEFT TURNS ONTO HAZEL AVENUE. SUBJECT TO FINAL DESIGN AND CITY APPROVAL

LEGEND:

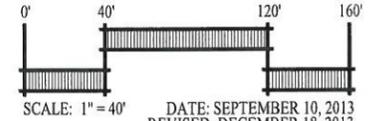
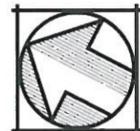
EXISTING	PROPOSED	DESCRIPTION
EX SD	18" SD	STORM DRAIN
	SD-T	STORM DRAIN (TREATED)
	■	STORM DRAIN CATCH BASIN
	●	FIELD INLET
	○	MANHOLE
	—	RETAINING WALL
	---	BIO-RETENTION AREA
	→	DIRECTION OF FLOW
	→	OVERLAND RELEASE ROUTE

DESCRIPTION	CUT	FILL	NET
ROUGH GRADE	22,000 CY	51,500 CY	29,500 CY (F)
DEMOLITION RE-USE	-	(29,500) CY	(29,500) CY (F)
TOTAL	22,000 CY	22,000 CY	-

- NOTES:**
- SEE SHEET TM-6 FOR CROSS SECTIONS.
 - GRADING LIMITS EXTEND TO PROPERTY LINES.
 - PROJECT TO OBTAIN THE NOI PRIOR TO COMMENCING GRADING ACTIVITIES.
 - STORM WATER PREVENTION POLLUTION PROGRAM AND STORMWATER MANAGEMENT PLAN ARE REQUIRED FOR THIS PROJECT.

VESTING TENTATIVE TRACT MAP 8129
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING PLAN
@ THE BOULEVARD

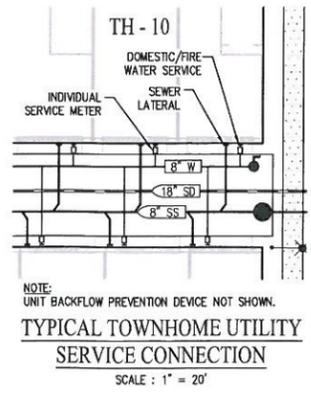
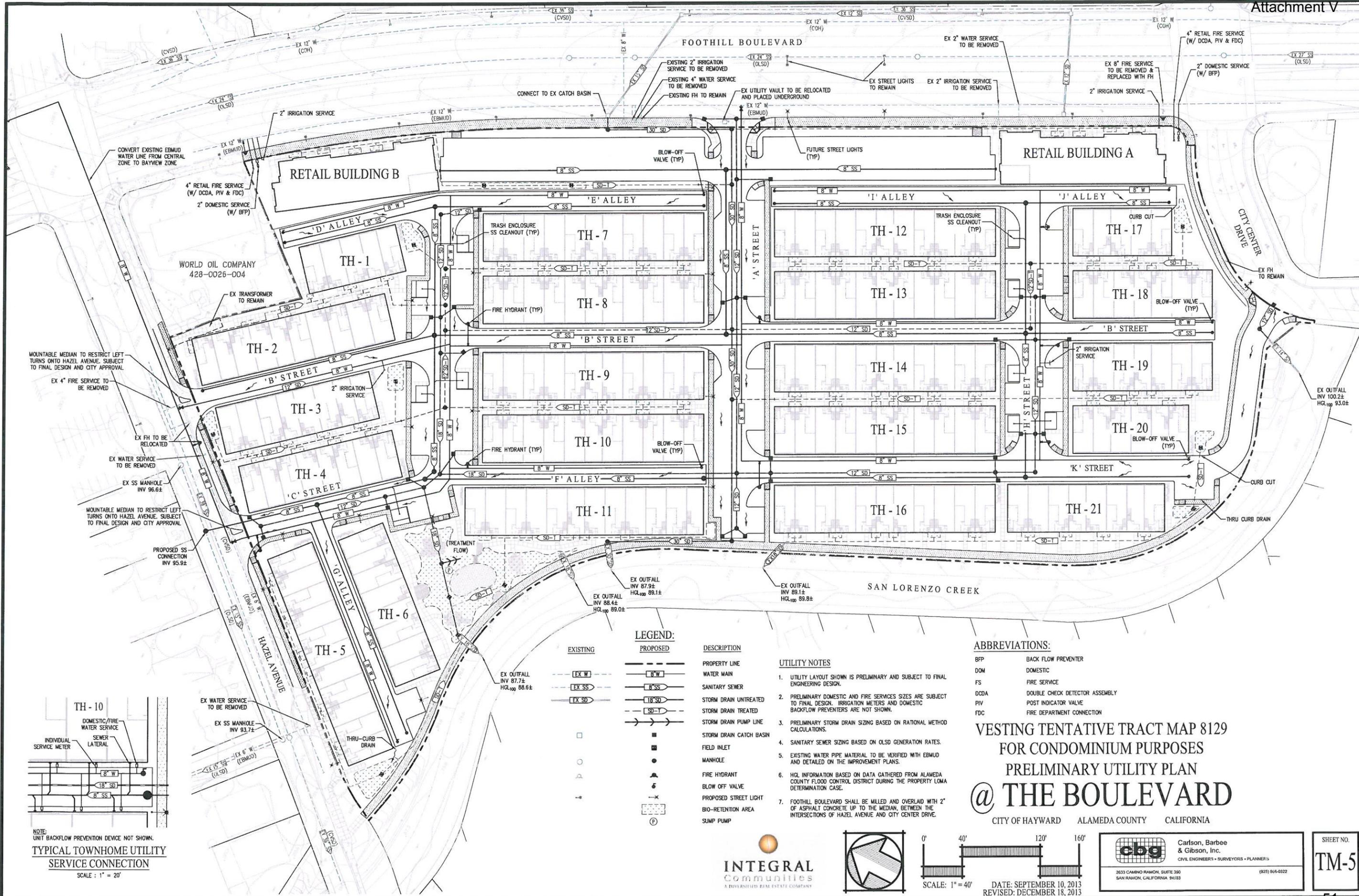
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



DATE: SEPTEMBER 10, 2013
REVISED: DECEMBER 18, 2013

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SHEET NO.
TM-4



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
EX W	8" W	PROPERTY LINE
EX SS	8" SS	WATER MAIN
EX SD	18" SD	SANITARY SEWER
	SD	STORM DRAIN UNTREATED
	SD-T	STORM DRAIN TREATED
	SD-P	STORM DRAIN PUMP LINE
	SD-CB	STORM DRAIN CATCH BASIN
	FI	FIELD INLET
	MH	MANHOLE
	FH	FIRE HYDRANT
	BOV	BLOW OFF VALVE
	PSL	PROPOSED STREET LIGHT
	BR	BIO-RETENTION AREA
	SP	SUMP PUMP

UTILITY NOTES

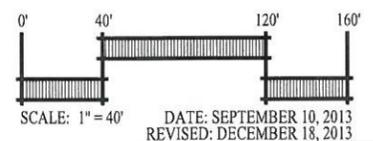
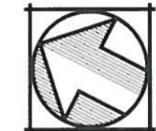
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- PRELIMINARY DOMESTIC AND FIRE SERVICES SIZES ARE SUBJECT TO FINAL DESIGN. IRRIGATION METERS AND DOMESTIC BACKFLOW PREVENTERS ARE NOT SHOWN.
- PRELIMINARY STORM DRAIN SIZING BASED ON RATIONAL METHOD CALCULATIONS.
- SANITARY SEWER SIZING BASED ON OLSG GENERATION RATES.
- EXISTING WATER PIPE MATERIAL TO BE VERIFIED WITH EBMUD AND DETAILED ON THE IMPROVEMENT PLANS.
- HGL INFORMATION BASED ON DATA GATHERED FROM ALAMEDA COUNTY FLOOD CONTROL DISTRICT DURING THE PROPERTY LOMA DETERMINATION CASE.
- FOOTHILL BOULEVARD SHALL BE MILLED AND OVERLAID WITH 2" OF ASPHALT CONCRETE UP TO THE MEDIAN, BETWEEN THE INTERSECTIONS OF HAZEL AVENUE AND CITY CENTER DRIVE.

ABBREVIATIONS:

BFP	BACK FLOW PREVENTER
DOM	DOMESTIC
FS	FIRE SERVICE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION

**VESTING TENTATIVE TRACT MAP 8129
FOR CONDOMINIUM PURPOSES
PRELIMINARY UTILITY PLAN
@ THE BOULEVARD**

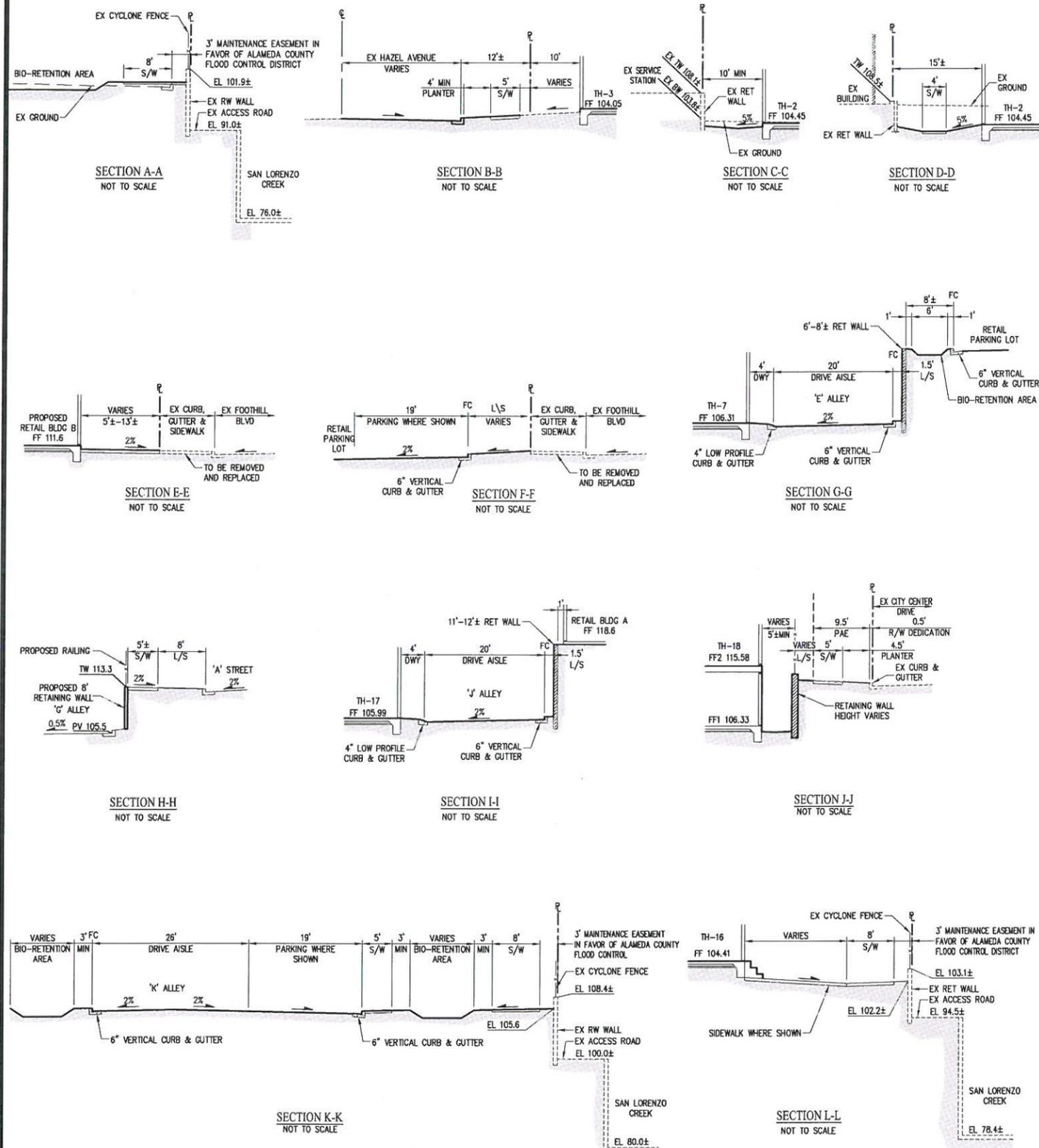
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



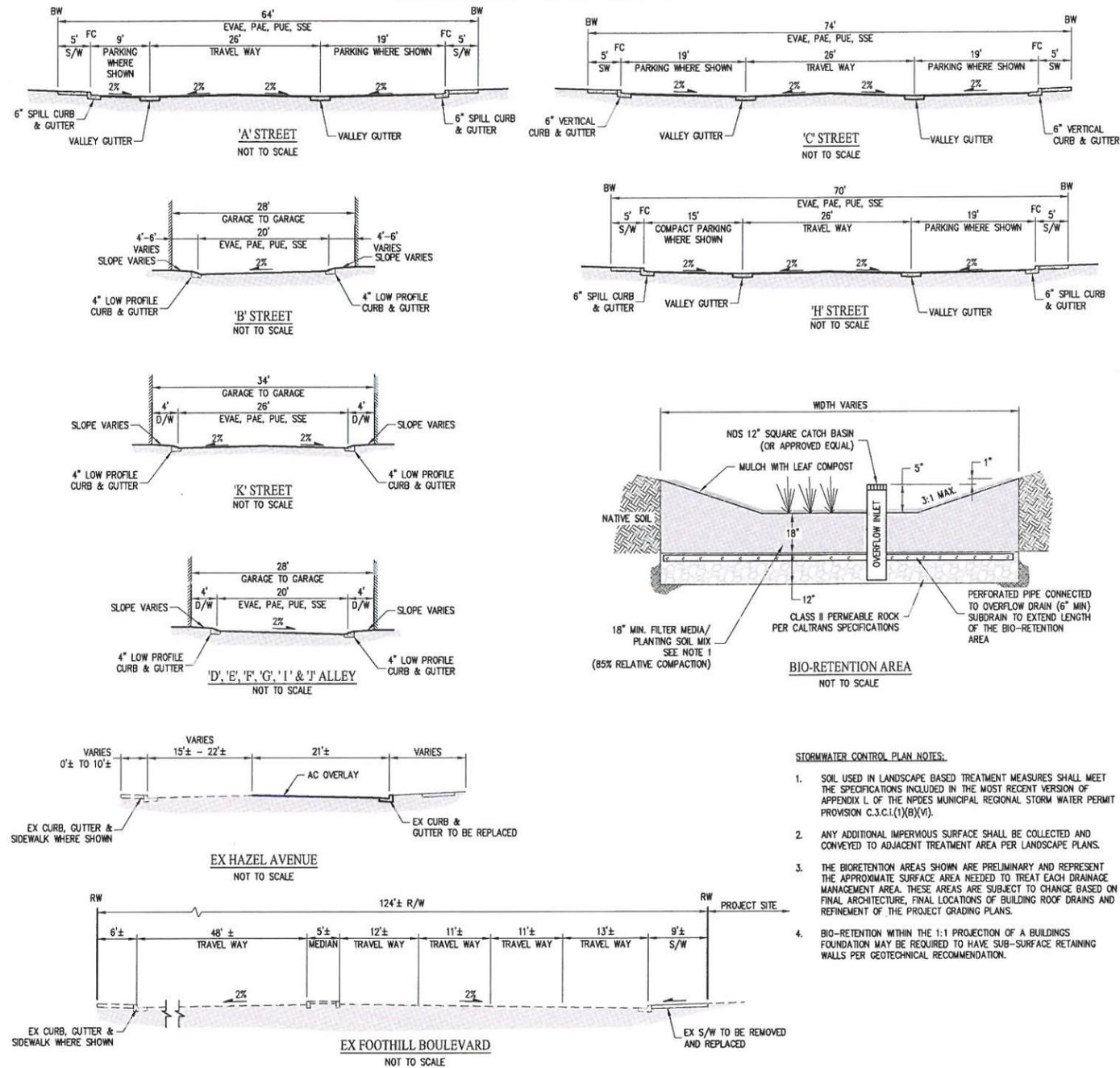
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SHEET NO.
TM-5

GRADING SECTIONS



STREET SECTIONS



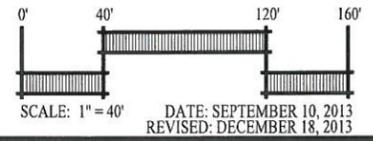
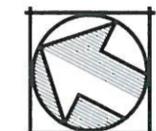
- STORMWATER CONTROL PLAN NOTES:**
1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF APPENDIX L OF THE NPDES MUNICIPAL REGIONAL STORM WATER PERMIT PROVISION C.3.C.1.(1)(b)(v).
 2. ANY ADDITIONAL IMPERVIOUS SURFACE SHALL BE COLLECTED AND CONVEYED TO ADJACENT TREATMENT AREA PER LANDSCAPE PLANS.
 3. THE BIORETENTION AREAS SHOWN ARE PRELIMINARY AND REPRESENT THE APPROXIMATE SURFACE AREA NEEDED TO TREAT EACH DRAINAGE MANAGEMENT AREA. THESE AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURE, FINAL LOCATIONS OF BUILDING ROOF DRAINS AND REFINEMENT OF THE PROJECT GRADING PLANS.
 4. BIO-RETENTION WITHIN THE 1:1 PROJECTION OF A BUILDINGS FOUNDATION MAY BE REQUIRED TO HAVE SUB-SURFACE RETAINING WALLS PER GEOTECHNICAL RECOMMENDATION.

ABBREVIATIONS

- BW BACK OF WALK
- EL ELEVATION
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EX
- FC FACE OF CURB
- FF FINISHED FLOOR
- L/S LANDSCAPE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- RET RETAINING
- RW RIGHT OF WAY
- S/W SIDEWALK
- TC TOP OF CURB
- SSE SANITARY SEWER EASEMENT
- TW TOP OF WALL

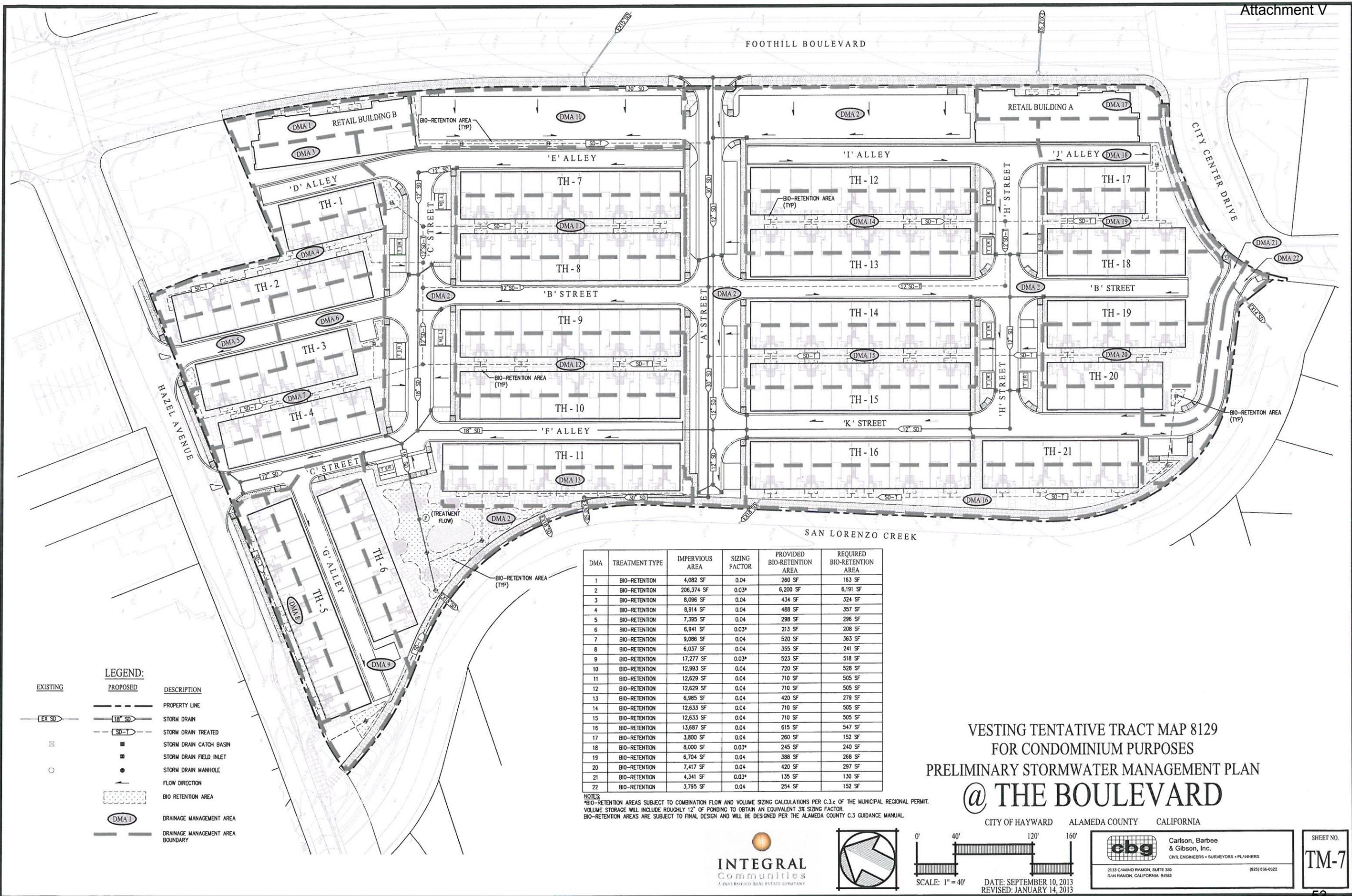
VESTING TENTATIVE TRACT MAP 8129
 FOR CONDOMINIUM PURPOSES
 GRADING AND STREET SECTIONS
@ THE BOULEVARD

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM-6

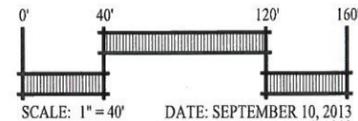


DMA	TREATMENT TYPE	IMPERVIOUS AREA	SIZING FACTOR	PROVIDED BIO-RETENTION AREA	REQUIRED BIO-RETENTION AREA
1	BIO-RETENTION	4,082 SF	0.04	260 SF	163 SF
2	BIO-RETENTION	206,374 SF	0.03*	6,200 SF	6,191 SF
3	BIO-RETENTION	8,096 SF	0.04	434 SF	324 SF
4	BIO-RETENTION	8,914 SF	0.04	488 SF	357 SF
5	BIO-RETENTION	7,395 SF	0.04	298 SF	296 SF
6	BIO-RETENTION	6,941 SF	0.03*	213 SF	208 SF
7	BIO-RETENTION	9,086 SF	0.04	520 SF	363 SF
8	BIO-RETENTION	6,037 SF	0.04	355 SF	241 SF
9	BIO-RETENTION	17,277 SF	0.03*	523 SF	518 SF
10	BIO-RETENTION	12,993 SF	0.04	720 SF	528 SF
11	BIO-RETENTION	12,629 SF	0.04	710 SF	505 SF
12	BIO-RETENTION	12,629 SF	0.04	710 SF	505 SF
13	BIO-RETENTION	6,985 SF	0.04	420 SF	279 SF
14	BIO-RETENTION	12,633 SF	0.04	710 SF	505 SF
15	BIO-RETENTION	12,633 SF	0.04	710 SF	505 SF
16	BIO-RETENTION	13,687 SF	0.04	615 SF	547 SF
17	BIO-RETENTION	3,800 SF	0.04	260 SF	152 SF
18	BIO-RETENTION	8,000 SF	0.03*	245 SF	240 SF
19	BIO-RETENTION	6,704 SF	0.04	388 SF	268 SF
20	BIO-RETENTION	7,417 SF	0.04	420 SF	297 SF
21	BIO-RETENTION	4,341 SF	0.03*	135 SF	130 SF
22	BIO-RETENTION	3,795 SF	0.04	254 SF	152 SF

NOTES:
 *BIO-RETENTION AREAS SUBJECT TO COMBINATION FLOW AND VOLUME SIZING CALCULATIONS PER C.3.c OF THE MUNICIPAL REGIONAL PERMIT.
 VOLUME STORAGE WILL INCLUDE ROUGHLY 12" OF PONDING TO OBTAIN AN EQUIVALENT 3% SIZING FACTOR.
 BIO-RETENTION AREAS ARE SUBJECT TO FINAL DESIGN AND WILL BE DESIGNED PER THE ALAMEDA COUNTY C.3 GUIDANCE MANUAL.

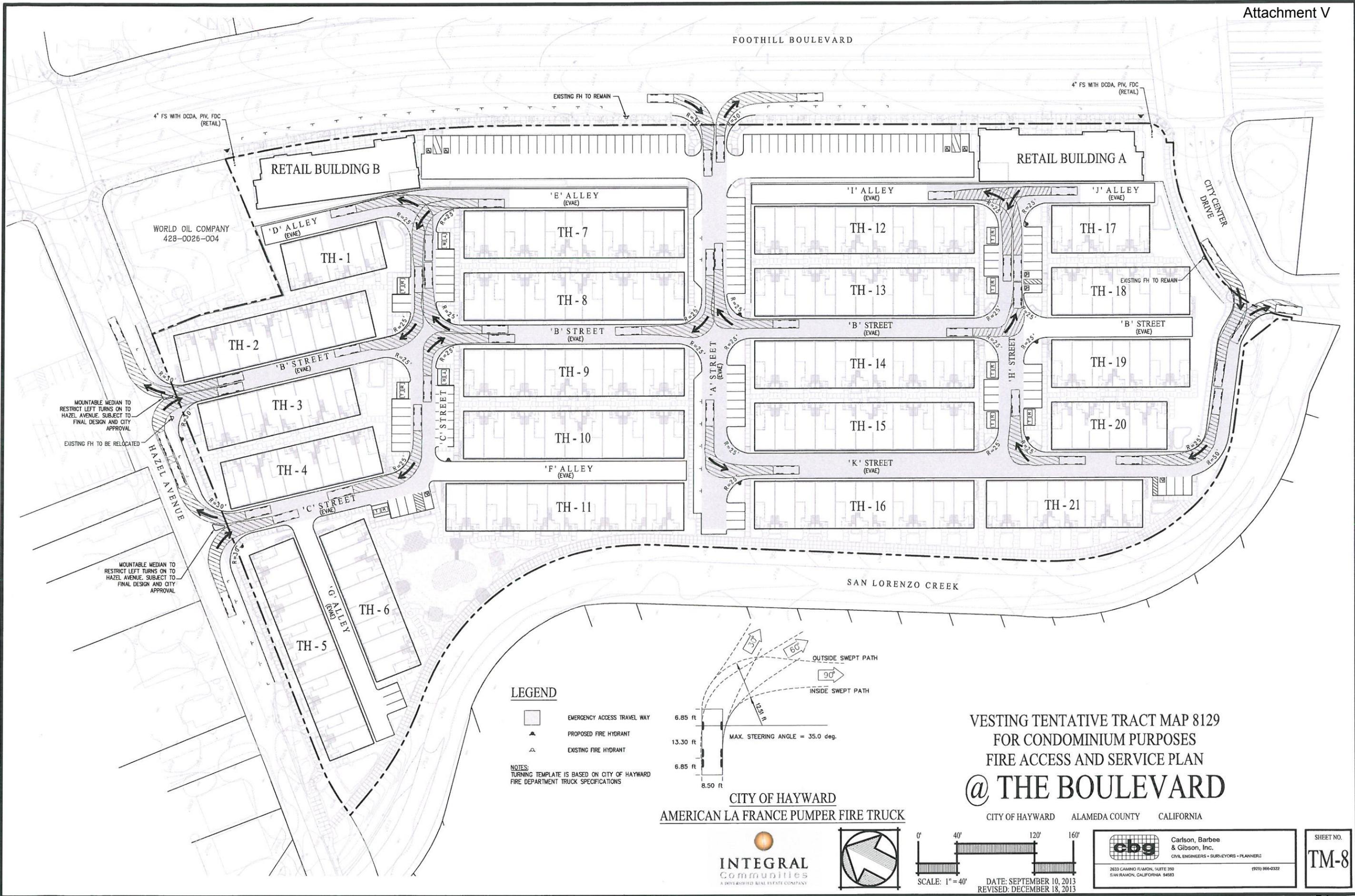
VESTING TENTATIVE TRACT MAP 8129
 FOR CONDOMINIUM PURPOSES
 PRELIMINARY STORMWATER MANAGEMENT PLAN
@ THE BOULEVARD

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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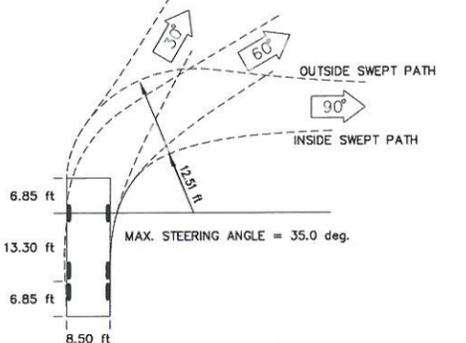
SHEET NO.
TM-7



LEGEND

- EMERGENCY ACCESS TRAVEL WAY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

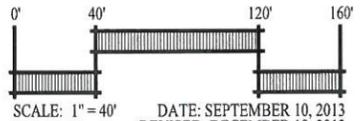
NOTES:
TURNING TEMPLATE IS BASED ON CITY OF HAYWARD FIRE DEPARTMENT TRUCK SPECIFICATIONS



CITY OF HAYWARD
AMERICAN LA FRANCE PUMPER FIRE TRUCK

VESTING TENTATIVE TRACT MAP 8129
FOR CONDOMINIUM PURPOSES
FIRE ACCESS AND SERVICE PLAN
@ THE BOULEVARD

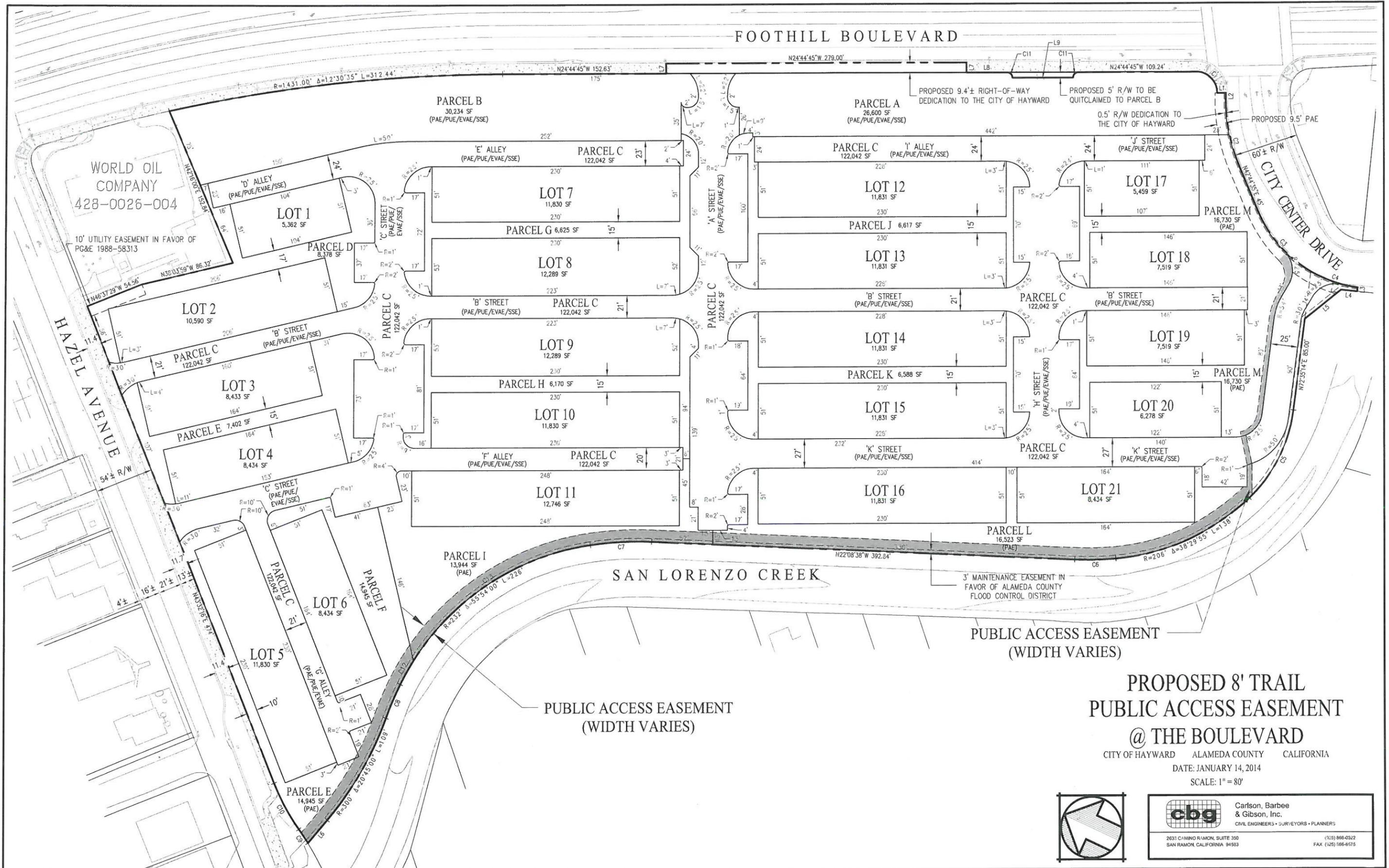
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



DATE: SEPTEMBER 10, 2013
REVISED: DECEMBER 18, 2013

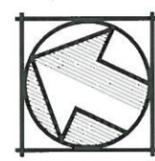
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(925) 866-0322

SHEET NO.
TM-8



**PROPOSED 8' TRAIL
PUBLIC ACCESS EASEMENT
@ THE BOULEVARD**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
DATE: JANUARY 14, 2014
SCALE: 1" = 80'



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-6975

Prospect Hill

@
THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Kathleen Wills

Signature: Kathleen E. Wills

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damaral@integralcommunities.com

Prospect Hill

THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Name: Richard Aguilar

Signature: Richard Aguilar

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94591

Phone Day: _____ Eve: 3

Email: _____

Please return to:
 @ The Boulevard
 982 B Street
 Hayward CA 94541
 damaral@integralcommunities.com

Prospect Hill

@
THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Lacey and Ryan Sutherland

Signature: [Handwritten Signature]

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

MARIO MARTINEZ
NAME

[Handwritten Signature]
SIGNATURE

TITLE ORGANIZATION

ADDRESS

HAYWARD CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

Prospect Hill/Ha



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME Curtis Canfield

SIGNATURE Curtis A Canfield

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward, STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Prospect Hill / HALL

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: LESLIE HALL

Signature: Leslie Hall

Title: _____ Organization: _____

Address: _____

City: HAYWARD State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill

@ THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: CONSTANCE Taylor

Signature: C. Taylor

Title: _____ Organization: _____

Address: _____

City: Hay. State: Ca. Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

No call backs OR E-MAIL

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Michelle Martinez

Signature: [Handwritten Signature]

Title: Homeowner Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Sinoda Kelley

SIGNATURE _____

TITLE _____ ORGANIZATION _____

ADDRESS HAYWARD, CA. 94541

CITY _____ STATE _____ ZIP _____

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER It's about time!

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Callie Germany
NAME

Callie Germany
SIGNATURE

TITLE ORGANIZATION

Harvard, CA *94542*
ADDRESS CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER


THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Claudia C. Rollins
NAME

Claudia C. Rollins
SIGNATURE

Walker on Aot Hill Blvd
TITLE ORGANIZATION

Hayward CA 9454
ADDRESS CITY STATE ZIP

Same
DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME SANDRA J. RUSH

SIGNATURE Sandra J. Rush

TITLE _____ ORGANIZATION _____

ADDRESS _____
CITY Hayward, Ca. STATE _____ ZIP 94544

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME MARIA G. LOPEZ

SIGNATURE MA. GUADALUPE LOPEZ

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME GARY + CAROL BOOKOUT

SIGNATURE Gary Bookout Carol Bookout

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94544

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Be Sure to ~~have some security~~ **Attachment VI**
@ ~~esp. for~~
THE BOULEVARD retail

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME David and Amy Whaley

SIGNATURE Amy Whaley

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Cindy Towles
NAME

[Handwritten Signature]
SIGNATURE

Founder Cherryland Transformation
TITLE ORGANIZATION

Hayward CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Blanca Cervantes-Madrugal
NAME

[Handwritten Signature]
SIGNATURE

Resident of Hayward
TITLE ORGANIZATION

Hayward CA 94544
ADDRESS
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME ELIZABETH MORENO

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94521

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME Abdul Malik

SIGNATURE Abdul Malik

TITLE M.A. ORGANIZATION ATAWT

ADDRESS
CITY Hayward STATE ca ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME: MARK DANIEL

SIGNATURE: *Mark Daniel*

TITLE: HAYWARD RESIDENT ORGANIZATION: 11 years

ADDRESS:

CITY: HAYWARD STATE: CA ZIP: 94546

DAYTIME PHONE NUMBER: N/A EVENING PHONE NUMBER: _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Deborah Guller

SIGNATURE Deborah Guller

TITLE President ORGANIZATION Shady Hill Home Owner Association

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Carol Cambra

SIGNATURE Carol Cambra

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE Ca ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Grace C. Cooper

SIGNATURE Grace Cooper

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Beverly Young Harrison

SIGNATURE Beverly Harrison

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Larry Buzby

Signature: Larry Buzby

Title: Retired! Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Debra Vanderprieft

Signature: Debra Vanderprieft

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: BRAD W. ELLS

Signature: Brad Wells

Title: VP & CFO Organization: CAL STATE EAST BAY

Address: _____

City: HAYWARD State: CA Zip: 94542

Phone Day: _____ Eve: _____

Email: _____

LIVES DOWNTOWN
BUDGET CASH
THAN CITY

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: MICHAEL T. MCKENNA

Signature: [Handwritten Signature]

Title: _____ Organization: _____

Address: _____

City: HAYWARD State: CA Zip: 94542

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damaral@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Yvonne Holbert

Signature: [Handwritten Signature]

Title: _____ Organization: NO GROWTHIZATION

Address: _____

City: Hayward State: CA Zip: 94542

Phone Day: _____ Eve: _____

Email: [Handwritten Email]

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Yes, I endorse @ the Boulevard! Please add my name to your growing coalition of community supporters.

Signature _____

Please keep me informed.

Name SANDRA C HERRERA

(if applicable) Title CEO Organization/Company _____

Phone(day) _____ (eve) _____ Email _____

Address _____ City Hayward
State CA Zip 94540

Great job on bringing something more upscale to Hayward!

Please call me. I can be of help in the area of waste stream reduction and recycling.

Case compactors.com

Please take a moment to see what we do.

would love to meet with you soon!

Sandra Herrera



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME John Hebert

SIGNATURE [Handwritten Signature]

TITLE owner ORGANIZATION _____

ADDRESS _____
CITY Hayward STATE Ca ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

 NAME *Rev. & Mrs. John Geach*

 SIGNATURE *Rev & Mrs John Geach*

 TITLE *Doctor of Ministry* ORGANIZATION

 ADDRESS

 CITY *Hayward* STATE *Ca* ZIP *94546*

 DAYTIME PHONE NUMBER EVENING PHONE NUMBER

THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME Charlene Frey

SIGNATURE [Handwritten Signature]

TITLE None ORGANIZATION None

ADDRESS [Redacted]
CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER [Redacted] EVENING PHONE NUMBER [Redacted]



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

Charles Harris
NAME

Charles Harris
SIGNATURE

Home owner
TITLE ORGANIZATION

ADDRESS

Hayward CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER

EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Benjamin Jo Vella

SIGNATURE *Benjamin Jo Vella*

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541-5329

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JAN AVERI

SIGNATURE Jan Averie

TITLE Please improve Hayward so ORGANIZATION

ADDRESS that it is no longer "the dump"

CITY of the Bay Area STATE ZIP

DAYTIME PHONE NUMBER This project EVENING PHONE NUMBER is a step in the right direction



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

MAZIE B. CHAVEZ
NAME

Mazie B. Chavez
SIGNATURE

RESIDENT since 1952 - since downtown
TITLE ORGANIZATION

is looking better - we need more
ADDRESS

people there. Please go with project!!!
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JEANNETTE RODGERS

SIGNATURE J. T. Rodgers

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JOSE SOBANO

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94542

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME DIANA K. WALLACE

SIGNATURE *Diana K. Wallace*

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA. ZIP 94541

DAY TIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Sheri Edwards

SIGNATURE Sheri Edwards

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME *Vea Fier*

SIGNATURE *Vea Fier*

TITLE ORGANIZATION

ADDRESS

CITY STATE ZIP
CA 94541

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME DAVID PELTON

SIGNATURE *David Pelton*

TITLE OWNER ORGANIZATION FOREIGN AUTO SERVICE

ADDRESS HAYWARD CA. 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Doc Miller
NAME

[Handwritten Signature]
SIGNATURE

CEO MRC Enterprises, LTD
TITLE ORGANIZATION

Hayward CA 94541
ADDRESS CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

JANA - WHEN IS SOMEONE GOING TO DO SOMETHING ABOUT "CENTENNIAL HALL" ??

Attachment VI
Protest #11



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

JEAN E. MITCHELL

NAME

Jean E Mitchell

SIGNATURE

RETIRED - TELEPHONE CO. (SERVICE REP.)

TITLE ORGANIZATION

ADDRESS

HAYWARD *CA*

CITY STATE ZIP

94541-2696

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Brenda Logsdon

SIGNATURE Brenda Logsdon

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Maynard STATE CT ZIP 04541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

WILLIAM & ELIZABETH JACKSON

NAME

Elizabeth M. Jackson

SIGNATURE

HOME OWNERS

TITLE ORGANIZATION

ADDRESS

Yuba Blvd Ca. 94541

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Ella Thomas

SIGNATURE Ella Thomas

TITLE _____ ORGANIZATION _____

ADDRESS _____
CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME DANIEL H. LARAMIE

SIGNATURE *Daniel H. Laramie*

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Leslie Mero

NAME

Leslie Mero

SIGNATURE

TITLE ORGANIZATION

ADDRESS

Hayward CA 94541

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Aldora A. Gonsalves
NAME

SIGNATURE
Aldora A. Gonsalves
TITLE ORGANIZATION

ADDRESS
Hayward CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

GERALD Williams
NAME

Gerald Williams
SIGNATURE

TITLE _____ ORGANIZATION _____

ADDRESS _____

HAWARD CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Lisa Landis

 NAME
 Lisa Landis

 SIGNATURE

 TITLE ORGANIZATION

ADDRESS
 Hayward CA 94546

 CITY STATE ZIP

 DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JEROME CROWNING

SIGNATURE 

TITLE HOME OWNER ORGANIZATION

ADDRESS

CITY RAYWARD STATE CA ZIP 94591

DAYTIME PHONE NUMBER

EVENING PHONE NUMBER

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Carlos McLennan

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Karen Osborne

NAME *Karen Osborne*

SIGNATURE

TITLE ORGANIZATION

ADDRESS

Daywood *CA* *94541*
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME THOMAS HARTMAN
 SIGNATURE Thomas Hartman
 TITLE N/A ORGANIZATION _____
 ADDRESS _____
 CITY HAYWARD STATE CALIFORNIA ZIP 94544-2000
 DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER N/A



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME HOWARD RYDOLPH

SIGNATURE Howard Rydolph

TITLE RETIRED ORGANIZATION _____

ADDRESS _____
CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

@
THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: EMMA GUZMAN

Signature: Emma Guzman

Title: Homeowner Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

1/6

WORKER 1111

@ THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Andrea White

Signature: [Handwritten Signature]

Title: home owner Organization: _____

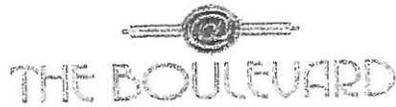
Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



Handwritten signature

Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Brianne Marcus	Hayward CA 94541	
2.	Ahour Daniel	Hayward CA 94541	
3.	Fiona Apim	Hayward CA 94541	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

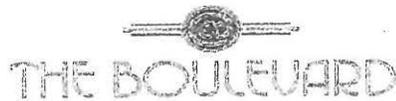
A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name <small>Please Print</small>	Address and EMAIL <small>Please include zip code</small>	Phone <small>Day & Evening</small>
1.	Dena Vuocola	Hayward CA 94541	
2.	Angela Mira	Hayward CA 94541	
3.	Lon Franklin	Hayward CA 94541	
4.	SAMUEL M. ADAMS		
5.	Monika Sobotka	Hayward CA 94541	
6.			
7.			
8.			
9.			
10.			
12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541



Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

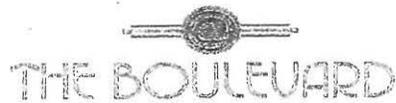
A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Dodie Kramer		
2.	Ewan John-Jones		
3.	Wendy Johnson		LIFE HOUSE RECOVERY HOMES
4.	Debra [unclear]	Hayward CA 94541	
5.	Genoveva Flores	94541 Hayward CA	
6.	Carlos Ramirez	94541 Hayward	
7.	Carla Ramirez	9451 Hayward	
8.			
9.			
10.			
12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541



Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Curtis Soares		
2.	Michaela Parker		
3.	Chris Christenson		
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Return to @The Boulevard: 982 B Street, Hayward CA 94541



Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	David Acosta	22185 Center St Castro Valley	
2.	MARY GRAVES	Hayward, CA 94542	
3.	Edna Norloff	Hayward CA 94549	
4.	Kathy Lagman	Hayward CA 94541	(do not want spam)
5.	Kabette Cole	Hayward CA 94542	
6.	Janette Hernandez	Hayward, CA	
7.	Robert Kieft	HAYWARD CA 94541	
8.	Kyle Watkins	Hayward CA 94541	
9.	Jaqueline Morales	Hayward CA	
10.	Alex Moys	Hayward, CA	
12.	William Paras	Hayward CA	
13.	Demarion ^{Eng}	94541	

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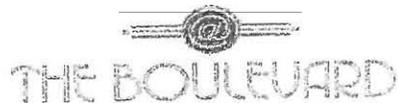
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	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Patricia Champoux	Hayward CA 94541	
2.	BERNICE RODRIGUES	Hayward Ca	
3.	Antoinette Williams	Hayward Ca 94541	
4.	LARRY BISHOP	larrybishopca(torl@yahoo.com	
5.	Amber Dent	Hayward CA 94541	
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	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Jamar C.	Hayward	
2.	JERRY LOVE	Hayward	
3.	Robert Horton	Hayward	
4.	Chandis Sosa	1718 137th San Leandro CA 94577	
5.	Gr. Paulo	Hayward CA	
6.	Cuanita Espinoza	Hayward CA 94542	
7.	Victoria Reddy	Hayward CA 94542	
8.	JAMES MANTALVANOS	Hayward	
9.	ROSE ANN HALL	HAYWARD CA, 94544	
10.	DeLango Baldwin	Hayward, CA 94541	
12.	Raym D. CASSALIA	HAYWARD CA 94545	
13.	Robert Notrangelo	Hayward, CA 94542	

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We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Anthony Piscar	Hayward Ca	
2.	Andre Alexander	Hayward CA 94541	
3.	J Shibuya	Hayward, CA 94571	
4.	Andres Dent	Hayward, CA 94541	
5.	Rodney Marshall	Hayward 94541	
6.	WILLIE RODRIGUEZ	Hayward, CA 94543	
7.	JOSEPH RODRIGUEZ	HAYWARD, CA	
8.	ROYALP TIFFE		
9.	Cesar Ramos	Hayward, CA	
10.	Veronica	Hayward 94544	
12.	Janet Shano	Hayward CA 94541	
13.	Quiana	Hayward, CA 94541	

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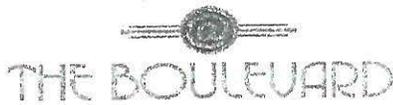
Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Erika Hernandez	Hayward, CA 94541	
2.	Jovann Augustus	Hayward, CA	
3.	Yolanda Brown	115 Lee St Hayward CA 94541	(510) 575-5367
4.	Daniel Bo	Hayward, CA 94541	
5.	Saul Rosas	Hayward CA	
6.	Tim Fletcher	Hayward 94542	
7.	Angel Alvarez	Hayward CA 94541	
8.	Joann Peppersett	Hayward CA 94541	
9.	Clara Perois	3000 Somerset Ave Castro Valley 94540	510 331 7028
10.	Rosmi Mendosa	2250 Marine Way San Leandro CA 94579	510 204-4305
12.	Yasmin Sanchez	Hayward CA 94541	
13.	Mandy Garcia	Hayward 94544	

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Marilyn Grise



Petition to transform the old Mervyn's site and endorse @ The Boulevard

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	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	WAYNE WEST		
2.	JEFFREY FREID	HAYWARD 94541	
3.	Linda Hooker	16349 Saratoga St. San Leandro CA 94578	
4.	Felicia Laureano	Hayward, Ca 94541	
5.	Steve Bailey	Hayward, Ca 94541	
6.	Dwayne Wiggins	Hayward, CA 94541	
7.	Jane Malmgren	Hayward CA 94541	
8.	STEVEN DOSS	Hayward	
9.	Page Nelson	Hayward CA	
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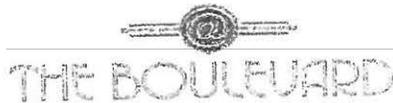
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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name <small>Please Print</small>	Address and EMAIL <small>Please include zip code</small>	Phone <small>Day & Evening</small>
1.	John Tate	Hayward, CA 94541	
2.	Martin Walter	Hayward, CA	
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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Alfred Rodriguez	Hayward Ca	
2.	TERRI Lovello	Hayward CA	
3.	JEANIE SIU		
4.	Arthur Foster	Hayward CA 94541	
5.	Jessica Teran ^{Teran}	Hayward, CA	
6.	Lilcan Cardenas	Hayward CA 94541	
7.	William Demore	1537 165th Ave # 15 San Leandro, CA	
8.	Denise Garrett	Hayward 94541	
9.	Matthew Ren	Hayward 94541	
10.	Thomas Nelson	Hayward, CA 94541	
12.	Enrique Alaraz		
13.	Marely Hernandez	Hayward C.A. 94541	

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	ROBERT OWENS		N/A
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We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Consuelo Barragan	Hayward CA 94544	
2.	Alicia Alvarez	1652 Mono Ave San Leandro 945	
3.	ABU Kenou	Hayward Ca 94544	
4.	Marcia Roberts	Hayward CA 94541	
5.	Shanese Houston	Hayward, CA, 94541	
6.	Rhajimes Holmes	Hayward, CA	
7.	Johanna Pargoulas	Hayward CA 94541	
8.	Cuong Doan	Hayward CA 94542	
9.	M.C. Elissen	Hayward	
10.	ANGELA DAVIS	Hayward CA	
12.	Star Villavicencio	Hayward, CA 94541	
13.	Mike Galvin	Hayward Ca. 94541	

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

I am writing you today to explain why I think the City should expedite the approval of the @The Boulevard Project.

I own Alma's Creations, located on A Street. We specialize in bridal clothing and event planning.

My business is just blocks away from the old Mervyn's headquarters. I had grown so used to seeing it, as I drive by, that I had all but forgotten that it existed. That all changed when I heard about @The Boulevard Project: I hadn't given the Mervyn's site any thought in years, but now the prospect of hundreds of new families moving into Downtown Hayward is cause for much excitement.

As you know, Hayward's downtown is much more beautiful than it was just a few years ago. The thing it's missing now is more people.

I have no doubt that attracting 200 neighboring families will be exactly what our City's Downtown needs. I don't think it's a stretch to say that certain young families will be in need of my business's services. The same must be true for many of the other neighboring businesses that could sure use a boost.

Let's give Downtown Hayward some extra liveliness: let's add some bustle to its beauty!

Sincerely,



Alma Baez
Owner
Alma's Creations

Angela Mira

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,

I live in Prospect Hill and it has come to my attention that we may soon have some new neighbors in the old Mervyn's space.

I would like to register with you my full support for this project. Using that space for anything is a good idea, but using it to build a community of townhomes with some shops along Foothill seems like the best thing to do. Hope to see it built soon.

Sincerely,

A handwritten signature in dark ink, appearing to read 'AM', with a long horizontal flourish extending to the right.

Angela Mira

Alfredo Rodriguez
Owner
Vintage Alley

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and Council members,

Recognizing when to say “out with the old and in with the new” is what I specialize in. My chosen profession involves old things. Some things are old and priceless, while others should just be disposed of.

A piece of land can't be disposed of. However, it can be reused in ways that are entirely different. This would be the case for the *new* plans that Integral Communities have for the *old* Mervyn's headquarters. They would salvage the land that it occupies, but change it for the better.

As I've suggested, vintage is only good when it's charming and functional. Leaving the Mervyn's headquarters standing is hardly this. So, in addition to putting it out of its misery, it would be replaced with something that is fresh and new that would bring much-needed change into our downtown's economy.

Sincerely,

A handwritten signature in cursive script that reads "Alfredo Rodriguez". The signature is written in black ink and is positioned below the word "Sincerely,".

Alfredo Rodriguez

Amelia Sete

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and City Council members,

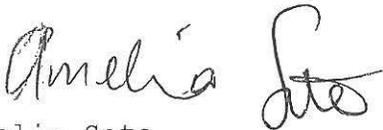
I live in the Prospect Hill neighborhood, right next to the old Mervyn's headquarters.

I am writing to voice my support for the @The Boulevard project. The Mervyn's building and parking structure are an unfortunate part of our neighborhood, having been vacant all of these years. I've hoped that someone would once again use the space, but so far that hasn't happened.

This is why the project to build homes and some retail space on Foothill Boulevard sounds like a good idea to me. Besides just replacing something that needs to be replaced, it sounds like the project would be a really nice addition to our neighborhood.

As someone who lives right next door to the Mervyn's headquarters, I know better than most how urgent it is to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Amelia Sete". The signature is written in dark ink and is positioned above the typed name.

Amelia Sete

Anthony Waters

Mayor Sweeny and Hayward City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeny and Hayward City Council Members,

I would like to join many others in registering with you my support for the @ The Boulevard project.

It is high time that something is done in that part of town. Year after year, the old Mervyn's Headquarters grows older and older. It is not aging well.

I think that the @ The Boulevard project addresses two important questions: what should be done with the old Mervyn's headquarters and what is good for Hayward?

The answer to the first question is quite broad: any sort of project would probably be a good one.

The answer to the second question is more specific: Hayward's downtown could really use a boost and additional families would really contribute just this.

Please support the @ The Boulevard project!

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Waters', written in a cursive style.



Mayor Mike Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

My Hayward City Council members and Mayor Mike Sweeney,

I am writing you today because I think that it is time that we seriously consider the old Mervyn's headquarters. As time passes, the building looks more and more forlorn, and I have begun to wonder if that is what is best for our community.

It seems clear that it is unwanted in its current state. While having this space be one that is strictly for retail or commercial use may be what some want, this use of space doesn't seem like one that is currently viable.

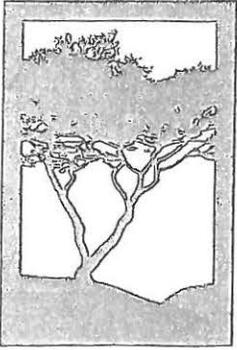
Thus, I pledge my support for the @The Boulevard Project. It attractively combines retail and residential uses. Such a plan, independently, sounds like a great addition to Hayward. That this project is going to replace a space that has burdened our community's aesthetic is the cherry on top.

Hayward shouldn't miss this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Arturo Benin", with a long horizontal flourish extending to the right.

Arturo "Art" Benin
Benin Legacy Wealth
Management



LEGACY
REAL ESTATE
& ASSOCIATES

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

We urge you to support the @The Boulevard project. Bringing 200 families into the Downtown will be a great addition to the area and put the old Mervyn's Headquarters site to good use.

We will begin to see the benefits of approving this project the day ground is broken. All of the workers at the site will lead to immediate commerce in the downtown. This additional commerce will eventually be replaced, but further increased as 200 new families move in permanently after the project's completion.

It is hard for us to believe that this site has been vacant for so long. If the @ The Boulevard project is not approved, the old Mervyn's will be left abandoned indefinitely. This would certainly not be in Hayward's best interest.

It is with the best interest of Hayward in mind that we urge your support.

Sincerely,

Bob and Linda Leppert

A tradition of excellence since 1971
www.LegacyRealEstateAssociates.com

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

It is with the best interest of Hayward at heart that I write to encourage your support for @The Boulevard.

In times of recession, small businesses suffer a great deal. Like others throughout the country, our Downtown has suffered. This, of course, is not our fault. However, not taking advantage of an opportunity to ameliorate our local economic situation would be.

Nothing would be better for commerce in our downtown than the influx of nearly 200 new families. This is what Integral Communities is offering us. That the space, and other commercial spaces like it, have remained vacant for too long.

The alternative—a balanced mix of commercial and residential space—is ideal for our community: it will beautify it, it will bring in much-needed revenue.

Do right by Hayward and welcome this much-needed expansion of our Downtown community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Blackburn", written in a cursive style.

Brian Blackburn

**Brian and Theresa Lotz
Lotz Insurance Agency**

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and City Council Members,

Our insurance agency is right across the street from the old Mervyn's Headquarters. We have watched it sit vacant for a long time.

Why not reuse it for something that will benefit our town, we've often wondered? When we were told about the @ The Boulevard Project, we realized that the answer was finally here.

It's a great answer, too. Replacing that building will be a real improvement to Foothill Boulevard. Even more importantly, the additional families that this project will bring into our neighborhood will be fantastic for business.

We look forward to seeing the @ The Boulevard Project approved.

Sincerely,


Brian and Theresa Lotz

Brittany Manus

Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council,

I live on Prospect Street, just blocks away from the former Mervyn's Headquarters. I would like to see something done with this site that enhances our neighborhood.

The aspect that really attracts me to the @ The Boulevard project is the plan to build a small park and a walking path along the San Lorenzo Creek. Recreational space is always a worthwhile addition to any neighborhood.

My enthusiasm for this project, though, is not limited to the one component that I mentioned. A new vibrant community of homes sounds like a wonderful use of this vast space.

Thank you for considering approving this project. It will be a welcome addition to our neighborhood.

Sincerely,



Brittany Manus

Dear Hayward City Council,

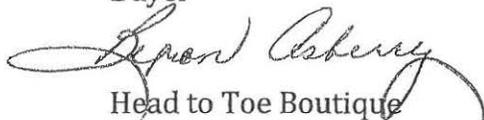
I am writing in support of the project on Foothill Boulevard to build new townhomes and retail space Downtown. This project is necessary because the streets are just not busy anymore. I am hoping this project will bring business back into Downtown Hayward. Many businesses have already left the area because they couldn't make it here. Something needs to change.

This project is also a positive stop because it will beautify the area. I do plan to keep an eye on the types of retail that go into the space, and the construction process --- I hope you will do that too so that there is not any negative impact on Downtown businesses. Integral's track record says they listen to community input and act on it when possible, so these things should be fine.

Thank you for your time. I hope you approve this project. We need the boost.

Byron Asberry

Buyer

A handwritten signature in cursive script that reads "Byron Asberry". The signature is written in black ink and is positioned above the printed name.

Head to Toe Boutique

Carla Ramirez

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and Hayward City Council:

Prospect Hill is a nice place to live.

There is room for improvement, namely at the old Mervyn's site. I think it's time that something is done about it.

This is why I am writing today: I want to inform you of my support for the @The Boulevard project. It is a well-conceived solution for our neighborhood's single largest problem.

Sincerely,

A handwritten signature in black ink that reads "Carla Ramirez". The signature is written in a cursive style with a large, looping flourish at the end.

Carla Ramirez

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to express my support for the proposed project on Foothill Boulevard at the site of the old Mervyn's Headquarters. A mixed-use retail and residential project would be the best use of this enormous abandoned space, and this is exactly what is proposed in the @ The Boulevard plans.

Our community has suffered long enough from the economic downturn. This project will benefit local construction workers, and will subsequently bring in 200 families whose patronage of downtown businesses can only contribute to an economic upswing. Anything that brings in new business is a good thing!

Reusing this space will serve to beautify our community and add to Downtown Hayward's vibrancy. It is truly a shame that the old Mervyn's headquarters has been abandoned for so long. Revitalizing this space will keep Hayward moving in the right direction.

I cannot emphasize enough how important for our community it is that this project be given the green light.

Sincerely,

A handwritten signature in cursive script that reads "Cece Turner". The signature is written in black ink and is positioned below the word "Sincerely,".

Cece Turner - Dream Girls Hair Salon

Connie Butler

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear City Council and Mayor Sweeney,

I am one of many Prospect Hill residents who support the @The Boulevard project. It is a project that makes sense for our community.

Let's start with the obvious: the Mervyn's site has been vacant for many years. No one has shown interest in reusing it until now. If we don't take advantage of the opportunity that the @The Boulevard Project presents us with, how many more years will we wait until another group of people comes along with a solid plan to reuse the Mervyn's site?

The other reason that permitting the @The Boulevard Project makes sense is that it is actually a really good plan in its own right. Outside of the fact that it is simply a good idea to reuse the Mervyn's site, this plan to build homes, a small retail space on Foothill Boulevard and to develop a walking path along the San Leandro Creek sounds quite nice.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Butler', written over a horizontal line.

Connie Butler



Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

I see a bright future for Downtown Hayward. It's really not so hard to imagine with all of the recent improvements. All it's lacking, now, is people, but I see a solution looming before us: the @The Boulevard Project.

Aside from the extra families it would bring to Downtown Hayward, I see this project being beneficial to Hayward in two other ways. I also think this project would be a source of much needed money for our city. Finally, I see revitalizing the space that the Mervyn's occupies as a sort of 'next step' in the already-started process of renewing our downtown's vibrancy.

Keep up the good work you've already done with Downtown Hayward by supporting the @The Boulevard Project!

Sincerely,

A handwritten signature in black ink that reads "Daisey Lynam". The signature is written in a cursive style with a long, sweeping underline.

Daisey Lynam

Owner

Hayward City Council and Mayor Michael Sweeney

777 B Street
Hayward, CA 94541

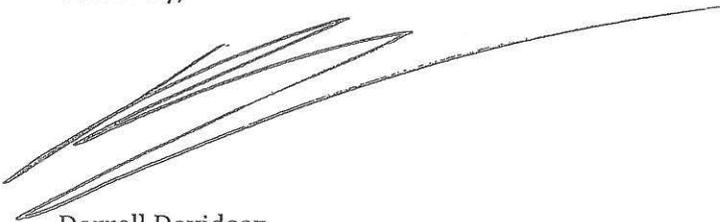
Hayward City Council Members and Mayor Sweeney:

I've been doing business in Hayward for 44 years. I've seen good times but I also remember some of Hayward's harder times. Unlike some, though, I'd argue that our town is on an upswing these days. I like what was done with Downtown Hayward, and I'd like for this to be a trend. Hayward is a beautiful and vibrant area, but I can't think of any reason to halt progress and say, "this is good enough."

I've seen the drawings the people at Integral Communities have come up with for their @ The Boulevard plans, and I think they're quite beautiful. This new neighborhood would be a perfect expansion of Hayward's revitalized downtown.

It goes without saying that this project would be beneficial to local business. This, in turn, would lead to more revenue for the city. Wisely spent, as I'm certain it would be, this additional money could be used for even more improvements like the ones we've already seen! This inertia is what I'd call an upswing; let's not prevent it.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell Davidson". The signature is written in a cursive style with several overlapping strokes.

Darrell Davidson

Owner

ELC Eden Loan Company

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

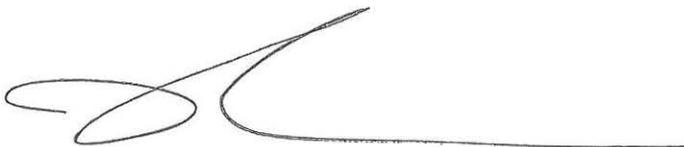
I am writing to voice my support for the downtown development project proposed at the site of the former Mervyn's on Foothill Boulevard. The large, vacant site is not doing the City any favors, as the abandoned, poorly lit only complicates continued efforts to revitalize and reinvigorate our downtown community.

We all want to keep Hayward moving in the right direction, and by utilizing the space on Foothill to expand retail and commercial presence while simultaneously improving the safety of the surrounding community, everyone wins.

Attracting more families to Hayward provides businesses with more foot traffic, and revitalizes our neighborhoods. The location of the development provides a pleasant balance between the beauty of Hayward's scenic landscape, and the convenience of our bustling downtown environment. Improving access to businesses, increasing lighting in streets and along the creek, and providing more opportunities for businesses to locate or expand will all contribute to an aggregate improvement in our quality of life.

I believe that this project would be a worthy use of the proposed site, and urge you to join myself and the community in supporting this effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren Guillaume'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Darren Guillaume

Doc's Wine Shop



10/29/13

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and Members of the Council,

I would like to take a moment to voice my support for the proposed development project at the site of the former Mervyn's headquarters on Foothill Boulevard. As a downtown business owner, I can tell you that this property has had a negative impact on not just my own business, but many of the businesses that are within proximity of the vacant lot. Utilizing this space to provide additional residential housing as well as more retail space would be a vast upgrade that would benefit all Hayward residents as well as the downtown business community.

Doesn't a lively and energetic downtown filled with families and vibrant businesses sound more appealing than the dark and destitute backdrop of an abandoned building. The poorly lit parking garage and walkways around the property further contribute to an unsafe climate that drives businesses and customers away from our downtown area.

But things don't have to be this way. This project would help our city by attracting families to enjoy our shops and schools and businesses that will contribute to our community for years to come, revitalizing and reinvigorating Hayward.

@The Boulevard is the best use of the property where Mervyn's was formerly headquartered, and represents a significant step forward for our city. For these reasons, I implore you to support this project.

Sincerely,

Dan McEwen
Area Manager
Selix Formalwear

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

I am writing to voice my support for the downtown development project proposed at the site of the former Mervyn's on Foothill Boulevard. The large, vacant site is not doing the City any favors, as the abandoned, poorly lit structure is an unsafe and only complicates continued efforts to revitalize and reinvigorate our downtown community.

The design of the project is well done. I hope you will make sure the development provides sufficient parking on its grounds, so that the parking does not spill over onto City streets and take away any existing parking for downtown shoppers.

Attracting more families to Hayward, as this project will do, provides businesses with more foot traffic, and revitalizes our neighborhoods. The location of the development provides a pleasant balance between the beauty of Hayward's scenic landscape, and the convenience of our bustling downtown environment. Improving access to businesses, increasing lighting in streets and along the creek, and providing more opportunities for businesses to locate or expand will all contribute to an aggregate improvement in our quality of life.

I believe that this project would be a worthy use of the proposed site, and urge you to join myself and the community in supporting this effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Higgins', with a long horizontal flourish extending to the right.

Dann Higgins

Higgins Jewelry Center

David Guard

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

I near the old Mervyn's Headquarters. I am writing you to let you know that I think the @ The Boulevard Project is one that is worthy of your approval.

I have watched the Mervyn's Headquarters fall apart year after year, and think that it is time that it be put to good use.

This is why the @ The Boulevard Project must be approved. It will reuse the space and provide Hayward with some much-needed revenue.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Guard", written in a cursive style.

Kathleen & David Pelton

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

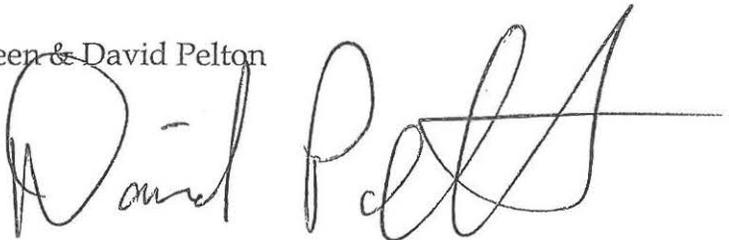
Being both Prospect Hill residents and the owners of a local business, we are quite concerned about the @ The Boulevard project; we're in favor of it.

It is frustrating living here and knowing that a project that will be so good for our town is taking so long to be approved. There are two main reasons that we voice our frustrations today: we think that this project will both beautify our neighborhood and it will help Hayward's downtown area.

There is no way to overstate what an improvement replacing the Mervyn's lot with a brand new mixed-use space will be to the aesthetic of our neighborhood. The influx of 200 new families will be a great benefit to Downtown's commerce.

Let's not hesitate any longer in the approval of the @ The Boulevard project.

Kathleen & David Pelton

A handwritten signature in black ink, appearing to read "David Pelton". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Diego Esquivel

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Hayward City Council

I am a homeowner who lives in Prospect Hill, less than a block away from the old Mervyn's Headquarters.

I speak for myself and many of my neighbors when I say that we support the @ The Boulevard Project. I believe that it will enhance our neighborhood. The Mervyn's site is a real problem for us. Replacing it with a community of homes would make my neighborhood safer and more beautiful. I believe, also, that it will boost my property value.

When making your decision about the @ The Boulevard Project, please do keep in mind that many of the residents who neighbor the Mervyn's site—those who will be most affected by any sort of project that happens there—are strong supporters of the @ The Boulevard Project.

Sincerely,

Diego Esquivel

A handwritten signature in black ink that reads "Diego Esquivel". The signature is written in a cursive style with a large, sweeping flourish at the end.

The Cobblers

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,

I understand you will be considering soon a new project by Integral Communities in Downtown Hayward on Foothill Boulevard. I am writing to pass along my enthusiastic support on the project.

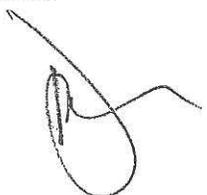
The idea of this new activity in the area is very exciting. I have been in business for 40 years, and am looking forward to the new retail establishments, because they will bring more customers into the area.

In addition, the homes will bring in more foot traffic and customers to my store and the rest of Downtown. This is all around good news for Hayward, and I hope you approve the project.

Thank you,

Dino Grasseschi

Owner



10/25/13

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

There are two parts to revitalizing Hayward's Downtown economy. In beautifying the area, we have accomplished one: we have made it a desirable space for people to go.

Now we need to increase the number of people who will take advantage of this. This is the second part of revitalizing Hayward: more people living in the immediate area will lead to more commerce.

This second step will solidify Hayward's future success. We have come quite far, and we should encourage more liveliness in our commercial areas of town. This will enrich our businesses and their success will encourage others to come back to Hayward.

Sincerely,

Dong Lee

J.R. Bakery

A handwritten signature in black ink, appearing to read 'Dong Lee', written over a horizontal line.

Ernesto Martin

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

Living in Prospect Hill is convenient. It is located near BART, a Safeway, and Downtown Hayward.

It has its drawbacks too, though. The most notable probably is that across the street there is an unkept parking lot and an enormous abandoned building and parking structure.

I think that the plan called "@ The Boulevard" would kill two birds with one stone. It would make my neighborhood more ideal, by putting the vacant property across the street to good use. It would also give 194 new families the same convenience that I have enjoyed while living in this area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernesto Martin', with a long horizontal flourish extending to the right.

Ernesto Martin

Felipe Rios

Hayward City Council
777 B St.
Hayward, CA 94541

Hayward City Council Members:

I live in Prospect Hill—extremely close to the old Mervyn’s Headquarters parking lot. I and many of my neighbors feel that embracing the @The Boulevard Project is one of the best ways to improve our neighborhood.

This site is a nuisance for us. It is ugly, unlit and unsafe. The proposed project would be just the opposite: attractive, well-lit and safe.

In short, the @The Boulevard Project is a good idea, and I urge you to approve it.

Sincerely,

A handwritten signature in black ink that reads "Felipe Rios". The signature is written in a cursive style with a large, looping initial "F" and "R".

Felipe Rios



ON TIME SIGNS

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

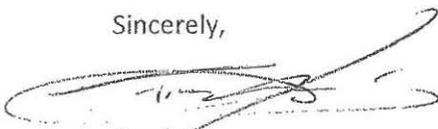
I would like weigh in with my opinion on the @The Boulevard project.

The common wisdom for city planners in the 1960s was to keep things separate. They would designate certain areas for commercial use and other areas for residential development. The result was urban sprawl where people had to drive everywhere because there was too much distance between where they lived and where they worked and shopped.

Fast-forward to today and the wisdom has changed drastically. You don't need to be an environmentalist to believe that reducing driving time is always a good thing. Living just 'next door' to where you shop is considered an enormous benefit. Not having to drive far to get to work or to shop is time-saving and money-saving. Living within walking distance of a BART Station for those who need to travel to other parts of the Bay Area is a huge bonus.

As a local business owner, I see the convenience of this project being one that would benefit me personally. Besides the extra business that would probably be brought in by an additional 200 families, I think that one of the townhomes would be something I would be interested in purchasing. It would bring me much closer to my own business and to Downtown Hayward. I am sure that there are others who, like me, would be interested in living within walking distance of everything that Downtown Hayward has to offer.

Sincerely,



Frank Lin
On Time Signs



Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

Downtown Hayward has come a long way in the last decade. I'd like to suggest that we take the next step and improve the surrounding locale. Specifically, I would like to see the Mervyn's site transformed into something that would be good for our entire community.

This is why I believe it's important to approve the @The Boulevard community. A small commercial space overlooking Foothill Boulevard combined with townhomes and a walking path along the stream sounds like a comprehensively thought out plan for revitalizing yet another section of Hayward.

Replacing the old Mervyn's Headquarters with an attractive mixed-use space seems like reason alone to approve this project. When you consider the benefit this project will be for the downtown businesses, it is clear that this is the right thing to do. I hope you will approve the project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred Palmer".

Fred Palmer
Union Bank

Giselle Martin

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Council members,

I live in Prospect Hill, on Hazel Avenue across the street from the old Mervyn's parking lot.

Most people don't get to choose new neighbors, but here I am asking you to grant me that rare privilege. Let's get rid of that old building and replace it with a better neighbor. I don't think anyone will be sad to see this neighbor go!

I have seen the drawings for the @ The Boulevard Project and I liked what I saw. I think that nearly *anything* would be an improvement, but this project looks to be about as good as anyone could hope for.

I will be very grateful if you expedite the approval of this project. It's something our neighborhood is sorely in need of.

Sincerely,

A handwritten signature in cursive script that reads "Giselle Martin".

Giselle Martin

Heidi White

Mayor Michael Sweeney and City Council Members
City of Hayward
777 B Street
Hayward, CA 94541

City Council and Mayor Sweeney,

I write you today to urge your support of the @The Boulevard Project. I live in the Prospect Hill neighborhood, so I am made keenly aware of the Mervyn's site's vacancy on a daily basis. It is an undeniable truth that this place, in its current state, is not good for our neighborhood.

But this does not have to be the case! Given the right attention, the Mervyn's site could be transformed into an asset for our neighborhood. This is what I think the @The Boulevard Project could be for us: an invaluable asset. It would replace a problem with something that would actually improve our neighborhood and be beneficial for everyone in our area.

What is not to like?

Sincerely,

A handwritten signature in black ink, appearing to read 'Heidi White', written over a horizontal line.

Heidi White

Ignacio Trejo
KO1 Fitness

Mayor Mike Sweeney and Members of the Hayward City Council
777 B Street
Hayward, CA 94541

To Mayor Mike Sweeney and Councilmembers:

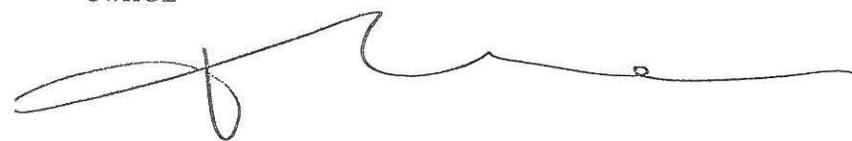
I am writing today to express my support of the @The Boulevard plans. I think it is right for our community.

Hayward is ready for expansion. The downtown area is looking good, but it needs more customers. Businesses, like mine, stand to benefit immensely from the new families that will be coming to Hayward and living nearby its commercial district.

Usher in a new era of Hayward prosperity and beauty by supporting this project.

Sincerely,

Ignacio Trejo
Owner

A handwritten signature in black ink, appearing to read 'Ignacio Trejo', with a long horizontal flourish extending to the right.

Mayor Mike Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Mike Sweeney and Councilmembers,

I was recently made aware of the plan by Integral Communities to revitalize our downtown area through a mixed-use development project on the site of the vacant Mervyn's building situated on Foothill Boulevard, and I personally can think of no better way to promote patronage of our local businesses than by helping this design become a reality. Integral has been proactive in engaging with the community and refining the details of their project based on the input of residents, as well as local business owners, and has come up with a plan that is beneficial for all of Hayward.

As a business owner, I want to see my business succeed. But as a Hayward resident, I am also concerned with seeing the quality of life in my City improved. Expanding our community with more residential housing will provide more shoppers to frequent local businesses, while at the same time improving the safety and atmosphere of our downtown community.

If Integral has the resources to make their project, @The Boulevard, a reality, then I ask the city to lend this development its support. The current lot will not stand idle forever, and the opportunity to utilize the location is before us now. What reason do we have to wait?

Best Regards,

Jack Perez
Studio One Barber Shop

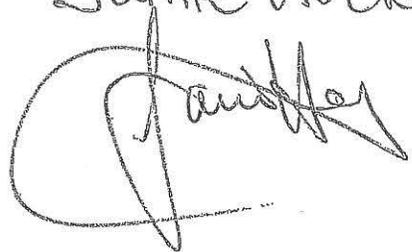
A handwritten signature in black ink, appearing to read 'Jack Perez', written in a cursive style.

Jamie Hocker

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,
I live almost next door to the old Mervyn's site. I believe that the @ The Boulevard Project would be a vast improvement over the current situation we have over there.
I think that it is urgent that you approve the @ The Boulevard Project right away. The sooner construction starts, the sooner our neighborhood will be safer and more beautiful.

Sincerely,

Jamie Hocker


Jennifer Brown

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

I would like to urge you to support the @ The Boulevard Project.

It comes at a time when Hayward business could use an extra boost. This sort of project would be just that. Put quite simply, new families means new customers that would be going to shop in our downtown area.

Obviously, too, this project would beautify a part of Hayward that is somewhat behind the times. The rest of the downtown area is looking quite nice and this project would bring the area up to that new standard.

I look forward to seeing this project happen.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Brown". The signature is written in dark ink and is positioned below the word "Sincerely,".

Casablanca Bridal

CasablancaBayArea.com

Mayor and Council

City of Hayward

777 B Street

Hayward, California 94541

Honorable Mayor and City Council,

I am looking forward to new residents in the neighborhood that the @ the Boulevard project will bring. This project will help to increase the foot traffic Downtown, which is great for our businesses.

There are too many homeless individuals wandering in the Downtown area. I want us to be able to provide services they need, but they aren't going to find it here. I think this large vacant space with the dark creek area and abandoned garage draws them here. Customers feel uncomfortable with this, and don't like to shop here sometimes because of it.

We all want to keep Hayward moving in the right direction. By utilizing the space on Foothill to expand retail and commercial presence while simultaneously improving the safety of the surrounding community, maybe we can generate a small amount of public funds to provide services for these individuals. Then everyone wins. I hope you will approve this project. It will be good for Downtown.

Sincerely,



Jimmy Grogg

Joseph Degmman

Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council,

I live near the old Mervyn's site.

The @The Boulevard project for the Mervyn's Headquarters is one of the best ideas I've heard about for Hayward.

I think that it will be a significantly benefit to our community. Addressing the fate of the Mervyn's site is something that our community has put off for too long. Now that some developers have come up with a viable solution, we have no choice but to consider their proposal.

It's a good one. It makes no sense to keep the Mervyn's site as a 100% commercial space. The alternative is some sort of residential use, with some commerce along Foothill Boulevard. This is exactly what they plan to do.

Approving the @The Boulevard project is a sensible thing to do.

Sincerely,

A handwritten signature in black ink, appearing to be 'JD', with a long horizontal line extending to the right.

Jose Medina

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

I am writing you to urge you to support the @The Boulevard Project. I live in the Prospect Hill area and believe that this project would be an excellent addition to our neighborhood.

The old Mervyn's site has been vacant for far too many years. It's time we do something with it. I look forward to the day, soon, where I can walk the new path along the San Lorenzo Creek to the little park over by Hazel Avenue.

Sincerely,

A handwritten signature in cursive script that reads "Jose Medina". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Jose Medina

Judith Ferrera Hutchinson

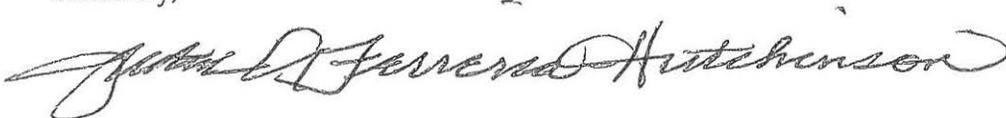
Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council and Mayor,

I am writing you as a concerned resident of Prospect Hill. I am worried about the extended vacancy of the old Mervyn's. It has been unused for far too long and its state of disrepair has become blatant.

The time to act is now. I urge you to support the @The Boulevard effort. It will be a worthwhile fix for the Mervyn's problem and a valuable addition to Hayward.

Sincerely,

A handwritten signature in cursive script that reads "Judith Ferrera Hutchinson". The signature is written in black ink and is positioned above the printed name.

Judith Ferrera Hutchinson

Mayor Sweeney and City Council
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Council,

I am writing you today with regards to the @The Boulevard project. Using the site of the old Mervyn's to bring in new residents to the area and boost business activity downtown is a win-win situation for the city and its residents.

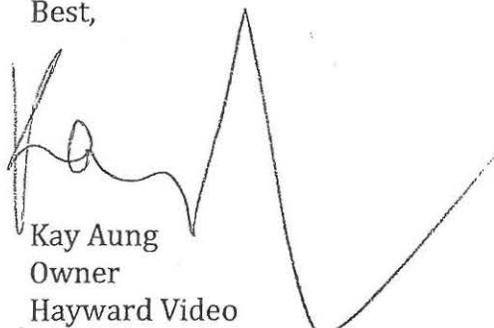
Instead of preserving the unused Mervyn's site, we should take this opportunity to instead encourage new businesses and families to locate in Hayward. We have a chance to grow our local community and revitalize our city by expanding residential housing and improving safety in and around the area.

Improving safety and cleaning up the area adjacent to the San Lorenzo Creek will go a long way in uplifting the current status of Hayward's downtown. Providing more retail space will further promote local businesses and encourage residents to spend their money in Hayward, as opposed to traveling out of town.

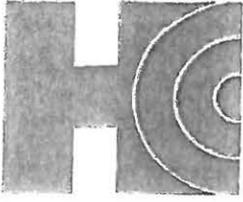
In fact, the proximity of the proposed development to the Hayward BART station only provides further reason to support the project. Locating residential properties next to public transportation, in addition to making businesses easily accessible to those who utilize BART's services is a great way to make use of the lot.

It is with the warmest regards that I ask you to give this proposal your support. The community thanks you.

Best,



Kay Aung
Owner
Hayward Video



HAYWARD
CHAMBER of
COMMERCE

October 10, 2013

Hayward Planning Commission
City of Hayward
777 B Street
Hayward, Calif, 94541

Commissioners,

On behalf of the Hayward Chamber of Commerce I would like to express full support for the proposed redevelopment of the former Mervyn's Headquarters at 22301 Foothill Blvd. by Integral Communities. Additional households from this new modern development will have a significant positive impact on downtown.

The chamber has worked closely with Integral Communities since early 2012. During that time Integral has hosted numerous informational meetings at their local office in downtown Hayward and I was personally responsible for the attendance of more than two dozen downtown business persons. We have yet to find a downtown business owner that does not support the project, including those along B Street as well as on Foothill Boulevard.

I have been told by downtown bank managers, restaurant owners, managers of retail stores, our historical society, our theatre complex manager, and countless other business owners and executives how this project will contribute to the rejuvenation of economic development downtown. At the Oct. 2 meeting of the Downtown Business Improvement Area Advisory Board, we heard from Marco Li Mandri, president of New City America, that "you rebuild downtown areas with residential." We heartily agree.

During 18 months of planning, Integral Communities has made several important changes to the site plan that are good for downtown Hayward and the city's economic development as a whole. The chamber's Government Relations Council and its Board of Directors are in support of the project, as well.

We urge the members of the Planning Commission to join us in supporting this positive development for the City of Hayward, its businesses, and residents.

Sincerely

A handwritten signature in black ink, appearing to read 'Kim Huggett', with a long horizontal line extending to the right.

Kim Huggett
President & CEO

Hayward City Council Members and Mayor Michael Sweeney
777 B Street
Hayward, CA 94541

Hayward City Council members and Mayor Sweeney,

The @The Boulevard Project only recently came to my attention. I was pleasantly surprised to hear that after all this time the old Mervyn's will once again be a vibrant part of our community, albeit an entirely different one.

When I found out that it was not yet approved, I decided to find out more about the project. It is all very positive. The only concern I have heard is about the added traffic that additional families would bring to the area. While vacant the Mervyn's hasn't caused any traffic in recent years, it certainly attracted plenty of traffic when it was still in operation. Leaving it vacant will keep that traffic out of Hayward. My point is that *any* use of this space will bring in a certain amount of traffic.

The difference, though, is that residential use of the space will bring in the *right* kind of traffic. Nearly 200 will move into an area that is within walking distance of our beautiful new downtown. This would be a dream come true for local business!

Sincerely,

A handwritten signature in cursive script, appearing to read "Laura Vargas".

Laura Vargas
Impressions Hair Design

Hayward City Council
777 B Street
Hayward, California
94541

To my Hayward City Council:

I want to urge you all to support the “@ the Boulevard” project on the corner of Foothill Boulevard. This project is a positive change for the abandoned Mervyn’s there.

That area feels unsafe at times. Activity in the area, with new residents, a park, and lighting, will make it safer. New residents in Hayward will bring some new life back into downtown

The trend for a vacant Downtown needs to stop. This project is one step towards a better downtown. It is one step towards a better Hayward. Help downtown Hayward make that first step.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Mendoza". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lauren Mendoza

Lourdes Vasquez

City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor and City Council:

I live in Prospect Hill, near the old Mervyn's Headquarters, and I think it's time that something is done to improve the space.

This is why I'm excited about the @The Boulevard Project. I know that such a vast space could be used for just about anything, but I think that a mostly residential project, with a little shopping, would be a nice addition to our sleepy neighborhood. The drawings I've seen have me convinced that this is the best use of this space, but it is also undoubtedly better than leaving this space vacant for years to come.

Please grant the people who have planned the @The Boulevard Project permission to break ground soon. It is important for my neighborhood to have the Mervyn's Headquarters dealt with once and for all.

Sincerely,

Lourdes Vasquez

A handwritten signature in black ink, appearing to read "Lourdes Vasquez". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Mayor Mike Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Mike Sweeney and Councilmembers,

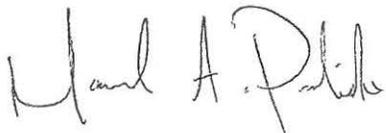
I am writing to encourage your support for @the Boulevard. Using the vacant lot left by Mervyn's to bring more residents and businesses to Hayward will only benefit our city and community.

I believe it is in the best interest of the city to make use of the site. Bringing more residents and businesses provides the city with a larger tax base while also offering more local options for current and future Hayward residents. I feel it is important to promote and support our local businesses, and this project does just that.

There is also no question that our downtown needs cleaning up. The current state of the area surrounding the creek is depressing. This development will provide much needed lighting improvements in addition to the expansion of businesses that will improve the safety and accessibility of our downtown.

I hope that you will join me in supporting this project in the best interest of Hayward residents and businesses.

Sincerely,

A handwritten signature in cursive script that reads "Manuel A. Pulido".

Manuel Pulido
Owner/Barber

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

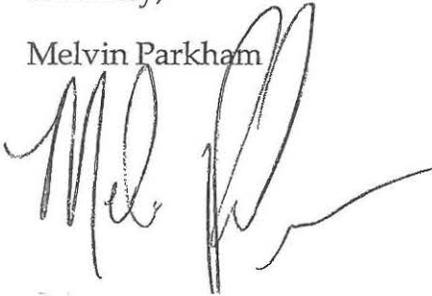
City Council members and Mayor Sweeney,

I live in Prospect Hill and I would like to voice my support for the @The Boulevard Project. This is something our neighborhood could really benefit from.

The Mervyn's buildings have been left to fall apart for far too many years. The project will certainly fix that, but it will also bring something new and beneficial to our town. I think that the time is right to bring some new families into Hayward, and the time is certainly right to do something with the old Mervyn's buildings.

Sincerely,

Melvin Parkham

A handwritten signature in black ink, appearing to read 'Melvin Parkham', written over the printed name.

Michael Francisco

Mayor Michael Sweeney and City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Michael Sweeney and City Council:

I am writing to show my strong support for the project to change the old Mervyn's building on Foothill Boulevard. I have been in Hayward for a couple years, and that area has been empty since the day I moved to Hayward.

This empty building isn't doing anything for our community. Doing something with the area is a positive change. In this particular area, this project adds to the Downtown area and would be good for the businesses in Downtown. It's also great having the homes so close to BART.

Please make the decision to help out this part of community.

Sincerely,

A handwritten signature in black ink that reads "Michael Francisco". The signature is written in a cursive, flowing style.

Michael Francisco

Monica Lucero

October 21, 2013

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Councilmembers and Mayor Sweeney:

As a 40-year Hayward resident, I am writing to relay my strong support for the @ the Boulevard project on Foothill Boulevard. I grew up just down the road in Castro Valley and remember going to Capwell's and Compton's as a child. After I moved to Hayward in 1971, it had become Mervyn's headquarters.

This large vacant outdated building isn't doing our community any good. I think the mixed-use project before you is perfect for the site. Hayward needs additional residential developments. In this particular location, they complement the Downtown nicely and would be good for the businesses just across the street. It's also great having the homes so close to BART.

I have seen Hayward change considerably since my childhood. I am certain that this upcoming change is one for the best.

Sincerely,



Monica Lucero

Monika Sobotka

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

My family lives in Prospect Hill, on Prospect Court, fairly close to the old Mervyn's building.

I believe that the time is right to reuse the old Mervyn's site for something that contributes to our community, rather than detracting from it. I am convinced that building homes is the right thing to do for our neighborhood. Hayward doesn't really need any more large commercial spaces, and leaving the space unused for any longer is not a very good option.

Please support the @The Boulevard Project; it's what is right for Hayward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monika Sobotka', with a stylized flourish at the end.

Monika Sobotka

Paolo Viale

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

I live near the old Mervyn's Headquarters. I am writing you to let you know that I think the @ The Boulevard Project is one that is worthy of your approval.

I have watched the Mervyn's Headquarters fall apart year after year, and think that it is time that it be put to good use.

This is why the @ The Boulevard Project must be approved. It will reuse the space and provide Hayward with some much-needed revenue.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Viale', written over the word 'Sincerely,'.

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and Council,

I am sure that you are by now familiar with the development project planned for the property where the former Mervyn's headquarters building currently stands. I would like to ask that the city embrace this plan to help bring new life, new business, and new opportunity to the people of Hayward. It is the right thing to do.

The old Mervyn's building does little in the way of providing anything of value to the city or its residents. Why not use that space to expand housing for 200 families who are anxious to call Hayward home? Or offer businesses the chance to locate in a newly enlivened downtown?

Our city has so much more to offer than relics of businesses that have fallen by the wayside. The merit of allowing this structure to remain in the presence of a viable and superior alternative is questionable, and even the most nostalgic of us has no doubt accepted that the time to move on has come and gone. We have the opportunity to improve our city. Let's seize it.

With the best interest of Hayward residents and businesses in mind, I encourage you to support @The Boulevard.

Most Sincerely,

A handwritten signature in cursive script that reads "Penni Sanders". The signature is fluid and elegant, with a long, sweeping tail on the final letter.

Penni Sanders

Nu Revelations Christian Bookstore

Mayor Michael Sweeney and Members of the Council

City of Hayward

777 B Street

Hayward, California 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to urge your support of the mixed-use project on Foothill Boulevard at the old Mervyn's site. A quick drive through Downtown Hayward shows more vacancies than is ideal for a thriving Downtown. It's not just this site, but many small mom-and-pop businesses that haven't been able to make ends meet. It is so important that we support these small businesses with all of the tools at our disposal.

Your approval of this project will give Hayward just the kind of boost we could use right now. The multi-year vacancy of the old Mervyn's Headquarters is a drag on Downtown. This project will beautify and enhance Foothill Boulevard, and be a more appropriate gateway to Downtown.

Bringing 200 new professionals and families to the area will enliven the neighborhood, and provide a new source of shoppers and diners for Downtown businesses. Needless to say, the fees the City will receive from such a development are not insignificant! Those millions of dollars will go far in these times to support the City's needs as we recover from the recent downturn.

I look forward to your approval of @ The Boulevard, and new life for Hayward's Downtown.

Sincerely,


Richard Weinstein, *MANAGER*

*RLW LLC (adjacent property
on Foothill)*

Hayward City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Members of City Council,

I fully support the @the Boulevard development planned by Integral Communities at the site of the former Mervyn's headquarters. I initially had questions regarding this project, but after reading more about it, I fully support it. The developers have done a nice job engaging with the community.

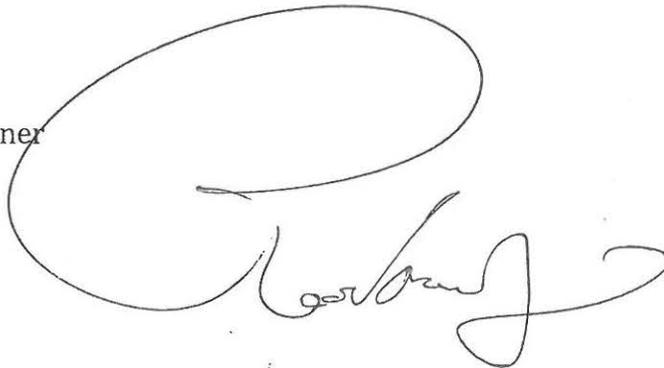
As one of the oldest businesses operating downtown, I have seen many shops come and go. Sadly, the rate at which good comes into Hayward is not as favorable as it once was, and you need look no further than the many "For Sale"/"For Lease" signs littering shop windows throughout the city for proof. Activity in downtown Hayward just isn't what it used to be.

We have seen the negative impact empty parcels can have on our businesses and homes. Shuttered stores lead to diminished foot traffic, which affects all businesses in the area. Now, we have a chance to revitalize and improve Hayward by growing our community with families and businesses that will contribute to our city for generations to come.

I fully endorse the development @the Boulevard, and I hope that you will as well.

Best Regards,

Rod Vargas
Jewelry Designer / Owner
Avalon Jewelers

A handwritten signature in black ink, appearing to read "Rod Vargas", written in a cursive style. The signature is positioned to the right of the typed name and title.

Mayor Sweeney and City Council Members
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeney and Council,

I am writing you today to ask for your help. As a long-time Hayward resident, Tennyson high graduate and current Chabot College student, I am concerned about the present condition of our City. For many, a City's appeal is measured by the accessibility and vibrancy of its downtown. Sadly, Hayward's downtown is coming up short, and a big reason for that is the abandoned Mervyn's headquarters on Foothill, which has contributed nothing of value to our community for over 5 years.

The @The Boulevard development project finally provides our City with an opportunity to do something about this issue, and I am writing to you today to voice my support for the project.

The current state of the property is depressing and unproductive. By allowing this project to progress, the City can display its willingness to invest in the future of its residents by cleaning up and improving the condition of our downtown cityscape, making it a more appealing place to live and do business.

Increasing residential housing, expanding retail space and improving the landscape of our downtown area will go a long way in beautifying and uplifting our City. Improved lighting and accessibility will have a positive impact on the safety of Hayward residents, providing a more welcoming environment in which new – and old – residents alike can frequent local businesses, eat at local restaurants and enjoy the local scenery.

I encourage you to join myself, and dozens of other Hayward residents, in supporting this development.

Sincerely,



Roel Peralta

Roel Peralta

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to express my support for *Integral Communities* and their plans for the long-vacant Mervyn's site.

Having met this team, I know them to be committed to Hayward's best interests. They have developed their project in concert with our community's input.

This site is more than just a blemish on the way to Downtown Hayward. As a business owner, I see its development as a potential source of more commerce in our city. An additional 200 families could only serve to benefit local business. This would be a great boost for us as we recover from the economic downturn.

Sincerely,

Russell Foote

A handwritten signature in cursive script, appearing to read "Russell Foote". The signature is written in dark ink and is positioned below the typed name.

Russell Foote Photography

Sanny Quach

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council Members,

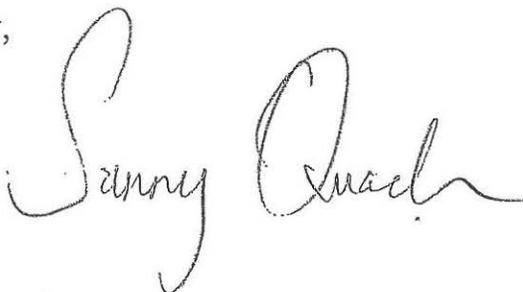
I am writing to signal my interest in seeing the @ The Boulevard Project quickly approved.

This is something that would benefit Hayward immensely.

The project builds on the theme of improving the downtown area's appearance. The space may not be in the main part of downtown Hayward, but most people who are on their way there inevitably drive by it. The @ The Boulevard project would be much more aesthetically pleasing for those on their way to the downtown part of town, than the existing Mervyn's buildings.

Keep up the good work in improving the way Hayward looks!

Sincerely,

A handwritten signature in black ink that reads "Sanny Quach". The signature is written in a cursive, flowing style with a large initial 'S' and a long, sweeping underline.

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney,

I write you today to eagerly affirm my support for your approval of the plans that Integral Communities has put forth.

Their plan has been tailored to our community's needs. The Mervyn's site has been abandoned for far too long. Anyone who can successfully make use of this space ought to be encouraged because the community will benefit. It will be a great boost for the entire Downtown.

This project will provide businesses with more customers, customers with more businesses, and all of downtown with a more safe and inviting environment in which to shop and operate.

It is without reservation that I endorse the @The Boulevard plans. I urge you to do the same.

Sincerely,



Syed Karim
Quick Printing Center

**PROPONENT’S RESPONSES TO
FINDINGS FOR APPROVAL**

Findings for Approval – California Environmental Quality Act:

1. Pursuant to CEQA Guidelines Section 15220, an Initial Study (“IS”) was prepared for this project with the finding that a Mitigated Negative Declaration (“MND”) was appropriate because all potentially significant impacts could be reduced to a level of insignificance.
2. That the proposed MND was prepared by the City of Hayward as the Lead Agency and was circulated with a twenty (20) day public review period, beginning on September 27, 2013 and ending on October 16, 2013.
3. That the proposed MND was independently reviewed, considered and analyzed by the Planning Commission and reflects the independent judgment of the Planning Commission; that such independent judgment is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole); that the Planning Commission adopts the proposed MND and its findings and conclusions as its source of environmental information; and that the proposed MND is legally adequate and was completed in compliance with CEQA.
4. That the proposed MND identified all potential significant adverse impacts and feasible mitigation measures that would reduce these impacts to less-than-significant levels, and that all of the applicable mitigation measures identified in the MND and Mitigation Monitoring and Reporting Program will be adopted and implemented. Based on the MND and the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
5. That the project complies with CEQA, and that the proposed MND was presented to the Planning Commission, which reviewed and considered the information contained therein prior approving the project. The custodian of the record of proceedings upon which this decision is based is the Development Services Department of the City of Hayward, located at 777 B Street, Hayward, CA 94544.
6. The monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring Program, which is adopted as conditions of approval for the project. Adoption of this program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the efforts of the project sponsor, City of Hayward or other identified public agencies of responsibility.

Findings for Approval – Conditional Use Permit:

1. The proposed use is desirable for the public convenience or welfare.

As demonstrated by the analysis in the Planning Commission’s staff report, the Project, and specifically, a residential use on the first floor of the Project, is desirable for the public convenience and welfare because the Project will convert a large, vacant commercial building into a vibrant mixed-use community, create economic stimulus, and housing inventory near adjacent employment and retail centers to reduce vehicle miles traveled.

2. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

The Project site is surrounded by residential uses and similarly-zoned properties, and as such, the Project will not impair the character and integrity of the surrounding area. The Project also incorporates a retail element, which is consistent with the mixed-use projects permitted in the Central City – Commercial (“CC-C”) Zone. The IS/MND prepared for the Project also demonstrates that the Project is consistent with the CC-C zoning district and the City’s General Plan, and that no substantial adverse effects would occur on the surrounding area after implementation of the mitigation measures included therein. The Project has been designed to be aesthetically pleasing.

3. The proposed use will not be detrimental to the public health, safety, or general welfare.

The IS/MND prepared for the Project demonstrates that no substantial adverse effects would occur after implementation of mitigation measures included therein, including no significant impacts on public services or hazards. Therefore, the Project’s proposed residential and retail uses will not have a negative effect on the public health, safety, or general welfare. Specifically, a conditional use permit allowing first-floor residential units has no effect on the public health, safety or general welfare. The Project also adds housing inventory near adjacent employment and retail centers to reduce vehicle miles traveled and will be aesthetically pleasing.

4. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

As demonstrated by the analysis in Planning Commission’s staff report and the IS/MND, the Project is in harmony with the intent and purpose of the CC-C zoning district area and conforms to all applicable City policies, such as the Hayward General Plan and the Design Review Guidelines. The Project also fulfills the intent and purpose of the CC-C zone by replacing an underutilized site with a vibrant, pedestrian-friendly mixed use development, and as a result, revitalizing the Central City and creating economic stimulus.

Findings for Approval – Vesting Tentative Tract Map

1. That the proposed map is consistent with applicable general and specific plans as

specified in Section 65451.

The proposed subdivision is, as demonstrated by the Planning Commission staff report and the IS/MND, consistent with the Hayward General Plan. The Project site is designated by the General Plan as “City Commercial – Residential Office Commercial (CC – ROC),” which allows the Project’s proposed uses. No Specific Plan applies to the Project.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed subdivision, as demonstrated by the Planning Commission staff report, is of a design consistent with the Hayward General Plan. As demonstrated by the IS/MND, the Project will have no significant impacts on aesthetics or land use. The Project is aesthetically pleasing.

3. That the site is physically suitable for the type of development.

The geotechnical investigation performed by Berlogar, Stevens & Associates (February 10, 2012), which is referenced in the IS/MND, demonstrates that the proposed subdivision would occur on a site suitable for the proposed development. The Project site has already been fully developed, which is strong evidence that the site is suitable for this type of development.

4. That the site is physically suitable for the proposed density of development.

The geotechnical investigation performed by Berlogar, Stevens & Associates (February 10, 2012) demonstrates that the proposed subdivision would occur on a site suitable for the proposed development. Density is not a factor that makes the site suitable or less suitable for development. The Project site has already been fully developed, which is strong evidence that the site is suitable for this type of development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The IS/MND prepared for the Project demonstrates that substantial adverse environmental damage, including to fish or wildlife and their habitat, would not result from the proposed subdivision. Moreover, the Project site has already been fully developed, and as a result, no fish, wildlife or habitats exist on the Project site.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

Adequate capacity exists to provide sanitary sewer service to the Project site, as analyzed in the IS/MND. There are no other aspects of the Project with the potential to cause serious public health problems. The Project also adds housing inventory near adjacent employment and retail centers to reduce vehicle miles traveled, which reduces impacts on

air quality and greenhouses gases.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

There are no existing public easements within the boundary of the proposed subdivision, nor are any easements necessary. The Project site is fully developed and currently consists of a 336,000 square foot office building and parking facilities, and therefore, there is currently no public access through the property.

Findings for Approval – Site Plan

1. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City.

The Project site is surrounded by similarly-zoned properties that incorporate residential and retail uses, and as such, the Project is compatible with the surrounding structures and uses. The Project will demolish the all structures that currently exists on-site except for a parking garage. The parking garage will be used to support both the Project’s residential and retail uses. The Project would add housing in a desirable location in the center of the City, including convenient access to job centers and shopping, replace an underutilized site with a vibrant, pedestrian-friendly mixed use development, and is aesthetically pleasing. Indeed, the IS/MND prepared for the Project found that the Project has no significant impacts on aesthetics.

2. The development takes into consideration physical and environmental constraints.

As demonstrated by the analysis in Planning Commission’s staff report and the IS/MND prepared for the Project, no substantial adverse effects on the environment will occur after implementation of mitigation measures included therein. The Project only develops an area that has been previously developed, and utilizes appropriate setbacks and reservation of open space areas.

3. The development complies with the intent of City development policies and regulation.

As demonstrated by the analysis in Planning Commission’s staff report and the IS/MND, the Project complies with the intent and purpose of the CC-C zone and conforms to all applicable City development policies, such as the Hayward General Plan and the Design Review Guidelines. The Project also replaces an underutilized site with a vibrant, pedestrian-friendly mixed use development, and as a result, revitalizing the Central City, fulfilling the intent and purpose of the CC-C zone, creates economic stimulus, and is aesthetically pleasing.

4. The development will be operated in a manner determined to be acceptable and compatible with surrounding development.

The Project site is surrounded by residential uses and similarly-zoned properties, and as

such, will be operated in a manner compatible with surrounding development. The Project also incorporates a retail element, which is consistent with the mixed-use projects permitted in the CC-C Zone. The Project would add housing in a desirable location in the center of the City, including convenient access to shopping. The IS/MND prepared for the Project demonstrates that no substantial adverse effects would occur to surrounding development after implementation of mitigation measures included therein. The Project's addition of housing inventory near adjacent employment and retail centers and replacement of an underutilized site with a vibrant, pedestrian-friendly mixed use development will benefit the surrounding development.

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Kathleen Wills

Signature: Kathleen E. Wills

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill

THE BOULEVARD

Attachment VIII

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Richard D Aguilar

Signature: Richard Aguilar

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94591

Phone Day: _____ Eve: 3

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Lacey and Ryan Sutherland

Signature: [Handwritten Signature]

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

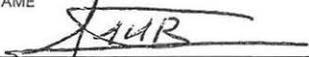
Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME MARIO MARTINEZ

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Prospect Hill/Ha



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME Curtis Confield

SIGNATURE Curtis A Confield

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward, STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Prospect Hill / Hazel

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: LESLIE HALL

Signature: Leslie Hall

Title: _____ Organization: _____

Address: _____

City: HAYWARD State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: CONSTANCE Taylor

Signature: C. D. Taylor

Title: _____ Organization: _____

Address: _____

City: Hay. State: Ca. Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

No call backs OR E-MAIL

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

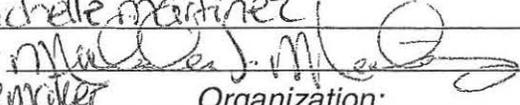
Prospect Hill

@
THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Michelle Martinez

Signature: 

Title: Homeowner Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com


THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Sinoda Kelley
NAME

SIGNATURE

TITLE ORGANIZATION

HAYWARD, CA. 94541
ADDRESS
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER It's about time!!

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Caffie Germany
NAME

Caffie Germany
SIGNATURE

TITLE ORGANIZATION

Harvard, CA *94549*
ADDRESS CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME

SIGNATURE

TITLE ORGANIZATION

ADDRESS

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME SANDRA J. RUSH

SIGNATURE Sandra J. Rush

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward, Ca. STATE _____ ZIP 94544

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Maria G. LOPEZ

SIGNATURE Ma. GUADALUPE LOPEZ

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME GARY + CAROL BECKOUT

SIGNATURE Gary Beckout Carol Beckout

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94544

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Be sure to have ^{some security} **Attachment VIII**
@ THE BOULEVARD ^{esp. for retail}

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME David and Amy Whaley

SIGNATURE Amy Whaley

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Cindy Towles

SIGNATURE *Cindy Towles*

TITLE Founder ORGANIZATION Cherryland Transformation

ADDRESS Hayward STATE CA ZIP 94541

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Blanca Cervantes-Madrugal

SIGNATURE 

TITLE Resident of Hayward ORGANIZATION _____

ADDRESS _____
CITY Hayward STATE CA ZIP 94544

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME ELIZABETH MORENO

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME Abdul Malik

SIGNATURE Abdul Malik

TITLE M.A. ORGANIZATION ATAWT

ADDRESS Hayward Ca 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

MARK DANIEL

NAME

Mark & Daniel

SIGNATURE

HAYWARD RESIDENT 11 years

TITLE ORGANIZATION

ADDRESS

HAYWARD CA 94546

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

n/a



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Deborah Gulligas

SIGNATURE Deborah Gulligas

TITLE President ORGANIZATION Shady Hill Home Owner Association

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____

EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Carol Cambra

SIGNATURE Carol Cambra

TITLE _____ ORGANIZATION _____

ADDRESS _____
CITY Hayward STATE Ca ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Grace C. Cooper

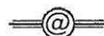
SIGNATURE Grace Cooper

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Beverly Young Harrison

SIGNATURE Beverly Harrison

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Larry Bangs

Signature: Larry Bangs

Title: Retired! Organization: _____

Address: _____

City: Hay State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damaral@integralcommunities.com

Prospect Hill

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Debra Vandergrift

Signature: Debra Vandergrift

Title: _____ Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Don Lee

Signature: *Don Lee*

Title: Owner Organization: Zippy Shell Bay Area

Address: _____

City: Hayward State: CA Zip: 94545

Phone Day: 415-412-1111 Eve: _____

Email: damaral@integralcommunities.com

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damaral@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: BRAD W. ELLS
Signature: Brad Wells
Title: VP & CFO Organization: CAL STATE EAST BAY
Address: _____
City: HAYWARD State: CA Zip: 94542
Phone Day: _____ Eve: _____
Email: _____

LIVES DOWNTOWN
TSUJET LAGUN
TRIAN CITY

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: MICHAEL T. MCKENNA
Signature: [Handwritten Signature]
Title: _____ Organization: _____
Address: _____
City: HAYWARD State: CA Zip: 94542
Phone Day: _____ Eve: _____
Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Yvonne Holston
Signature: [Handwritten Signature]
Title: _____ Organization: NO ORGANIZATION
Address: _____
City: Hayward State: CA Zip: 94542
Phone Day: _____ Eve: _____
Email: [Handwritten Email]

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Yes, I endorse @ the Boulevard! Please add my name to your growing coalition of community supporters.

Signature _____

Please keep me informed.

Name SANDRA C HERRERA

(if applicable) Title CEO Organization/Company _____

Phone(day) _____ (eve) _____ Email _____

Address _____ City Hayward
State CA Zip 94540

Great job on bringing something more upscale to Hayward!

Please call me. I can be of help in the area of waste stream reduction and recycling.

Case compactors.com

Please take a moment to see what we do.

would love to meet with you soon!

Sandra Herrera



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME John Nielsen

SIGNATURE 

TITLE owner ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE Ca ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Rev. & Mrs. John Geach
 SIGNATURE Rev & Mrs John Geach
 TITLE Doctor of Ministry ORGANIZATION _____
 ADDRESS _____
 CITY Hayward STATE Ca ZIP 94526
 DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Charlene Frey

SIGNATURE [Handwritten Signature]

TITLE None ORGANIZATION None

ADDRESS Hayward, CA 94541

DAYTIME PHONE NUMBER 510-435-1100 / EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Charles Harris

NAME

Charles Harris

SIGNATURE

Home owner

TITLE

ORGANIZATION

ADDRESS

Hayward

CITY

CA.

STATE

94541

ZIP

DAYTIME PHONE NUMBER

EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Benjamin J. Vella

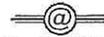
SIGNATURE *Benjamin J. Vella*

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541-5329

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME JAN AVERI

SIGNATURE Jan Averil

TITLE Please improve Hayward so ORGANIZATION

ADDRESS that it is no longer "the dump"

CITY of the Bay Area STATE ZIP

DAYTIME PHONE NUMBER This project EVENING PHONE NUMBER

is a step in the right direction



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

MAZIE B. CHAVEZ
NAME

SIGNATURE

Mazie B. Chavez
TITLE ORGANIZATION

RESIDENT since 1952 - since downtown
ADDRESS

is looking better - WE need more
CITY STATE ZIP

people there. Please go with project!!!
DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JEANNETTE RODGERS

SIGNATURE J. I. Rodgers

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

NAME DANIEL ZAZUETA

SIGNATURE *Daniel Zazueta*

TITLE Home owner ORGANIZATION _____

ADDRESS _____

CITY Alhambra STATE CA ZIP 91801

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JOSE SOLANO

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94542

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME DIANA K. WALLACE

SIGNATURE *Diana K. Wallace*

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Sheri Edwards

SIGNATURE Sheri Edwards

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Vea Fier

SIGNATURE [Handwritten Signature]

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY / STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME DAVID PELTON

SIGNATURE *David Pelton*

TITLE OWNER ORGANIZATION FOREIGN AUTO SERVICE

ADDRESS
CITY HAYWARD STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Doc Miller
NAME

Doc Miller
SIGNATURE

CEO MRC Enterprises, LTD
TITLE ORGANIZATION

ADDRESS

Hayward CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

WMP - WHEN IS SOMEONE GOING TO ASSESS THE "CENTENNIAL HALL" ??

Attachment VIII - ADULT

THE BOULEVARD

Project #11

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

JEAN E. MITCHELL

NAME

Jean E Mitchell

SIGNATURE

RETIRED - TELEPHONE CO. (SERVICE REP)

TITLE

ORGANIZATION

ADDRESS

HAYWARD

CA

94541-2696

CITY

STATE

ZIP

DAYTIME PHONE NUMBER

EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Brenda Logsdon

SIGNATURE Brenda Logsdon

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

WILLIAM & ELIZABETH JACKSON
NAME

Elizabeth M. Jackson
SIGNATURE

HOME OWNERS
TITLE ORGANIZATION

ADDRESS
Hayward Ca. 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Ella Thomas

SIGNATURE Ella Thomas

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME DANIEL H. LARAMIE

SIGNATURE *Daniel H. Laramie*

TITLE _____ ORGANIZATION _____

ADDRESS _____
CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Leslie Mero

NAME

Leslie Mero

SIGNATURE

TITLE ORGANIZATION

ADDRESS

Hayward CA 94541

CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters.

Please keep me informed.

Aldora A. Gonsalves
NAME

SIGNATURE
Aldora A. Gonsalves
TITLE ORGANIZATION

ADDRESS
Hayward CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

GERALD Williams
NAME

Gerald Williams
SIGNATURE

TITLE _____ ORGANIZATION _____

ADDRESS
Hayward *CA* *94541*
CITY STATE ZIP

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Lisa Landis
 NAME
 Lisa Landis
 SIGNATURE

TITLE ORGANIZATION

ADDRESS
 Hayward CA 94546
 CITY STATE ZIP

DAYTIME PHONE NUMBER EVENING PHONE NUMBER



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME JEROME CROWNING

SIGNATURE [Handwritten Signature]

TITLE HOME OWNER ORGANIZATION _____

ADDRESS _____

CITY HAYWARD STATE CA ZIP 94591

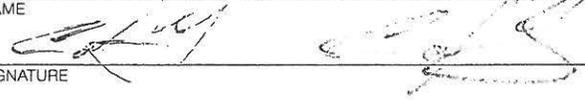
DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME Carlos McLenna

SIGNATURE 

TITLE _____ ORGANIZATION _____

ADDRESS _____

CITY Hayward STATE CA ZIP 94541

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

Karen Osborne
 NAME _____
Karen Osborne
 SIGNATURE _____

_____ TITLE ORGANIZATION _____

ADDRESS _____
Daywood CITY *CA* STATE *94541* ZIP

_____ DAYTIME PHONE NUMBER EVENING PHONE NUMBER _____



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME THOMAS HARTMAN

SIGNATURE *Thomas Hartman*

TITLE N/A ORGANIZATION _____

ADDRESS HAYWARD CALIFORNIA 94544-2000

CITY STATE ZIP

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER N/A



YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

- Please add my name to your growing coalition of community supporters.
- Please keep me informed.

NAME HOWARD RYDOLPH

SIGNATURE Howard Rydolph

TITLE RETIRED ORGANIZATION _____

ADDRESS HAYWARD CA 94541
CITY STATE ZIP

DAYTIME PHONE NUMBER _____ EVENING PHONE NUMBER _____

@
THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: EMMA GUZMAN

Signature: Emma Guzman

Title: Home owner Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damara@integralcommunities.com

1/6

THE BOULEVARD

YES, I want the old Mervyn's site transformed and endorse @ the Boulevard!

Please add my name to your growing coalition of community supporters. Please keep me informed.

Name: Andrea White

Signature: [Handwritten Signature]

Title: home owner Organization: _____

Address: _____

City: Hayward State: CA Zip: 94541

Phone Day: _____ Eve: _____

Email: _____

Please return to:
@ The Boulevard
982 B Street
Hayward CA 94541
damaral@integralcommunities.com



M

Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
✓ 1.	Brianne Mann	Hayward CA 94541	
✓ 2.	Ahour Daniel	Hayward CA 94541	
3.	Fiona Apim	Hayward CA 94541	
4.			
5.			
6.			
7.			
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10.			
12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Petition to transform the old Mervyn's site and endorse @ The Boulevard

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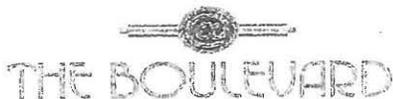
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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Dana Vuocla	Hayward CA 94541	
2.	Angela Mira	Hayward CA 94541	
3.	Lon Franklin	Hayward CA 94541	
4.	SAMUEL M. ADAMS		
5.	Monika Sobotka	Hayward CA 94541	
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Return to @The Boulevard: 982 B Street, Hayward CA 94541



Petition to transform the old Mervyn's site and endorse @ The Boulevard

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Natalie Kramer		
2.	Ewan John-Jones		
3.	Wendy Johnson		LIFE HOUSE RECOVERY HOMES
4.	Debra [unclear]	Hayward CA 94541	
5.	Genovera Flores	94541 Hayward CA	
6.	Carlos Ramirez	94541 Hayward	
7.	Carla Ramirez	9451 Hayward	
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13.			

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name <small>Please Print</small>	Address and EMAIL <small>Please include zip code</small>	Phone <small>Day & Evening</small>
1.	Curtis Soares		
2.	Michaela Parker		
3.	Chris Christenson		
4.			
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Return to @The Boulevard: 982 B Street, Hayward CA 94541



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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	David Acosta	22185 Center St Castro Valley	
2.	MARY GRAVES	Hayward CA 94542	
3.	Jenna Morlett	Hayward CA 94549	
4.	Kathy Lagman	Hayward CA 94544	(contact not spam)
5.	Kathie Cole	Hayward CA 94542	
6.	Janette Hernandez	Hayward, CA	
7.	Robert Kieft	HAYWARD CA 94541	
8.	Kyle Watkins	Hayward CA 94541	
9.	Jaqueline Morales	Hayward CA	
10.	Alex Mays	Hayward, CA	
12.	William Paras	Hayward CA	
13.	Demarion ^{English}	94541	

Return to @The Boulevard: 982 B Street, Hayward CA 94541



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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Patricia Champoux	Hayward CA 94541	
2.	BERNICE RODRIGUES	Hayward Ca	
3.	Antonette Williams	Hayward Ca 94541	
4.	LARRY BISHOP	larrybishoprea (for I e) yahoo.com	
5.	Amber Dent	Hayward CA 94541	
6.			
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13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541



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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Jamar C.	Hayward	
2.	JERRY LOVE	Hayward	
3.	Robert Horton	Hayward	
4.	Chandis Sosa	1718 137th St, San Leandro CA 94577	
5.	Gi. Paulo	Hayward CA	
6.	Cuanita Espinoza	Hayward CA 94541	
7.	Victoria Reddy	Hayward CA 94542	
8.	JAMES MANTALVANOS	Hayward	
9.	ROSE ANN HALL	Hayward CA, 94544	
10.	DeLango Baldwin	Hayward, CA 94541	
12.	Bayan D. CIASSALIA	HAYWARD CA 94545	
13.	Roberto Notrangelo	Hayward, CA 94542	

Return to @The Boulevard: 982 B Street, Hayward CA 94541



Petition to transform the old Mervyn's site and endorse @ The Boulevard



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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Anthony Piscar	Hayward Ca	
2.	Andre Alexander	Hayward CA 94541	
3.	J Shibuya	Hayward, CA 94541	
4.	Andres Dent	Hayward, CA 94541	
5.	Rodney Marshall	Hayward 94541	
6.	Willie Rodriguez	Hayward, CA 94543	
7.	JOSEPH RODRIGUEZ	HAYWARD, CA	
8.	ROYALP TIFFE		
9.	Cesar Ramos	Hayward, CA	
10.	Veronica	Hayward 94544	
12.	Janet Shano	Hayward CA 94541	
13.	Quiana Easter	Hayward, CA 94541	

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Erika Hernandez	Hayward, CA 94541	
2.	Jovann Augustus	Hayward, CA	
3.	Yolanda Brown	1135 Lee St Apt 19 Oakland, CA 94612	(510) 578-5367
4.	Daniel Bo	Hayward, CA 94541	
5.	Saul Rosas	Hayward CA	
6.	Tim Fletcher	Hayward 94542	
7.	Angel Alvarez	Hayward CA 94541	
8.	Joann Peppersett	Hayward CA 94541	
9.	Alara Bonois	3000 Somerset Ave Castro Valley 94540	510 331 7028
10.	Asmi Mendoza	2250 Mariner Way San Leandro CA 94579	510 204 4305
12.	Yasmin Sanchez	Hayward CA 94541	
13.	Marilyn Grise	Hayward 94544	

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Marilyn Grise

www.friendsoftheboulevard.com

Scanned & Sent
to Nolan 7/2/14



Petition to transform the old Mervyn's site and endorse @ The Boulevard

The old Mervyn's site on Foothill Boulevard has been vacant since Mervyn's closed the building in 2008. For many residents, this dark, vacant, empty building contributes to a lack of safety and revitalization in our Downtown and the neighborhood.

A mixed-use retail and residential project called @ The Boulevard has been proposed for the corner of Foothill and City Center Drive. The project will provide housing for about 200 families and significant neighborhood serving retail, transforming this corner and improving public safety and quality of life in the Downtown and surrounding neighborhoods.

Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	WAYNE WEST		
2.	JEFFREY FREID	HAYWARD 94541	
3.	Linda HAKER	16349 Saratoga St. San Leandro CA 94578	
4.	Felicia LAUREGNO	Hayward, Ca 94541	
5.	Steve Bailey	Hayward, Ca 94541	
6.	Dwayne Wiggins	Hayward, CA 94541	
7.	Jane Malmgren	Hayward CA 94541	
8.	STEVEN DOSS	HAYWARD	
9.	Page Nelson	Hayward CA	
10.			
12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541



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	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	John Tate	Hayward, CA 94541	
2.	Martin Walter	Hayward, CA	
3.			
4.			
5.			
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12.			
13.			

Return to @The Boulevard: 982 B Street, Hayward CA 94541



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	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Alfred Rodriguez	Hayward Ca	
2.	TERRI Lovello	Hayward CA	
3.	JEANIE SIV		
4.	Arthur Foster	Hayward CA 94541	
5.	Jessica ^{ERRAZIS} Terrazis	Hayward, CA	
6.	Lilcan Cardenas	Hayward CA 94541	
7.	William Demore	1531 165th ave # 15 San Leandro, CA	
8.	Denise Barrett	Hayward 94541	
9.	Matthew Fien	Hayward 94541	
10.	Thomas Nelson	Hayward, CA 94541	
12.	Enrique Alcaraz		
13.	Mareny Hernandez	Hayward C.A. 94541	

Return to @The Boulevard: 982 B Street, Hayward CA 94541

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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	ROBERT OWENS		N/A
2.			
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4.			
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Return to @The Boulevard: 982 B Street, Hayward CA 94541



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Get on board to improve Downtown Hayward!

We support @ the Boulevard!

	Name Please Print	Address and EMAIL Please include zip code	Phone Day & Evening
1.	Consuelo Barragan	Hayward CA 94544	
2.	Alicia Alvarez	1652 Mono Ave San Leandro 945	
3.	ABU KERRA	Hayward CA 94544	
4.	MARCIA ROBERTS	Hayward CA 94541	
5.	Shanese Houston	Hayward, CA, 94541	
6.	Rhajiomas Holmes	Hayward, CA	
7.	Johanna Pargoulka	Hayward CA 94541	
8.	Cuong Doan	Hayward CA 94542	
9.	M.C. ELIASSEN	Hayward	
10.	ROBERTA DAVIS	Hayward CA	
12.	Star Villavicencad	Hayward, CA 94541	
13.	MIKE GALVIN	Hayward CA 94541	

Return to @The Boulevard: 982 B Street, Hayward CA 94541

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

I am writing you today to explain why I think the City should expedite the approval of the @The Boulevard Project.

I own Alma's Creations, located on A Street. We specialize in bridal clothing and event planning.

My business is just blocks away from the old Mervyn's headquarters. I had grown so used to seeing it, as I drive by, that I had all but forgotten that it existed. That all changed when I heard about @The Boulevard Project: I hadn't given the Mervyn's site any thought in years, but now the prospect of hundreds of new families moving into Downtown Hayward is cause for much excitement.

As you know, Hayward's downtown is much more beautiful than it was just a few years ago. The thing it's missing now is more people.

I have no doubt that attracting 200 neighboring families will be exactly what our City's Downtown needs. I don't think it's a stretch to say that certain young families will be in need of my business's services. The same must be true for many of the other neighboring businesses that could sure use a boost.

Let's give Downtown Hayward some extra liveliness: let's add some bustle to its beauty!

Sincerely,



Alma Baez
Owner
Alma's Creations

Angela Mira

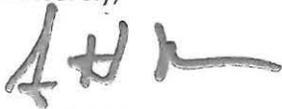
Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,

I live in Prospect Hill and it has come to my attention that we may soon have some new neighbors in the old Mervyn's space.

I would like to register with you my full support for this project. Using that space for anything is a good idea, but using it to build a community of townhomes with some shops along Foothill seems like the best thing to do. Hope to see it built soon.

Sincerely,

A handwritten signature in dark ink, appearing to read 'AM', with a long horizontal flourish extending to the right.

Angela Mira

Alfredo Rodriguez
Owner
Vintage Alley

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and Council members,

Recognizing when to say “out with the old and in with the new” is what I specialize in. My chosen profession involves old things. Some things are old and priceless, while others should just be disposed of.

A piece of land can't be disposed of. However, it can be reused in ways that are entirely different. This would be the case for the *new* plans that Integral Communities have for the *old* Mervyn's headquarters. They would salvage the land that it occupies, but change it for the better.

As I've suggested, vintage is only good when it's charming and functional. Leaving the Mervyn's headquarters standing is hardly this. So, in addition to putting it out of its misery, it would be replaced with something that is fresh and new that would bring much-needed change into our downtown's economy.

Sincerely,

A handwritten signature in cursive script that reads "Alfredo Rodriguez". The signature is written in black ink and is positioned below the word "Sincerely,".

Alfredo Rodriguez

Amelia Sete

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and City Council members,

I live in the Prospect Hill neighborhood, right next to the old Mervyn's headquarters.

I am writing to voice my support for the @The Boulevard project. The Mervyn's building and parking structure are an unfortunate part of our neighborhood, having been vacant all of these years. I've hoped that someone would once again use the space, but so far that hasn't happened.

This is why the project to build homes and some retail space on Foothill Boulevard sounds like a good idea to me. Besides just replacing something that needs to be replaced, it sounds like the project would be a really nice addition to our neighborhood.

As someone who lives right next door to the Mervyn's headquarters, I know better than most how urgent it is to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Amelia Sete". The signature is written in dark ink and is positioned above the typed name.

Amelia Sete

Anthony Waters

Mayor Sweeny and Hayward City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeny and Hayward City Council Members,

I would like to join many others in registering with you my support for the @ The Boulevard project.

It is high time that something is done in that part of town. Year after year, the old Mervyn's Headquarters grows older and older. It is not aging well.

I think that the @ The Boulevard project addresses two important questions: what should be done with the old Mervyn's headquarters and what is good for Hayward?

The answer to the first question is quite broad: any sort of project would probably be a good one.

The answer to the second question is more specific: Hayward's downtown could really use a boost and additional families would really contribute just this.

Please support the @ The Boulevard project!

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Waters', written in a cursive style.



Mayor Mike Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

My Hayward City Council members and Mayor Mike Sweeney,

I am writing you today because I think that it is time that we seriously consider the old Mervyn's headquarters. As time passes, the building looks more and more forlorn, and I have begun to wonder if that is what is best for our community.

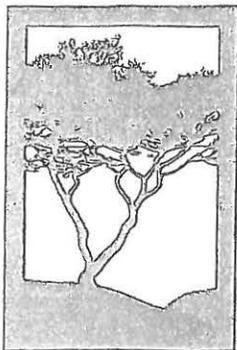
It seems clear that it is unwanted in its current state. While having this space be one that is strictly for retail or commercial use may be what some want, this use of space doesn't seem like one that is currently viable.

Thus, I pledge my support for the @The Boulevard Project. It attractively combines retail and residential uses. Such a plan, independently, sounds like a great addition to Hayward. That this project is going to replace a space that has burdened our community's aesthetic is the cherry on top.

Hayward shouldn't miss this opportunity.

Sincerely,

Arturo "Art" Benin
Benin Legacy Wealth
Management



LEGACY
REAL ESTATE
& ASSOCIATES

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

We urge you to support the @The Boulevard project. Bringing 200 families into the Downtown will be a great addition to the area and put the old Mervyn's Headquarters site to good use.

We will begin to see the benefits of approving this project the day ground is broken. All of the workers at the site will lead to immediate commerce in the downtown. This additional commerce will eventually be replaced, but further increased as 200 new families move in permanently after the project's completion.

It is hard for us to believe that this site has been vacant for so long. If the @ The Boulevard project is not approved, the old Mervyn's will be left abandoned indefinitely. This would certainly not be in Hayward's best interest.

It is with the best interest of Hayward in mind that we urge your support.

Sincerely,

Bob and Linda Leppert

A tradition of excellence since 1971

www.LegacyRealEstateAssociates.com

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

It is with the best interest of Hayward at heart that I write to encourage your support for @The Boulevard.

In times of recession, small businesses suffer a great deal. Like others throughout the country, our Downtown has suffered. This, of course, is not our fault. However, not taking advantage of an opportunity to ameliorate our local economic situation would be.

Nothing would be better for commerce in our downtown than the influx of nearly 200 new families. This is what Integral Communities is offering us. That the space, and other commercial spaces like it, have remained vacant for too long.

The alternative—a balanced mix of commercial and residential space—is ideal for our community: it will beautify it, it will bring in much-needed revenue.

Do right by Hayward and welcome this much-needed expansion of our Downtown community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Blackburn", written in a cursive style.

Brian Blackburn

**Brian and Theresa Lotz
Lotz Insurance Agency**

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mike Sweeney and City Council Members,

Our insurance agency is right across the street from the old Mervyn's Headquarters. We have watched it sit vacant for a long time.

Why not reuse it for something that will benefit our town, we've often wondered? When we were told about the @ The Boulevard Project, we realized that the answer was finally here.

It's a great answer, too. Replacing that building will be a real improvement to Foothill Boulevard. Even more importantly, the additional families that this project will bring into our neighborhood will be fantastic for business.

We look forward to seeing the @ The Boulevard Project approved.

Sincerely,



Brian and Theresa Lotz

Brittany Manus

Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council,

I live on Prospect Street, just blocks away from the former Mervyn's Headquarters. I would like to see something done with this site that enhances our neighborhood.

The aspect that really attracts me to the @ The Boulevard project is the plan to build a small park and a walking path along the San Lorenzo Creek. Recreational space is always a worthwhile addition to any neighborhood.

My enthusiasm for this project, though, is not limited to the one component that I mentioned. A new vibrant community of homes sounds like a wonderful use of this vast space.

Thank you for considering approving this project. It will be a welcome addition to our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Brittany Manus". The signature is written in black ink and is positioned above the printed name.

Brittany Manus

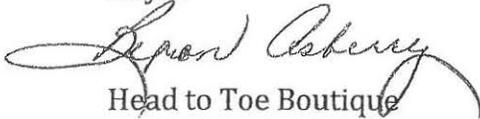
Dear Hayward City Council,

I am writing in support of the project on Foothill Boulevard to build new townhomes and retail space Downtown. This project is necessary because the streets are just not busy anymore. I am hoping this project will bring business back into Downtown Hayward. Many businesses have already left the area because they couldn't make it here. Something needs to change.

This project is also a positive stop because it will beautify the area. I do plan to keep an eye on the types of retail that go into the space, and the construction process --- I hope you will do that too so that there is not any negative impact on Downtown businesses. Integral's track record says they listen to community input and act on it when possible, so these things should be fine.

Thank you for your time. I hope you approve this project. We need the boost.

Byron Asberry
Buyer



Head to Toe Boutique

Carla Ramirez

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and Hayward City Council:

Prospect Hill is a nice place to live.

There is room for improvement, namely at the old Mervyn's site. I think it's time that something is done about it.

This is why I am writing today: I want to inform you of my support for the @The Boulevard project. It is a well-conceived solution for our neighborhood's single largest problem.

Sincerely,

A handwritten signature in black ink that reads "Carla Ramirez". The signature is written in a cursive style with a large, looping initial "C" and a long, sweeping tail that extends to the right.

Carla Ramirez

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to express my support for the proposed project on Foothill Boulevard at the site of the old Mervyn's Headquarters. A mixed-use retail and residential project would be the best use of this enormous abandoned space, and this is exactly what is proposed in the @ The Boulevard plans.

Our community has suffered long enough from the economic downturn. This project will benefit local construction workers, and will subsequently bring in 200 families whose patronage of downtown businesses can only contribute to an economic upswing. Anything that brings in new business is a good thing!

Reusing this space will serve to beautify our community and add to Downtown Hayward's vibrancy. It is truly a shame that the old Mervyn's headquarters has been abandoned for so long. Revitalizing this space will keep Hayward moving in the right direction.

I cannot emphasize enough how important for our community it is that this project be given the green light.

Sincerely,

A handwritten signature in cursive script that reads "Cece Turner". The signature is written in black ink and is positioned below the word "Sincerely,".

Cece Turner - Dream Girls Hair Salon

Connie Butler

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear City Council and Mayor Sweeney,

I am one of many Prospect Hill residents who support the @The Boulevard project. It is a project that makes sense for our community:

Let's start with the obvious: the Mervyn's site has been vacant for many years. No one has shown interest in reusing it until now. If we don't take advantage of the opportunity that the @The Boulevard Project presents us with, how many more years will we wait until another group of people comes along with a solid plan to reuse the Mervyn's site?

The other reason that permitting the @The Boulevard Project makes sense is that it is actually a really good plan in its own right. Outside of the fact that it is simply a good idea to reuse the Mervyn's site, this plan to build homes, a small retail space on Foothill Boulevard and to develop a walking path along the San Leandro Creek sounds quite nice.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Butler', with a large, stylized flourish at the end.

Connie Butler



Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney:

I see a bright future for Downtown Hayward. It's really not so hard to imagine with all of the recent improvements. All it's lacking, now, is people, but I see a solution looming before us: the @The Boulevard Project.

Aside from the extra families it would bring to Downtown Hayward, I see this project being beneficial to Hayward in two other ways. I also think this project would be a source of much needed money for our city. Finally, I see revitalizing the space that the Mervyn's occupies as a sort of 'next step' in the already-started process of renewing our downtown's vibrancy.

Keep up the good work you've already done with Downtown Hayward by supporting the @The Boulevard Project!

Sincerely,

A handwritten signature in cursive script that reads "Daisey Lynam". The signature is written in black ink and is positioned above the printed name.

Daisey Lynam

Owner

Hayward City Council and Mayor Michael Sweeney

777 B Street
Hayward, CA 94541

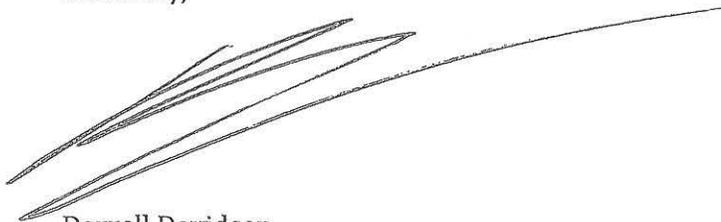
Hayward City Council Members and Mayor Sweeney:

I've been doing business in Hayward for 44 years. I've seen good times but I also remember some of Hayward's harder times. Unlike some, though, I'd argue that our town is on an upswing these days. I like what was done with Downtown Hayward, and I'd like for this to be a trend. Hayward is a beautiful and vibrant area, but I can't think of any reason to halt progress and say, "this is good enough."

I've seen the drawings the people at Integral Communities have come up with for their @ The Boulevard plans, and I think they're quite beautiful. This new neighborhood would be a perfect expansion of Hayward's revitalized downtown.

It goes without saying that this project would be beneficial to local business. This, in turn, would lead to more revenue for the city. Wisely spent, as I'm certain it would be, this additional money could be used for even more improvements like the ones we've already seen! This inertia is what I'd call an upswing; let's not prevent it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darrell Davidson', written over a horizontal line.

Darrell Davidson

Owner

ELC Eden Loan Company

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

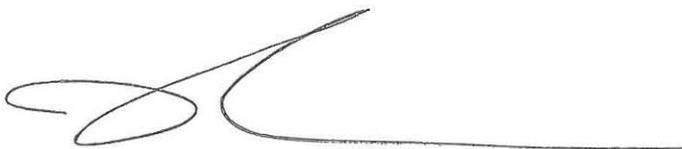
I am writing to voice my support for the downtown development project proposed at the site of the former Mervyn's on Foothill Boulevard. The large, vacant site is not doing the City any favors, as the abandoned, poorly lit only complicates continued efforts to revitalize and reinvigorate our downtown community.

We all want to keep Hayward moving in the right direction, and by utilizing the space on Foothill to expand retail and commercial presence while simultaneously improving the safety of the surrounding community, everyone wins.

Attracting more families to Hayward provides businesses with more foot traffic, and revitalizes our neighborhoods. The location of the development provides a pleasant balance between the beauty of Hayward's scenic landscape, and the convenience of our bustling downtown environment. Improving access to businesses, increasing lighting in streets and along the creek, and providing more opportunities for businesses to locate or expand will all contribute to an aggregate improvement in our quality of life.

I believe that this project would be a worthy use of the proposed site, and urge you to join myself and the community in supporting this effort.

Sincerely,



Darren Guillaume

Doc's Wine Shop



10/29/13

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and Members of the Council,

I would like to take a moment to voice my support for the proposed development project at the site of the former Mervyn's headquarters on Foothill Boulevard. As a downtown business owner, I can tell you that this property has had a negative impact on not just my own business, but many of the businesses that are within proximity of the vacant lot. Utilizing this space to provide additional residential housing as well as more retail space would be a vast upgrade that would benefit all Hayward residents as well as the downtown business community.

Doesn't a lively and energetic downtown filled with families and vibrant businesses sound more appealing than the dark and destitute backdrop of an abandoned building. The poorly lit parking garage and walkways around the property further contribute to an unsafe climate that drives businesses and customers away from our downtown area.

But things don't have to be this way. This project would help our city by attracting families to enjoy our shops and schools and businesses that will contribute to our community for years to come, revitalizing and reinvigorating Hayward.

@The Boulevard is the best use of the property where Mervyn's was formerly headquartered, and represents a significant step forward for our city. For these reasons, I implore you to support this project.

Sincerely,

Dan McEwen
Area Manager
Selix Formalwear

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

I am writing to voice my support for the downtown development project proposed at the site of the former Mervyn's on Foothill Boulevard. The large, vacant site is not doing the City any favors, as the abandoned, poorly lit structure is an unsafe and only complicates continued efforts to revitalize and reinvigorate our downtown community.

The design of the project is well done. I hope you will make sure the development provides sufficient parking on its grounds, so that the parking does not spill over onto City streets and take away any existing parking for downtown shoppers.

Attracting more families to Hayward, as this project will do, provides businesses with more foot traffic, and revitalizes our neighborhoods. The location of the development provides a pleasant balance between the beauty of Hayward's scenic landscape, and the convenience of our bustling downtown environment. Improving access to businesses, increasing lighting in streets and along the creek, and providing more opportunities for businesses to locate or expand will all contribute to an aggregate improvement in our quality of life.

I believe that this project would be a worthy use of the proposed site, and urge you to join myself and the community in supporting this effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Higgins', with a long horizontal flourish extending to the right.

Dann Higgins

Higgins Jewelry Center

David Guard

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

I near the old Mervyn's Headquarters. I am writing you to let you know that I think the @ The Boulevard Project is one that is worthy of your approval.

I have watched the Mervyn's Headquarters fall apart year after year, and think that it is time that it be put to good use.

This is why the @ The Boulevard Project must be approved. It will reuse the space and provide Hayward with some much-needed revenue.

Sincerely,

A handwritten signature in black ink, appearing to read "David Guard". The signature is fluid and cursive, with a large initial "D" and "G".

Kathleen & David Pelton

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

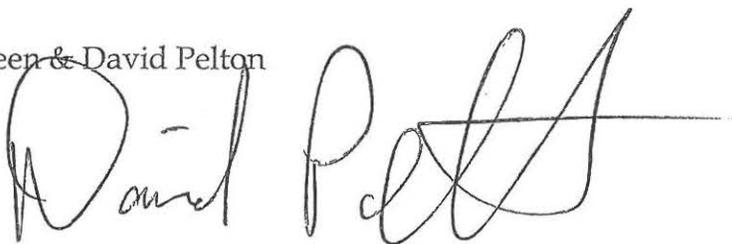
Being both Prospect Hill residents and the owners of a local business, we are quite concerned about the @ The Boulevard project; we're in favor of it.

It is frustrating living here and knowing that a project that will be so good for our town is taking so long to be approved. There are two main reasons that we voice our frustrations today: we think that this project will both beautify our neighborhood and it will help Hayward's downtown area.

There is no way to overstate what an improvement replacing the Mervyn's lot with a brand new mixed-use space will be to the aesthetic of our neighborhood. The influx of 200 new families will be a great benefit to Downtown's commerce.

Let's not hesitate any longer in the approval of the @ The Boulevard project.

Kathleen & David Pelton

A handwritten signature in black ink, appearing to read "David Pelton". The signature is written in a cursive, flowing style with a long horizontal line extending to the right from the end of the name.

Diego Esquivel

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Hayward City Council

I am a homeowner who lives in Prospect Hill, less than a block away from the old Mervyn's Headquarters.

I speak for myself and many of my neighbors when I say that we support the @ The Boulevard Project. I believe that it will enhance our neighborhood. The Mervyn's site is a real problem for us. Replacing it with a community of homes would make my neighborhood safer and more beautiful. I believe, also, that it will boost my property value.

When making your decision about the @ The Boulevard Project, please do keep in mind that many of the residents who neighbor the Mervyn's site—those who will be most affected by any sort of project that happens there—are strong supporters of the @ The Boulevard Project.

Sincerely,

Diego Esquivel

A handwritten signature in black ink that reads "Diego Esquivel". The signature is written in a cursive style with a large, sweeping flourish at the end.

The Cobblers

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,

I understand you will be considering soon a new project by Integral Communities in Downtown Hayward on Foothill Boulevard. I am writing to pass along my enthusiastic support on the project.

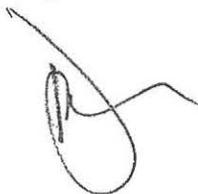
The idea of this new activity in the area is very exciting. I have been in business for 40 years, and am looking forward to the new retail establishments, because they will bring more customers into the area.

In addition, the homes will bring in more foot traffic and customers to my store and the rest of Downtown. This is all around good news for Hayward, and I hope you approve the project.

Thank you,

Dino Grasseschi

Owner



10/25/13

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

There are two parts to revitalizing Hayward's Downtown economy. In beautifying the area, we have accomplished one: we have made it a desirable space for people to go.

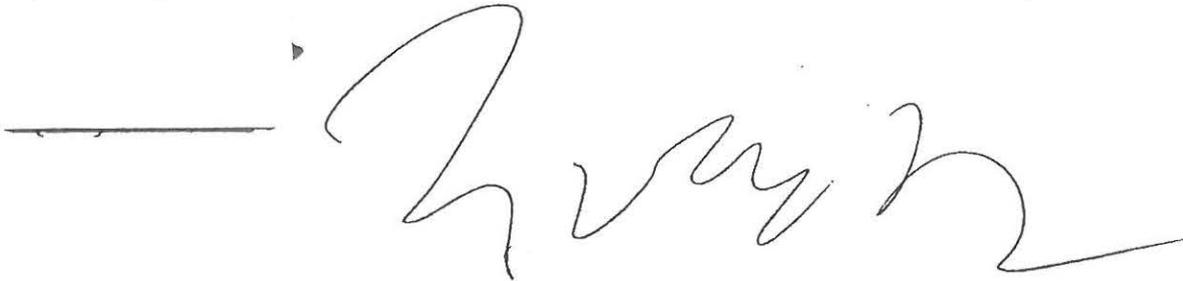
Now we need to increase the number of people who will take advantage of this. This is the second part of revitalizing Hayward: more people living in the immediate area will lead to more commerce.

This second step will solidify Hayward's future success. We have come quite far, and we should encourage more liveliness in our commercial areas of town. This will enrich our businesses and their success will encourage others to come back to Hayward.

Sincerely,

Dong Lee

J.R. Bakery

A handwritten signature in black ink, appearing to read 'Dong Lee', written over a horizontal line.

Ernesto Martin

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeny and Hayward City Councilmembers,

Living in Prospect Hill is convenient. It is located near BART, a Safeway, and Downtown Hayward.

It has its drawbacks too, though. The most notable probably is that across the street there is an unkept parking lot and an enormous abandoned building and parking structure.

I think that the plan called "@ The Boulevard" would kill two birds with one stone. It would make my neighborhood more ideal, by putting the vacant property across the street to good use. It would also give 194 new families the same convenience that I have enjoyed while living in this area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernesto Martin', with a long horizontal flourish extending to the right.

Ernesto Martin

Felipe Rios

Hayward City Council
777 B St.
Hayward, CA 94541

Hayward City Council Members:

I live in Prospect Hill—extremely close to the old Mervyn's Headquarters parking lot. I and many of my neighbors feel that embracing the @The Boulevard Project is one of the best ways to improve our neighborhood.

This site is a nuisance for us. It is ugly, unlit and unsafe. The proposed project would be just the opposite: attractive, well-lit and safe.

In short, the @The Boulevard Project is a good idea, and I urge you to approve it.

Sincerely,

Felipe Rios

A handwritten signature in black ink that reads "Felipe Rios". The signature is written in a cursive style with a large, prominent loop at the top of the letter "P".



ON TIME SIGNS

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

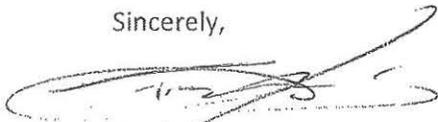
I would like weigh in with my opinion on the @The Boulevard project.

The common wisdom for city planners in the 1960s was to keep things separate. They would designate certain areas for commercial use and other areas for residential development. The result was urban sprawl where people had to drive everywhere because there was too much distance between where they lived and where they worked and shopped.

Fast-forward to today and the wisdom has changed drastically. You don't need to be an environmentalist to believe that reducing driving time is always a good thing. Living just 'next door' to where you shop is considered an enormous benefit. Not having to drive far to get to work or to shop is time-saving and money-saving. Living within walking distance of a BART Station for those who need to travel to other parts of the Bay Area is a huge bonus.

As a local business owner, I see the convenience of this project being one that would benefit me personally. Besides the extra business that would probably be brought in by an additional 200 families, I think that one of the townhomes would be something I would be interested in purchasing. It would bring me much closer to my own business and to Downtown Hayward. I am sure that there are others who, like me, would be interested in living within walking distance of everything that Downtown Hayward has to offer.

Sincerely,



Frank Lin
On Time Signs



Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

Downtown Hayward has come a long way in the last decade. I'd like to suggest that we take the next step and improve the surrounding locale. Specifically, I would like to see the Mervyn's site transformed into something that would be good for our entire community.

This is why I believe it's important to approve the @The Boulevard community. A small commercial space overlooking Foothill Boulevard combined with townhomes and a walking path along the stream sounds like a comprehensively thought out plan for revitalizing yet another section of Hayward.

Replacing the old Mervyn's Headquarters with an attractive mixed-use space seems like reason alone to approve this project. When you consider the benefit this project will be for the downtown businesses, it is clear that this is the right thing to do. I hope you will approve the project.

Sincerely,

Fred Palmer
Union Bank

Giselle Martin

Mayor Sweeny and Hayward City Councilmembers
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Council members,

I live in Prospect Hill, on Hazel Avenue across the street from the old Mervyn's parking lot.

Most people don't get to choose new neighbors, but here I am asking you to grant me that rare privilege. Let's get rid of that old building and replace it with a better neighbor. I don't think anyone will be sad to see this neighbor go!

I have seen the drawings for the @ The Boulevard Project and I liked what I saw. I think that nearly *anything* would be an improvement, but this project looks to be about as good as anyone could hope for.

I will be very grateful if you expedite the approval of this project. It's something our neighborhood is sorely in need of.

Sincerely,

A handwritten signature in cursive script that reads "Giselle Martin".

Giselle Martin

Heidi White

Mayor Michael Sweeney and City Council Members
City of Hayward
777 B Street
Hayward, CA 94541

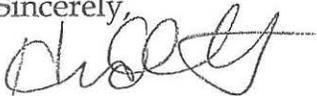
City Council and Mayor Sweeney,

I write you today to urge your support of the @The Boulevard Project. I live in the Prospect Hill neighborhood, so I am made keenly aware of the Mervyn's site's vacancy on a daily basis. It is an undeniable truth that this place, in its current state, is not good for our neighborhood.

But this does not have to be the case! Given the right attention, the Mervyn's site could be transformed into an asset for our neighborhood. This is what I think the @The Boulevard Project could be for us: an invaluable asset. It would replace a problem with something that would actually improve our neighborhood and be beneficial for everyone in our area.

What is not to like?

Sincerely,

A handwritten signature in black ink, appearing to read 'Heidi White', written over a horizontal line.

Heidi White

Ignacio Trejo
KO1 Fitness

Mayor Mike Sweeney and Members of the Hayward City Council
777 B Street
Hayward, CA 94541

To Mayor Mike Sweeney and Councilmembers:

I am writing today to express my support of the @The Boulevard plans.
I think it is right for our community.

Hayward is ready for expansion. The downtown area is looking good,
but it needs more customers. Businesses, like mine, stand to benefit
immensely from the new families that will be coming to Hayward and
living nearby its commercial district.

Usher in a new era of Hayward prosperity and beauty by supporting
this project.

Sincerely,

Ignacio Trejo
Owner

A handwritten signature in black ink, appearing to read 'Ignacio Trejo', with a long horizontal flourish extending to the right.

Mayor Mike Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Mike Sweeney and Councilmembers,

I was recently made aware of the plan by Integral Communities to revitalize our downtown area through a mixed-use development project on the site of the vacant Mervyn's building situated on Foothill Boulevard, and I personally can think of no better way to promote patronage of our local businesses than by helping this design become a reality. Integral has been proactive in engaging with the community and refining the details of their project based on the input of residents, as well as local business owners, and has come up with a plan that is beneficial for all of Hayward.

As a business owner, I want to see my business succeed. But as a Hayward resident, I am also concerned with seeing the quality of life in my City improved. Expanding our community with more residential housing will provide more shoppers to frequent local businesses, while at the same time improving the safety and atmosphere of our downtown community.

If Integral has the resources to make their project, @The Boulevard, a reality, then I ask the city to lend this development its support. The current lot will not stand idle forever, and the opportunity to utilize the location is before us now. What reason do we have to wait?

Best Regards,

Jack Perez
Studio One Barber Shop

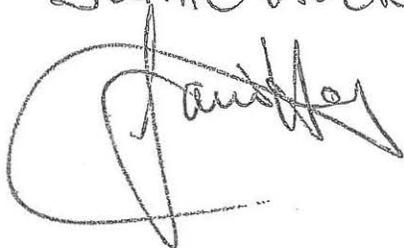
A handwritten signature in black ink, appearing to read 'Jack Perez', written in a cursive style.

Jamie Hocker

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear Mayor and City Council,
I live almost next door to the old Mervyn's site. I believe that the @ The Boulevard Project would be a vast improvement over the current situation we have over there. I think that it is urgent that you approve the @ The Boulevard Project right away. The sooner construction starts, the sooner our neighborhood will be safer and more beautiful.

Sincerely,

Jamie Hocker


Jennifer Brown

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

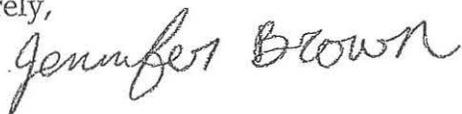
I would like to urge you to support the @ The Boulevard Project.

It comes at a time when Hayward business could use an extra boost. This sort of project would be just that. Put quite simply, new families means new customers that would be going to shop in our downtown area.

Obviously, too, this project would beautify a part of Hayward that is somewhat behind the times. The rest of the downtown area is looking quite nice and this project would bring the area up to that new standard.

I look forward to seeing this project happen.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Brown". The signature is written in dark ink and is positioned below the word "Sincerely,".

Casablanca Bridal

CasablancaBayArea.com

Mayor and Council

City of Hayward

777 B Street

Hayward, California 94541

Honorable Mayor and City Council,

I am looking forward to new residents in the neighborhood that the @ the Boulevard project will bring. This project will help to increase the foot traffic Downtown, which is great for our businesses.

There are too many homeless individuals wandering in the Downtown area. I want us to be able to provide services they need, but they aren't going to find it here. I think this large vacant space with the dark creek area and abandoned garage draws them here. Customers feel uncomfortable with this, and don't like to shop here sometimes because of it.

We all want to keep Hayward moving in the right direction. By utilizing the space on Foothill to expand retail and commercial presence while simultaneously improving the safety of the surrounding community, maybe we can generate a small amount of public funds to provide services for these individuals. Then everyone wins. I hope you will approve this project. It will be good for Downtown.

Sincerely,



Jimmy Grogg

Joseph Degmman

Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council,

I live near the old Mervyn's site.

The @The Boulevard project for the Mervyn's Headquarters is one of the best ideas I've heard about for Hayward.

I think that it will be a significantly benefit to our community. Addressing the fate of the Mervyn's site is something that our community has put off for too long. Now that some developers have come up with a viable solution, we have no choice but to consider their proposal.

It's a good one. It makes no sense to keep the Mervyn's site as a 100% commercial space. The alternative is some sort of residential use, with some commerce along Foothill Boulevard. This is exactly what they plan to do.

Approving the @The Boulevard project is a sensible thing to do.

Sincerely,

A handwritten signature in black ink, appearing to be 'JD', with a long horizontal line extending to the right.

Jose Medina

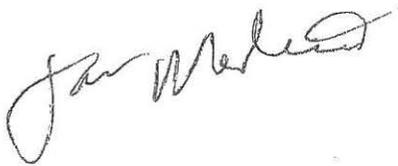
Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

City Council members and Mayor Sweeney,

I am writing you to urge you to support the @The Boulevard Project. I live in the Prospect Hill area and believe that this project would be an excellent addition to our neighborhood.

The old Mervyn's site has been vacant for far too many years. It's time we do something with it. I look forward to the day, soon, where I can walk the new path along the San Lorenzo Creek to the little park over by Hazel Avenue.

Sincerely,

A handwritten signature in cursive script that reads "Jose Medina". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Jose Medina

Judith Ferrera Hutchinson

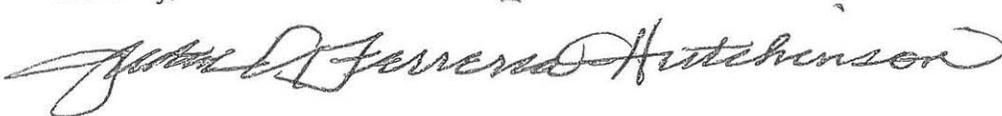
Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Dear City Council and Mayor,

I am writing you as a concerned resident of Prospect Hill. I am worried about the extended vacancy of the old Mervyn's. It has been unused for far too long and its state of disrepair has become blatant.

The time to act is now. I urge you to support the @The Boulevard effort. It will be a worthwhile fix for the Mervyn's problem and a valuable addition to Hayward.

Sincerely,

A handwritten signature in black ink that reads "Judith Ferrera Hutchinson". The signature is written in a cursive, flowing style.

Judith Ferrera Hutchinson

Mayor Sweeney and City Council
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Council,

I am writing you today with regards to the @The Boulevard project. Using the site of the old Mervyn's to bring in new residents to the area and boost business activity downtown is a win-win situation for the city and its residents.

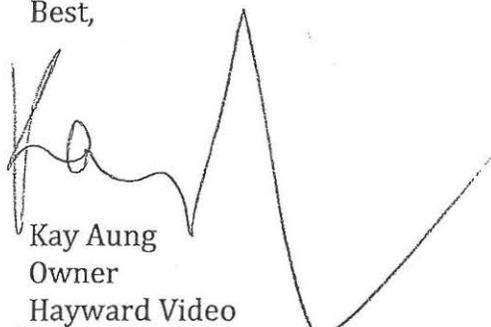
Instead of preserving the unused Mervyn's site, we should take this opportunity to instead encourage new businesses and families to locate in Hayward. We have a chance to grow our local community and revitalize our city by expanding residential housing and improving safety in and around the area.

Improving safety and cleaning up the area adjacent to the San Lorenzo Creek will go a long way in uplifting the current status of Hayward's downtown. Providing more retail space will further promote local businesses and encourage residents to spend their money in Hayward, as opposed to traveling out of town.

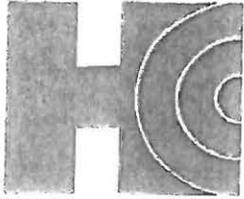
In fact, the proximity of the proposed development to the Hayward BART station only provides further reason to support the project. Locating residential properties next to public transportation, in addition to making businesses easily accessible to those who utilize BART's services is a great way to make use of the lot.

It is with the warmest regards that I ask you to give this proposal your support. The community thanks you.

Best,



Kay Aung
Owner
Hayward Video



**HAYWARD
CHAMBER of
COMMERCE**

October 10, 2013

Hayward Planning Commission
City of Hayward
777 B Street
Hayward, Calif, 94541

Commissioners,

On behalf of the Hayward Chamber of Commerce I would like to express full support for the proposed redevelopment of the former Mervyn's Headquarters at 22301 Foothill Blvd. by Integral Communities. Additional households from this new modern development will have a significant positive impact on downtown.

The chamber has worked closely with Integral Communities since early 2012. During that time Integral has hosted numerous informational meetings at their local office in downtown Hayward and I was personally responsible for the attendance of more than two dozen downtown business persons. We have yet to find a downtown business owner that does not support the project, including those along B Street as well as on Foothill Boulevard.

I have been told by downtown bank managers, restaurant owners, managers of retail stores, our historical society, our theatre complex manager, and countless other business owners and executives how this project will contribute to the rejuvenation of economic development downtown. At the Oct. 2 meeting of the Downtown Business Improvement Area Advisory Board, we heard from Marco Li Mandri, president of New City America, that "you rebuild downtown areas with residential." We heartily agree.

During 18 months of planning, Integral Communities has made several important changes to the site plan that are good for downtown Hayward and the city's economic development as a whole. The chamber's Government Relations Council and its Board of Directors are in support of the project, as well.

We urge the members of the Planning Commission to join us in supporting this positive development for the City of Hayward, its businesses, and residents.

Sincerely

Kim Huggett
President & CEO

Hayward City Council Members and Mayor Michael Sweeney
777 B Street
Hayward, CA 94541

Hayward City Council members and Mayor Sweeney,

The @The Boulevard Project only recently came to my attention. I was pleasantly surprised to hear that after all this time the old Mervyn's will once again be a vibrant part of our community, albeit an entirely different one.

When I found out that it was not yet approved, I decided to find out more about the project. It is all very positive. The only concern I have heard is about the added traffic that additional families would bring to the area. While vacant the Mervyn's hasn't caused any traffic in recent years, it certainly attracted plenty of traffic when it was still in operation. Leaving it vacant will keep that traffic out of Hayward. My point is that *any* use of this space will bring in a certain amount of traffic.

The difference, though, is that residential use of the space will bring in the *right* kind of traffic. Nearly 200 will move into an area that is within walking distance of our beautiful new downtown. This would be a dream come true for local business!

Sincerely,

A handwritten signature in cursive script, appearing to read "Laura Vargas".

Laura Vargas
Impressions Hair Design

Hayward City Council
777 B Street
Hayward, California
94541

To my Hayward City Council:

I want to urge you all to support the “@ the Boulevard” project on the corner of Foothill Boulevard. This project is a positive change for the abandoned Mervyn’s there.

That area feels unsafe at times. Activity in the area, with new residents, a park, and lighting, will make it safer. New residents in Hayward will bring some new life back into downtown

The trend for a vacant Downtown needs to stop. This project is one step towards a better downtown. It is one step towards a better Hayward. Help downtown Hayward make that first step.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Mendoza". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lauren Mendoza

Lourdes Vasquez

City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor and City Council:

I live in Prospect Hill, near the old Mervyn's Headquarters, and I think it's time that something is done to improve the space.

This is why I'm excited about the @The Boulevard Project. I know that such a vast space could be used for just about anything, but I think that a mostly residential project, with a little shopping, would be a nice addition to our sleepy neighborhood. The drawings I've seen have me convinced that this is the best use of this space, but it is also undoubtedly better than leaving this space vacant for years to come.

Please grant the people who have planned the @The Boulevard Project permission to break ground soon. It is important for my neighborhood to have the Mervyn's Headquarters dealt with once and for all.

Sincerely,

Lourdes Vasquez

A handwritten signature in black ink, appearing to read "Lourdes Vasquez". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Mayor Mike Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Mike Sweeney and Councilmembers,

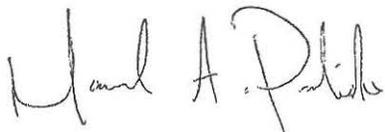
I am writing to encourage your support for @the Boulevard. Using the vacant lot left by Mervyn's to bring more residents and businesses to Hayward will only benefit our city and community.

I believe it is in the best interest of the city to make use of the site. Bringing more residents and businesses provides the city with a larger tax base while also offering more local options for current and future Hayward residents. I feel it is important to promote and support our local businesses, and this project does just that.

There is also no question that our downtown needs cleaning up. The current state of the area surrounding the creek is depressing. This development will provide much needed lighting improvements in addition to the expansion of businesses that will improve the safety and accessibility of our downtown.

I hope that you will join me in supporting this project in the best interest of Hayward residents and businesses.

Sincerely,

A handwritten signature in black ink that reads "Manuel A. Pulido". The signature is written in a cursive style with a large, stylized initial "M".

Manuel Pulido
Owner/Barber

Mayor Michael Sweeney and Members of the City Council
City of Hayward
777 B Street
Hayward, CA 94541

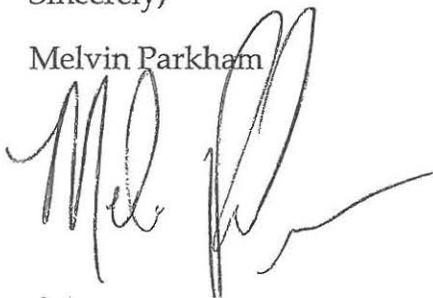
City Council members and Mayor Sweeney,

I live in Prospect Hill and I would like to voice my support for the @The Boulevard Project. This is something our neighborhood could really benefit from.

The Mervyn's buildings have been left to fall apart for far too many years. The project will certainly fix that, but it will also bring something new and beneficial to our town. I think that the time is right to bring some new families into Hayward, and the time is certainly right to do something with the old Mervyn's buildings.

Sincerely,

Melvin Parkham

A handwritten signature in black ink, appearing to read 'Melvin Parkham', written over the printed name.

Michael Francisco

Mayor Michael Sweeney and City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Michael Sweeney and City Council:

I am writing to show my strong support for the project to change the old Mervyn's building on Foothill Boulevard. I have been in Hayward for a couple years, and that area has been empty since the day I moved to Hayward.

This empty building isn't doing anything for our community. Doing something with the area is a positive change. In this particular area, this project adds to the Downtown area and would be good for the businesses in Downtown. It's also great having the homes so close to BART.

Please make the decision to help out this part of community.

Sincerely,

A handwritten signature in black ink that reads "Michael Francisco". The signature is written in a cursive style with a large, sweeping initial "M".

Michael Francisco

Monica Lucero

October 21, 2013

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Councilmembers and Mayor Sweeney:

As a 40-year Hayward resident, I am writing to relay my strong support for the @ the Boulevard project on Foothill Boulevard. I grew up just down the road in Castro Valley and remember going to Capwell's and Compton's as a child. After I moved to Hayward in 1971, it had become Mervyn's headquarters.

This large vacant outdated building isn't doing our community any good. I think the mixed-use project before you is perfect for the site. Hayward needs additional residential developments. In this particular location, they complement the Downtown nicely and would be good for the businesses just across the street. It's also great having the homes so close to BART.

I have seen Hayward change considerably since my childhood. I am certain that this upcoming change is one for the best.

Sincerely,



Monica Lucero

Monika Sobotka

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

My family lives in Prospect Hill, on Prospect Court, fairly close to the old Mervyn's building.

I believe that the time is right to reuse the old Mervyn's site for something that contributes to our community, rather than detracting from it. I am convinced that building homes is the right thing to do for our neighborhood. Hayward doesn't really need any more large commercial spaces, and leaving the space unused for any longer is not a very good option.

Please support the @The Boulevard Project; it's what is right for Hayward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monika Sobotka', with a stylized flourish at the end.

Monika Sobotka

Paolo Viale

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council,

I live near the old Mervyn's Headquarters. I am writing you to let you know that I think the @ The Boulevard Project is one that is worthy of your approval.

I have watched the Mervyn's Headquarters fall apart year after year, and think that it is time that it be put to good use.

This is why the @ The Boulevard Project must be approved. It will reuse the space and provide Hayward with some much-needed revenue.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Viale', written over the word 'Sincerely,'.

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor and Council,

I am sure that you are by now familiar with the development project planned for the property where the former Mervyn's headquarters building currently stands. I would like to ask that the city embrace this plan to help bring new life, new business, and new opportunity to the people of Hayward. It is the right thing to do.

The old Mervyn's building does little in the way of providing anything of value to the city or its residents. Why not use that space to expand housing for 200 families who are anxious to call Hayward home? Or offer businesses the chance to locate in a newly enlivened downtown?

Our city has so much more to offer than relics of businesses that have fallen by the wayside. The merit of allowing this structure to remain in the presence of a viable and superior alternative is questionable, and even the most nostalgic of us has no doubt accepted that the time to move on has come and gone. We have the opportunity to improve our city. Let's seize it.

With the best interest of Hayward residents and businesses in mind, I encourage you to support @The Boulevard.

Most Sincerely,

A handwritten signature in cursive script that reads "Penni Sanders". The signature is fluid and elegant, with a long, sweeping underline that extends to the right.

Penni Sanders

Nu Revelations Christian Bookstore

Mayor Michael Sweeney and Members of the Council

City of Hayward

777 B Street

Hayward, California 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to urge your support of the mixed-use project on Foothill Boulevard at the old Mervyn's site. A quick drive through Downtown Hayward shows more vacancies than is ideal for a thriving Downtown. It's not just this site, but many small mom-and-pop businesses that haven't been able to make ends meet. It is so important that we support these small businesses with all of the tools at our disposal.

Your approval of this project will give Hayward just the kind of boost we could use right now. The multi-year vacancy of the old Mervyn's Headquarters is a drag on Downtown. This project will beautify and enhance Foothill Boulevard, and be a more appropriate gateway to Downtown.

Bringing 200 new professionals and families to the area will enliven the neighborhood, and provide a new source of shoppers and diners for Downtown businesses. Needless to say, the fees the City will receive from such a development are not insignificant! Those millions of dollars will go far in these times to support the City's needs as we recover from the recent downturn.

I look forward to your approval of @ The Boulevard, and new life for Hayward's Downtown.

Sincerely,

Richard Weinstein, *MANAGER*

RLW LLC (adjacent property on FOOTHILL)

Hayward City Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Members of City Council,

I fully support the @the Boulevard development planned by Integral Communities at the site of the former Mervyn's headquarters. I initially had questions regarding this project, but after reading more about it, I fully support it. The developers have done a nice job engaging with the community.

As one of the oldest businesses operating downtown, I have seen many shops come and go. Sadly, the rate at which good comes into Hayward is not as favorable as it once was, and you need look no further than the many "For Sale" / "For Lease" signs littering shop windows throughout the city for proof. Activity in downtown Hayward just isn't what it used to be.

We have seen the negative impact empty parcels can have on our businesses and homes. Shuttered stores lead to diminished foot traffic, which affects all businesses in the area. Now, we have a chance to revitalize and improve Hayward by growing our community with families and businesses that will contribute to our city for generations to come.

I fully endorse the development @the Boulevard, and I hope that you will as well.

Best Regards,

Rod Vargas
Jewelry Designer / Owner
Avalon Jewelers

A handwritten signature in black ink, appearing to read "Rod Vargas". The signature is written in a cursive style with a large, prominent loop at the beginning.

Mayor Sweeney and City Council Members
City of Hayward
777 B Street
Hayward, California 94541

Dear Mayor Sweeney and Council,

I am writing you today to ask for your help. As a long-time Hayward resident, Tennyson high graduate and current Chabot College student, I am concerned about the present condition of our City. For many, a City's appeal is measured by the accessibility and vibrancy of its downtown. Sadly, Hayward's downtown is coming up short, and a big reason for that is the abandoned Mervyn's headquarters on Foothill, which has contributed nothing of value to our community for over 5 years.

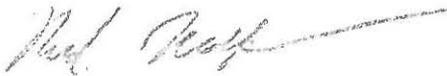
The @The Boulevard development project finally provides our City with an opportunity to do something about this issue, and I am writing to you today to voice my support for the project.

The current state of the property is depressing and unproductive. By allowing this project to progress, the City can display its willingness to invest in the future of its residents by cleaning up and improving the condition of our downtown cityscape, making it a more appealing place to live and do business.

Increasing residential housing, expanding retail space and improving the landscape of our downtown area will go a long way in beautifying and uplifting our City. Improved lighting and accessibility will have a positive impact on the safety of Hayward residents, providing a more welcoming environment in which new – and old – residents alike can frequent local businesses, eat at local restaurants and enjoy the local scenery.

I encourage you to join myself, and dozens of other Hayward residents, in supporting this development.

Sincerely,



Roel Peralta

Roel Peralta

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Dear Mayor Sweeney and Councilmembers,

I am writing to express my support for *Integral Communities* and their plans for the long-vacant Mervyn's site.

Having met this team, I know them to be committed to Hayward's best interests. They have developed their project in concert with our community's input.

This site is more than just a blemish on the way to Downtown Hayward. As a business owner, I see its development as a potential source of more commerce in our city. An additional 200 families could only serve to benefit local business. This would be a great boost for us as we recover from the economic downturn.

Sincerely,

Russell Foote

A handwritten signature in cursive script, appearing to read "Russell Foote". The signature is written in dark ink and is positioned below the typed name.

Russell Foote Photography

Sanny Quach

Mike Sweeney and Hayward City Council
777 B Street
Hayward, CA 94541

Mayor Sweeney and City Council Members,

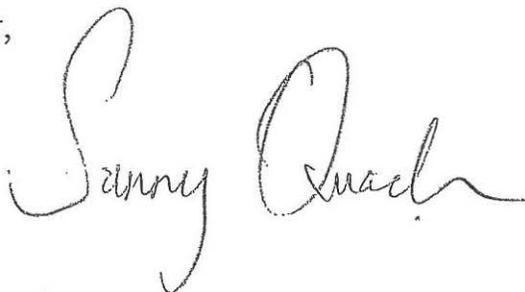
I am writing to signal my interest in seeing the @ The Boulevard Project quickly approved.

This is something that would benefit Hayward immensely.

The project builds on the theme of improving the downtown area's appearance. The space may not be in the main part of downtown Hayward, but most people who are on their way there inevitably drive by it. The @ The Boulevard project would be much more aesthetically pleasing for those on their way to the downtown part of town, than the existing Mervyn's buildings.

Keep up the good work in improving the way Hayward looks!

Sincerely,

A handwritten signature in cursive script that reads "Sanny Quach". The signature is written in black ink and is positioned below the word "Sincerely,".

Mayor Michael Sweeney and Members of the Council
City of Hayward
777 B Street
Hayward, CA 94541

Councilmembers and Mayor Sweeney,

I write you today to eagerly affirm my support for your approval of the plans that Integral Communities has put forth.

Their plan has been tailored to our community's needs. The Mervyn's site has been abandoned for far too long. Anyone who can successfully make use of this space ought to be encouraged because the community will benefit. It will be a great boost for the entire Downtown.

This project will provide businesses with more customers, customers with more businesses, and all of downtown with a more safe and inviting environment in which to shop and operate.

It is without reservation that I endorse the @The Boulevard plans. I urge you to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read "Syed Karim". The signature is written in a cursive style with a horizontal line underneath the name.

Syed Karim
Quick Printing Center

Damon Golubics

From: David Rizk
Sent: Tuesday, January 21, 2014 4:51 PM
To: Pat Siefers; Damon Golubics
Cc: Maureen Conneely
Subject: FW: Boulevard Project petition

FYI

-----Original Message-----

From: Fran David
Sent: Tuesday, January 21, 2014 4:33 PM
To: David Rizk
Subject: FW: Boulevard Project petition

FYI

Fran David
ICMA-CM
City Manager
City of Hayward
510.583.4300

-----Original Message-----

From: Per Bothner
Sent: Tuesday, January 21, 2014 4:30 PM
To: List-Mayor-Council
Subject: Boulevard Project petition

I signed the petition in favor of the Boulevard development at the old Mervyn's cite. I hereby recind my support.

The petition-collector gave the impression than would be substantially more retail than what I later saw in plans. The tiny amount of retail is totally unacceptable, and I favor the General Plan: The ground floor must be primarily commercial or retail; re-using the existing building for offices or stores is also a good use.

--

--Per Bothner

Hayward CA 94541



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

RECEIVED

JAN 29 2014

PLANNING DIVISION

To: Distribution

From: Evan Knapp, Principal
Integral Communities

Date: January 27, 2014

Subject: Results of Community Outreach Efforts

Dear Council Members and Planning Commissioners,

As you know, Integral Communities is scheduled to go before the Planning Commission on Thursday, January 30th to present our proposed mixed use development at the former Mervyn's headquarters located at 22301 Foothill Blvd.

As noted in our last transmittal to you dated November 5, 2013, our firm engaged the consulting firm The Lew Edwards Group (LEG) to provide community outreach services. LEG is the leading independent firm specializing in political polling and community outreach.

The following is a recap of our progress to date:

Letters of Support – We have received 56 signed letters of support from residents and local business owners. These letters were included in the Planning Commissioner materials by the City of Hayward and are also attached.

Endorsement Cards – We now have 130 signed endorsement cards supporting our development.

Petition Signers – During the past few months, the Lew Edwards Group has generated a list of 1,345 Hayward Residents that support our development. This list was generated from card table registration events at local supermarkets, the farmer's market, and the Southland Mall.

Door Knocking Campaign - LEG staff have conducted a door knocking campaign in the Prospect Hills neighborhood. This door knocking campaign has produced the following results thus far:

- 1125 door “knocks”
- 378 residents answered the door
- 173 residents signed our petition in support of the development
- 22 residents committed to writing a letter of support for our development
- 11 residents committed to speaking out at the upcoming council hearing

A redacted list of the names of the petition signers and endorsement cards signers is attached.

Poling Results - Fairbank, Maslin, Maullin & Metz and Associates

In addition to our community outreach, the independent firm of *Fairbank, Maslin, Maullin & Metz and Associates* (FM3 Research) recently conducted a scientific poll of 400 Hayward voters. Given a brief description of the project, fully four in five Hayward voters (79%) indicate support.

The results of the research show both strong and broad community support for the project. Fully 79 percent of local voters support the project, with nearly half (46%) supporting it “strongly.” Support cuts across every major demographic and geographic subgroup within the City. By overwhelming margins, voters believe the project will have a positive impact on many aspects of life in the City – from schools to jobs to revenue for City government. Additionally, a majority (52 percent) rates the project as “very important” to the City’s efforts to revitalize the downtown area.

Attached are copies of the supporting documentation, including the full topline polling results. I think you will agree that results provide overwhelming evidence of support for our development.

If you have any questions, please do not hesitate to call me at 949-521-3108 or e-mail me at eknapp@integralcommunities.com

Sincerely,


Evan Knapp
Principal
Integral Communities

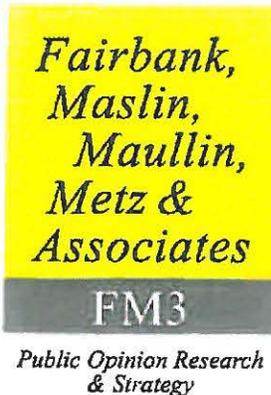
Distribution List:

City Manager Fran David
Councilmember Barbara Halliday
Councilmember Greg Jones
Councilmember Al Mendall
Councilmember Marvin Peixoto
Councilmember Mark Salinas
Mayor Michael Sweeney
Councilmember Francisco Zermeno

Planning Commission:

Mariellen Faria
Sara Lamin
Mary LaVelle
Rodney Loche
Elisa Marquez
Dianne McDermott
Vishal Trivedi

Enclosures



TO: Interested Parties

FROM: David Metz, Richard Bernard and Rachel Weiler
Fairbank, Maslin, Maullin, Metz & Associates

RE: Results of a Recent Survey of Hayward Voters

DATE: January 22, 2014

Fairbank, Maslin, Maullin & Associates (FM3) recently completed 400 telephone interviews with voters in Hayward to assess their views on major issues facing the community.¹ While votes are generally pleased with conditions in the City and the performance of City government, among the areas about which they have the most concerns are the City's performance in creating jobs and addressing homelessness. In this context, the survey found that **voters are strongly in favor of the current proposal to develop housing at the former Mervyn's site.** After hearing a brief description of the project, most voters from all demographic and attitudinal backgrounds say that they would support the plan. A majority of voters would rather move forward with this plan than wait for a better one to come along in the future. Further, most voters see the proposal as an important component of the overall struggle to revitalize downtown Hayward, and expect it to have a positive impact on many elements of life in the city.

Among the key specific findings of the survey were the following:

- **A large majority of voters supports the proposal to develop the site of the former Mervyn's headquarters in Hayward.** Respondents were read a brief description of the proposed development of the site in question (Figure 1 on the next page). Close to four in five voters (79%) say they support the project, and a plurality (46%) "strongly" support it.

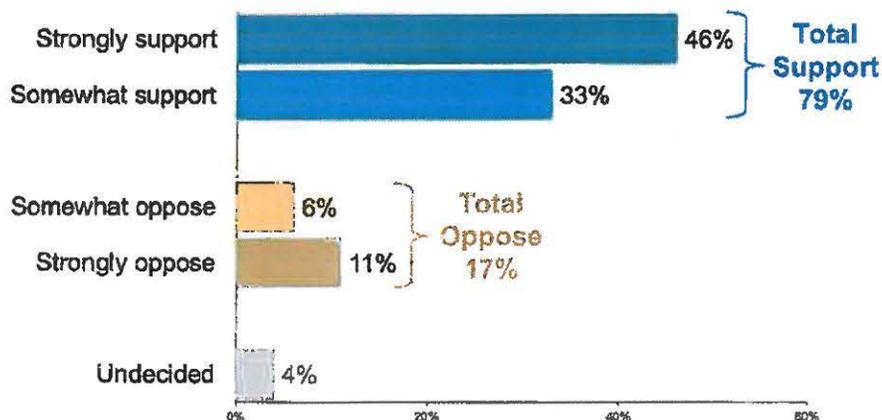
2425 Colorado Avenue, Suite 180
Santa Monica, CA 90404
Phone: (310) 828-1183
Fax: (310) 453-6562

1999 Harrison Street, Suite 1290
Oakland, CA 94612
Phone: (510) 451-9521
Fax: (510) 451-0384

FIGURE 1
Support for Mervyn's Site Development Proposal

Since Mervyn's went bankrupt, the site of their former headquarters on Foothill Boulevard and the 574 parking stalls in the structure on the site have been vacant. A leading Bay Area development firm has proposed to re-develop the site, with the following features:

- *Demolishing the former office building;*
- *Building 17,000 square feet of new retail space along the site's Foothill Blvd. frontage to serve the community;*
- *Building 194 for sale three-story townhomes with their own private two car side by side garages tucked behind the retail site along San Lorenzo Creek; and*
- *Building a lighted pedestrian and bike trail along the creek that runs the length of the site's western border.*

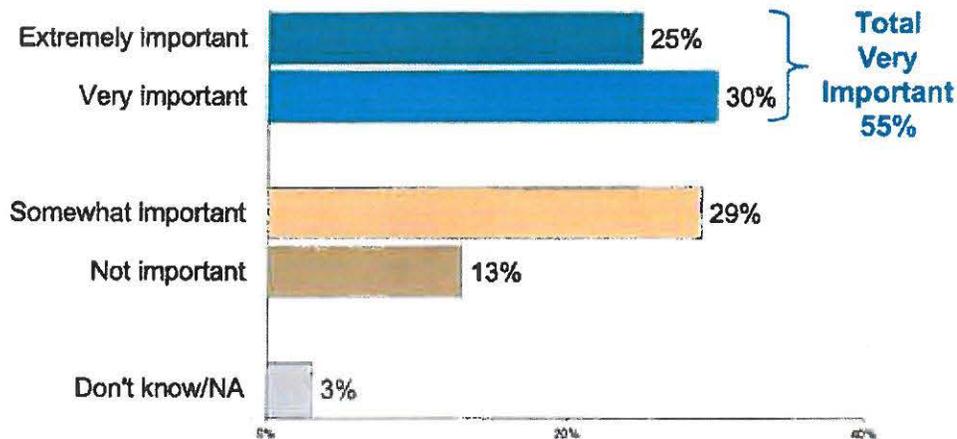


Majorities of voters of all demographic and attitudinal subgroups support the plan, including:

- *82 percent of men and 76 percent of women;*
 - *79 percent of both homeowners and renters;*
 - *Over 70 percent of voters of all racial and ethnic groups;*
 - *82 percent of Democrats, 77 percent of Republicans, and 72 percent of independent voters; and*
 - *82 percent of voters under 50 and 75 percent of those aged 50 and older.*
- **A majority of voters see this project as an important aspect of efforts to revitalize downtown Hayward. As shown in Figure 2 below, 55 percent of voters say that this project**

is important to efforts to revitalize downtown Hayward, with a quarter of all voters (25%) saying it is “extremely” important.

FIGURE 2
Perceived Importance of Mervyn’s Site Development to Downtown Revitalization



- Voters see the project as having positive impacts on many aspects of life in Hayward. Respondents were read a list of aspects of life in Hayward, and asked whether they thought the project would have a positive or negative impact in each of those areas. As shown in Figure 3 below, a plurality of voters expect the project to have a positive impact on all aspects of Hayward life but traffic. In most cases, more than two-thirds of local votes indicated that they thought the project would have a positive impact.

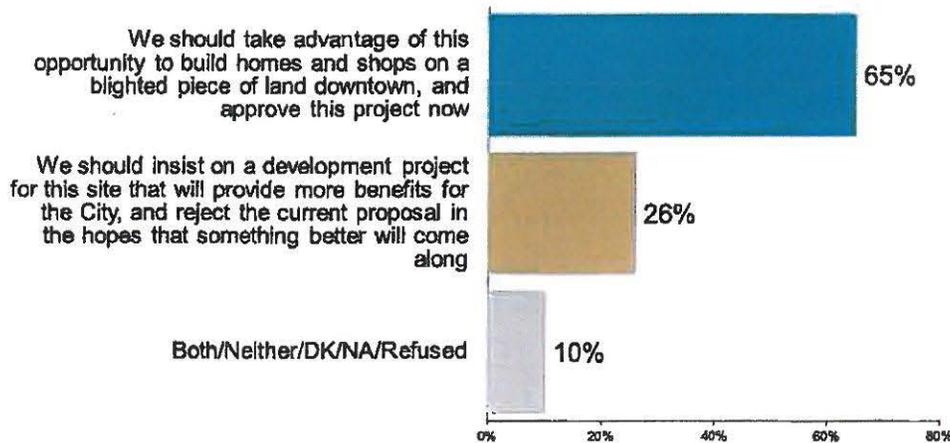
FIGURE 3
Expected Impacts of Mervyn’s Site Development on Aspects of Life in Hayward

Aspects of Life	Positive Impact
Revitalizing the downtown area	81%
The Hayward economy, in general	78%
Jobs for Hayward residents	75%
The overall quality of life in Hayward	73%
Property values	68%
The City budget	50%
Hayward public schools	45%
Traffic	21%



- Most voters would rather see this plan implemented than wait for a better proposal to come along. Respondents were asked whether they would rather take advantage of the current proposal, or insist on a future proposal with more benefits to the city. Close to two-thirds of voters (65%) say that they would rather go with the current proposal (Figure 4).

FIGURE 4
Preferences for Action on Mervyn's Site Proposal



Taken together, these survey results indicate that voters are eager for the revitalization of downtown Hayward, and see the current proposal to redevelop the former Mervyn's site as an important step toward that goal. A substantial majority of voters local support the plan and prefer to take advantage of it now rather than wait for a preferable proposal to materialize.

ⁱ **Methodology:** From January 8-12, 2014, FM3 completed 400 telephone interviews (on landlines and cell phones) with registered Hayward voters. The margin of sampling error is +/-4.9% at the 95% confidence level; margins of error for population subgroups will be higher. Due to rounding, not all totals will sum to 100%.

JANUARY 8-12, 2014

Fairbank,
Maslin,
Maulin,
Metz &
Associates

FM3

HAYWARD DEVELOPMENT ISSUES SURVEY
520-062-WT
N=400
A/B SPLITS
MARGIN OF SAMPLING ERROR $\pm 4.9\%$ (95% CONFIDENCE INTERVAL)

Hello, I'm _____ from F-M-Three, a public opinion research company. I am definitely not trying to sell you anything. We are conducting an opinion survey about issues that interest people living in Hayward and we are only interested in your opinions. May I speak to _____? **YOU MUST SPEAK TO THE VOTER LISTED. VERIFY THAT THE VOTER LIVES AT THE ADDRESS LISTED, OTHERWISE TERMINATE.**

- A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others? **(IF NOT ON A CELL PHONE, ASK: "Do you own a cell phone?")**

Yes, cell and can talk safely ----- **(ASK QB)--- 48%**
Yes, cell but cannot talk safely ----- **TERMINATE**
No, not on cell, but own one ----- **(ASK QB)--- 36%**
No, not on cell and do not own one ----- **(SKIP QB)--- 16%**
(DON'T READ) DK/NA/REFUSED----- TERMINATE

(ASK QB ONLY IF CODES 1 OR 2 "OWN A CELL PHONE" IN QA)

- B. Would you say you use your cell phone to make and receive all of your phone calls, most of your phone calls, do you use your cell phone and home landline phone equally, or do you mostly use your home landline phone to make and receive calls?

All cell phone ----- 38%
Mostly cell phone ----- 29%
Cell and landline equally ----- 13%
Mostly landline ----- 20%
(DON'T READ) DK/NA----- 1%

(RESUME ASKING ALL RESPONDENTS)

1. Next, do you feel things in the City of Hayward are generally going in the right direction or do you feel things have gotten pretty seriously off on the wrong track?

Right direction ----- 61%
Wrong track ----- 24%
(DON'T READ) DK/NA----- 15%

**NOW I WOULD LIKE TO ASK YOU SOME OTHER QUESTIONS
ABOUT ISSUES IN HAYWARD.**

2. Next, I am going to mention a few things some people say City government in Hayward should be responsible for addressing. For each one, please tell me whether you approve or disapprove of the job Hayward City government is doing in that area. **(IF APPROVE/DISAPPROVE ASK: "Is that strongly APPROVE/DISAPPROVE or just somewhat?") (RANDOMIZE)**

	<u>STR</u> <u>APPRV</u>	<u>SMWT</u> <u>APPRV</u>	<u>SMWT</u> <u>DISAPP</u>	<u>STR</u> <u>DISAPP</u>	<u>(DK/</u> <u>NA)</u>	<u>TOTAL</u> <u>APPRV</u>	<u>TOTAL</u> <u>DISAP</u>
[]a. Creating jobs -----	26%	26%	19%	10%	18%	52%	30%
[]b. Revitalizing the downtown area -----	51%	27%	9%	10%	3%	78%	19%
[]c. Reducing crime -----	30%	32%	16%	15%	6%	63%	31%
[]d. Attracting more retail shops and businesses to Hayward -----	32%	33%	18%	12%	6%	65%	30%
[]e. Planning for future growth and development -----	33%	35%	12%	10%	10%	68%	22%
[]f. Reducing homelessness -----	22%	24%	18%	18%	17%	46%	36%

3. Now I am going to read you a list of products and services that can be purchased in the City of Hayward. For each one, please tell me how satisfied you are with the ability to purchase that product or service in Hayward: very satisfied, somewhat satisfied, somewhat dissatisfied or very dissatisfied. If you have no opinion, you can tell me that too. Here is the first one... **(RANDOMIZE)**

	<u>VERY</u> <u>SAT</u>	<u>SMWT</u> <u>SAT</u>	<u>SMWT</u> <u>DISSAT</u>	<u>VERY</u> <u>DISSAT</u>	<u>(DON'T READ)</u> <u>NO OPIN/</u> <u>DK/NA</u>	<u>TOTAL</u> <u>SAT</u>	<u>TOTAL</u> <u>DISSAT</u>
[]a. Casual family dining -----	31%	45%	13%	7%	4%	76%	20%
[]b. Furniture and home accessories -----	15%	35%	21%	14%	14%	51%	35%
[]c. Entertainment and nightlife -----	12%	37%	20%	19%	12%	49%	39%
[]d. Fine dining -----	15%	31%	21%	25%	8%	46%	46%
[]e. Clothing and apparel -----	26%	38%	18%	14%	4%	64%	32%
[]f. Boutiques and specialty shops -----	13%	35%	21%	13%	18%	48%	34%
(SPLIT SAMPLE A ONLY)							
[]g. Housing that is affordable for young adults -----	9%	32%	21%	26%	12%	41%	47%
(SPLIT SAMPLE B ONLY)							
[]h. Housing that is affordable for middle-income families -----	15%	34%	19%	19%	13%	49%	38%

(RESUME ASKING ALL RESPONDENTS)**NOW I WOULD LIKE TO ASK YOU ABOUT A DIFFERENT ISSUE.**

4. Next, have you seen, heard or read anything about the proposal to build homes and retail shops at the site of the former Mervyn's headquarters near downtown? (IF YES, ASK:) "Have you heard a great deal or just a little about it?"

TOTAL YES-----28%
 Yes, a great deal-----5%
 Yes, heard a little-----22%

NO/DK-----72%
 No-----72%
 (DON'T READ) Don't know-----1%

(ASK Q5-6 ONLY IF YES, CODES 1 OR 2 IN Q4)

5. And what have you seen, heard or read about it? (OPEN-ENDED; RECORD VERBATIM)

Affordable/low cost housing-----37%
 More buildings/shopping in the area-----29%
 General information-----15%
 Just word of mouth-----8%
 Thinking about remodeling-----8%
 Tearing Mervyns down-----7%
 Information in the mail-----7%
 General oppose-----4%
 Very little/nothing-----3%
 General support-----3%
 Traffic issues-----2%
 Business signs going up already-----1%

 Other-----1%
 Nothing-----1%
 Don't know-----2%
 Refused-----1%

6. Based on what you know, do you support or oppose the proposal to build homes and retail shops at the site of the former Mervyn's headquarters near downtown? (IF SUPPORT/OPPOSE:) "Is that strongly SUPPORT/OPPOSE or just somewhat?"

TOTAL SUPPORT -----72%
 Strongly support-----40%
 Somewhat support -----32%

TOTAL OPPOSE-----22%
 Somewhat oppose-----9%
 Strongly oppose -----13%

(DON'T KNOW/NA) -----6%

(RESUME ASKING ALL RESPONDENTS)

NOW I WOULD LIKE TO SHARE SOME INFORMATION ABOUT THIS PROJECT.

7. Since Mervyn's went bankrupt, the site of their former headquarters on Foothill Boulevard and the 574 parking stalls in the structure on the site have been vacant. A leading Bay Area development firm has proposed to re-develop the site, with the following features:
- Demolishing the former office building;
 - Building 17 thousand square feet of new retail space along the site's Foothill Blvd. frontage to serve the community;
 - Building 194 for sale three-story townhomes with their own private two car side by side garages tucked behind the retail site along San Lorenzo Creek; and
 - Building a lighted pedestrian and bike trail along the creek that runs the length of the site's western border.

Based on this description, do you support or oppose this project? (IF SUPPORT/ OPPOSE:) "Is that strongly SUPPORT/OPPOSE or just somewhat?"

TOTAL SUPPORT -----79%
 Strongly support-----46%
 Somewhat support -----33%

TOTAL OPPOSE-----17%
 Somewhat oppose-----6%
 Strongly oppose -----11%

(DON'T KNOW/NA) -----4%

(IF SUPPORT/OPOSE IN Q7, ASK Q8)

8. In a few words of your own, why would you **SUPPORT/OPOSE** this project? **(OPEN END, RECORD VERBATIM RESPONSE BELOW)**

a. Support:

Need housing-----	23%
Put a good use to unused land -----	20%
Creates jobs/help economy-----	17%
General support -----	15%
Improve look of the area-----	15%
New shops/businesses-----	14%
Provide additional income for the city-----	11%
Attracts new customers downtown-----	7%
Provides safe walking area/trails -----	6%
Provides services for locals -----	4%
Land has been vacant for too long -----	4%
Nothing-----	1%
Needs restaurants -----	1%
Help the community-----	0%
Other-----	3%
Don't know -----	0%
Refused-----	0%

b. Oppose:

Too much traffic-----	24%
Not a good area for housing-----	18%
General oppose-----	15%
No more townhouses -----	15%
Area is growing too fast -----	9%
Crime in the area-----	8%
Don't want bike trail -----	5%
No more taxes -----	4%
Can't afford-----	4%
Reduce home values -----	3%
Need more info-----	3%
Won't succeed in this area -----	3%
Not affordable homes for seniors -----	3%
Other-----	11%
Refused-----	1%

(RESUME ASKING ALL RESPONDENTS)

9. How important do you think this project is to efforts to revitalize downtown Hayward: **(READ LIST)**

EXT/VERY IMPORTANT-----55%
 Extremely important-----25%
 Very important -----30%

SMWT/NOT IMPORTANT -----42%
 Somewhat important-----29%
 Not important-----13%

(DON'T KNOW/NA) -----3%

10. Next I am going to read you a list of specific aspects of life in Hayward. After I read each one, please tell me whether you think the project we have been discussing would have a positive impact, no impact, or a negative impact on that aspect of life in Hayward. **(IF POSITIVE/ NEGATIVE, ASK: "Is that very POSITIVE/NEGATIVE or just somewhat?") (RANDOMIZE)**

	<u>VERY</u>	<u>SMWT</u>	<u>NO</u>	<u>SMWT</u>	<u>VERY</u>		<u>TOTAL</u>	<u>TOTAL</u>
	<u>NEG</u>	<u>NEG</u>	<u>IMPACT</u>	<u>POS</u>	<u>POS</u>	<u>(DK/NA)</u>	<u>NEG</u>	<u>POS</u>
[]a. Jobs for Hayward residents	4%	6%	10%	35%	40%	4%	10%	75%
[]b. The overall quality of life in Hayward	4%	6%	14%	44%	29%	3%	10%	73%
[]c. Traffic	25%	38%	13%	15%	6%	3%	63%	21%
[]d. The City budget	5%	12%	12%	31%	19%	20%	17%	50%
[]e. The Hayward economy, in general	4%	6%	9%	42%	36%	3%	10%	78%
[]f. Property values	6%	8%	12%	41%	27%	6%	13%	68%
[]g. Hayward public schools	10%	7%	26%	25%	20%	12%	17%	45%
[]h. Revitalizing the downtown area	5%	4%	7%	32%	49%	3%	10%	81%

11. Next, I am going to read you some statements from supporters of the project. After hearing each statement, please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to support the project. If you do not believe the statement, please tell me that too. (RANDOMIZE)

	<u>VERY CONV</u>	<u>SMWT CONV</u>	<u>NOT CONV</u>	<u>DON'T BELIEVE</u>	<u>DK/NA</u>	<u>TOT CONV</u>
[]a. (BLIGHT) The empty site of the Mervyn's headquarters has been causing problems for downtown Hayward – an abandoned building in the middle of downtown attracts crime and homeless people. By cleaning up this site and bringing in nearly 200 new homeowners with good incomes, this project will revitalize the downtown area. -----	37%	39%	14%	10%	0%	76%
[]b. (SCHOOLS) This project will generate millions of dollars in revenue for local schools to support vitally-needed improvements – everything from reducing class sizes to improving school facilities. That's why it has the support of Hayward's Superintendent of Schools. -----	23%	34%	18%	24%	1%	57%
[]c. (HOUSING) This project will provide vitally-needed new high quality housing for Hayward – homes for middle-income families and young adults who otherwise would leave our city for other nearby communities. And the homes will be affordable for young working people who want to come to Hayward. -----	26%	42%	18%	12%	2%	68%
[]d. (ECONOMY) This project will have enormous economic benefits. Independent studies estimate that it will generate over nine million dollars in annual retail sales in Hayward every year; provide nearly half a million dollars each year to support City services like public safety, road repair, and libraries; and bring in over eight million dollars in development fees for the City and local agencies. -----	26%	43%	15%	13%	3%	69%
[]e. (JOBS) This project will be an important source of jobs for Hayward at a time when our community needs them. It will support 292 full-time, family-supporting construction jobs, and 27 full-time permanent jobs. -----	33%	44%	11%	11%	1%	77%

12. Now that you have heard more about it, let me ask you again: would you support or oppose the proposal to build homes and retail shops at the site of the former Mervyn's headquarters near downtown? (IF SUPPORT/ OPPOSE:) "Is that strongly SUPPORT/OPPOSE or just somewhat?"

TOTAL SUPPORT -----83%
 Strongly support----- 52%
 Somewhat support ----- 30%

TOTAL OPPOSE-----14%
 Somewhat oppose-----7%
 Strongly oppose -----7%

(DON'T KNOW/NA) -----3%

13. Finally, which of the following statements about this issue comes closest to your opinion: (ROTATE)

We should take advantage of this opportunity to build homes and shops on a blighted piece of land downtown, and approve this project now ----- 65%

OR

We should insist on a development project for this site that will provide more benefits for the City, and reject the current proposal in the hopes that something better will come along ----- 26%

(DON'T READ) Both-----2%

(DON'T READ) Neither-----4%

(DON'T READ) DK/NA/Refused -----4%

ARE MY LAST QUESTIONS, AND THEY ARE FOR STATISTICAL PURPOSES ONLY.
--

14. About how long have you lived in Hayward: **(READ LIST)**
- | | |
|--|-----|
| Five years or less ----- | 22% |
| Six to ten years ----- | 14% |
| 11 to 15 years ----- | 14% |
| 16 to 20 years ----- | 12% |
| 21 to 40 years ----- | 21% |
| 41 years or more ----- | 15% |
| (DON'T READ) Don't know/Refused --- | 1% |
15. Do you own or rent the house or apartment where you live?
- | | |
|---|-----|
| Own ----- | 61% |
| Rent ----- | 35% |
| (DON'T READ) DK/NA/Refused ----- | 4% |
16. Do you have any children under the age of 19 living at home?
- | | |
|---------------------------------|-----|
| Yes ----- | 31% |
| No ----- | 67% |
| (DON'T READ) DK/NA ----- | 1% |
17. With which racial or ethnic group do you identify yourself? **(READ CHOICES BELOW)**
- | | |
|-----------------------------------|-----|
| Hispanic/Latino ----- | 25% |
| Black/African American ----- | 15% |
| Anglo/White ----- | 38% |
| Asian/Pacific Islander ----- | 14% |
| Native American ----- | 1% |
| Other ----- | 0% |
| (DON'T KNOW/REFUSED) ----- | 7% |
18. I don't need to know the exact amount, but please stop me when I read the category that includes the total income for your household before taxes in 2013. Was it:
- | | |
|-----------------------------------|-----|
| \$50,000 a year or less ----- | 30% |
| \$50,001 to \$100,000 ----- | 36% |
| \$100,001 to \$150,000 ----- | 13% |
| \$150,001 to \$200,000 ----- | 5% |
| \$200,001 to \$250,000 ----- | 3% |
| Over \$250,000 ----- | 2% |
| (DON'T READ) Refused ----- | 12% |

THANK AND TERMINATE

GENDER (BY OBSERVATION):

Male-----	47%
Female-----	53%

PARTY REGISTRATION:

Democrat-----	63%
Republican-----	13%
No Party Preference-----	20%
Other-----	4%

FLAGS

P06-----	31%
G06-----	44%
P08-----	30%
G08-----	73%
P10-----	36%
G10-----	63%
P12-----	39%
G12-----	90%
BLANK-----	4%

PERMANENT ABSENTEE

Yes-----	57%
No-----	43%

HOUSEHOLD PARTY TYPE

Dem 1-----	39%
Dem 2+-----	16%
Rep 1-----	5%
Rep 2+-----	4%
Ind 1+-----	17%
Mix-----	20%

AGE

18-29-----	18%
30-39-----	17%
40-49-----	16%
50-64-----	29%
65-74-----	14%
75+-----	6%

List of petition and endorsement card signers - in support of @ The Boulevard
Source: Law Edwards Group - January 23, 2015

Name	Company Name/ Position	City State, ZIP	Phone (Day)	Phone (Evening)
Dawn Ellerbe	Cal State University			
Fred Palmer	Union Bank			
Michael de Guzman	Union Bank			
	Professional Window Cleaning			
Jo da Silva	Sweet Relief Homecare			
Danny Qutob	Comerica Bank			
Alfred J. Antonini	Real Estate Investments			
Lt. Mark Koller	Hayward Police Dept			
Dan Llana	On Time Signs			
Michael Cobb				
Jasmir Singh				
Eric Swalwell	St. Rose Hospital Foundation			
Mr. Terry Lee	Bank of the West			
Ted & Ann Seltz	Congressman			
Barbara & Croft Jervis	Moreau Catholic High School			
Norman & Valerie Snart				
Arturo "Art" Benin				
Patrick Hart				
Ylma Gutierrez	Benin Legacy Wealth Management			
Lester?	Dualstar Digital			
Kim Huggett	Maaco Collision & Repair			
Frank Vargas	Lester's Tires & Automotive			
Al Parso	Hayward City Chamber of Commerce			
Joel Thornley	Advanta Dental Care			
David & Kathleen Pelton	(Hayward City Council Economic Development Committee)			
Kevin Mcnair	(Hayward Historical Society Boardmember)			
Howard Pugh				
Karen Rosa	(Hayward High Spanish Teacher)			
Brian Schott				
Brian Bosen				
Megan Mgera	Admail Express/ CEO			
Mary Furing		Hayward, CA 94541		
Karen Merris		Hayward, CA 94544		
Erin Quinta		Hayward, CA 94541		
William Dwyer		Hayward, CA 94542		
Daniel H. Laramie		Hayward, CA 94541		
Don Nichols		Hayward, CA 94544		
Maria Seamon		Hayward, CA 94541		
Doug Weldy		Hayward, CA 94544		
Alice P. Best		Hayward, CA 94541		
Syed Karim		Hayward, CA 94541		
Brian Blackburn	Valley Yellow Pages/Account Executive			
Janet McKinney	Quick Printing Center	Hayward, CA 94541		
Russel Foote	Theater	Hayward, CA 94541		
Joe Davis	L.F. McKinney Assoc.	Hayward, CA 94541		
Chuck Homer	Photographer	Hayward, CA 94541		
Michelle Williams	Branch Manager/ US Bank	Hayward, CA 94541		
Ranai Callahan	Pastor/ Calvary Baptist	Hayward, CA 94544		
Doris Yates	Sales Manager/ La Quinta-Hayward	Hayward, CA 94541		
Jim Morrison	Sales manager/ La Quinta	Hayward, CA 94541		

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Name	Company Name / Position	City State, ZIP	Phone (Day)	Phone (Evening)
Tao Miller	CSUEB			
Marie Lehn	CEO/ Lit San Leandro			
Sandra C. Herrera		Hayward, CA 94544		
Loretta Siegel	Owner/ The Relaxation Connection	Hayward, CA 94541		
Stevanna Gordon	Case Compactors Inc/CEO	Hayward, CA 94540		
Morio Tateno	Teacher/ Family Tutoring			
Maritell Mariano		Hayward, CA 94541		
Jon Mariano		Hayward, CA 94541		
Marienell Vibat		Hayward, CA 94546		
Lisa Velegs		Hayward, CA 94546		
Allison Shaw		Hayward, CA 94541		
St.eo Meblu		Hayward, CA 94541		
Erin Doovley		Hayward, CA 94541		
Kathy Nguyen		Hayward, CA 94541		
Tommy Tran		Hayward, CA 94544		
Ria Sigh		Hayward, CA 44544		
Brian Davis		Hayward, CA 44544		
Katie Perry		Hayward, CA 94541		
Tom Yea		Hayward, CA 94541		
Viencent Nguyen		Hayward, CA 94544		
Lawrence E. Denos		Hayward, CA 94541		
Debbie Sheet		Hayward, CA 94541		
Munirderpel S Mundian		Hayward, CA 94541		
Malik Abu		Hayward, CA 94541		
Dawn Abram		Hayward, CA 94541		
Barbara Ari		Hayward, CA 94541		
Mary Ann Lerch		Hayward, CA 94544		
Olga Lobao		Hayward, CA		
Andrew Robertson		Hayward, CA 94545		
Steve Loivas		Hayward, CA 94541		
Bill Quirk		Hayward, CA 94544		
Zoilo de Graci		Hayward, CA 94619		
Anjelo de Graci		Hayward, CA 94542		
Clommer Hawkins		Hayward, CA 94541		
Steve Gary		Hayward, CA 94541		
Tanisha Mikkelsen		Hayward, CA 94541		
Mellail Daff		Hayward, CA 94545		
Mari JohnSt.on		Hayward, CA 94541		
Gabe Moore		Hayward, CA 94542		
Kria Williams		Hayward, CA 94542		
Freedi Morales		Hayward, CA 94542		
S. S. Vig		Hayward, CA 94542		
Larry Murray		Hayward, CA		
Jesus Cossio		Hayward, CA 94542		
Michael Lopez		Hayward, CA 94541		
Ninfa Iglesias		Hayward, CA 94541		
Jamila Saldana		Hayward, CA 94542		
Claudia Dib		Hayward, CA 94544		
Shalon St.rr		Hayward, CA 94541		
Jeane Sims		Hayward, CA 94545		
John Hannon		Hayward, CA 94541		
Kathy Him		Hayward, CA 94611		
Terri Smith		Hayward, CA 94541		
Kareem Williams		Hayward, CA		
Beth Farmer		Hayward, CA 94541		
Adrien LittleJohn		Hayward, CA 94541		
Anthony Anderson		Hayward, CA 94542		
VeroniCA James		Hayward, CA 94541		
Darrell Anderson		Hayward, CA 94542		
Joan Watkins		Hayward, CA 94541		
Jamie Miller		Hayward, CA 94541		
Lucille St.anke		Hayward, CA 94541		
Tracy Genenbue		Hayward, CA 94541		
Toni Geolesbe		Hayward, CA 94544		
Peter Conrad		Hayward, CA 94542		
Ruben Cordero		Hayward, CA 94544		
Maria Duvan		Hayward, CA 94541		
Margaret (Peggy) Ricker		Hayward, CA 94544		

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Name	Company Name/Position	City, State, ZIP	Phone (Day)	Phone (Evening)
Isable Noia		Hayward, CA 94541		
Domic D'assis		Hayward, CA 94541		
Debra Van Metre		Hayward, CA 94541		
Aida Delmundo				
Aza Teer		Hayward, CA 94545		
Naomi Santiago		Hayward, CA 94544		
Aloy Nnoniker		Hayward, CA 94541		
Justin Plank		Hayward, CA 94541		
Gale Lyon		Hayward, CA 94542		
Clare Bauman		Hayward, CA 94544		
Sandra nulel		Hayward, CA 94545		
Hallie Nans		Hayward, CA 94541		
Les W. Foul		Hayward, CA 94541		
St.even Collin		Hayward, CA 94545		
Munin		Hayward, CA 94541		
Ranela				
Terry Sullivan		Hayward, CA 94541		
Coleen Darton		Hayward, CA 94541		
Humbert Sandiz		Hayward, CA 94546		
Thomas Heasy		Hayward, CA 94541		
Nellie Taison		Hayward, CA 94544		
Lyman Lau		Hayward, CA 94541		
Edward Totans		Hayward, CA 94544		
Jeannette Terrusquia		Hayward, CA 94541		
David L. Simon		Hayward, CA 94544		
John Keath		Hayward, CA 94541		
Nirah Asuncion		Hayward, CA 94545		
Robin Kong		Hayward, CA 94545		
JaimeReprado		Hayward, CA 94541		
Marlene Guererra		Hayward, CA 94544		
Sonia Burke		Hayward, CA 94542		
Chris Yeun		Hayward, CA 94541		
Laure Mait-Yeun		Hayward, CA 94541		
Tina Gomes		Hayward, CA 94542		
Maira Flores		Hayward, CA 94542		
Kevin Ong		Hayward, CA 94541		
Duley Ong		Hayward, CA 94541		
Albert Gacio		Hayward, CA 94544		
Lovina Leonard		Hayward, CA 94544		
Mary Sullivan		Hayward, CA 94541		
Matt Sullivan		Hayward, CA 94541		
Necole Prosser		Hayward, CA 94544		
Sandy Khanthong		Hayward, CA 94544		
Kenya Warren		Hayward, CA 94541		
Tatiana Johnson		Hayward, CA 94578		
Helen ramirez		Hayward, CA 94541		
Jaslynn Williams		Hayward, CA 94546		
Patrcik Jonson		Hayward, CA 94542		
Gloria Gomez		Hayward, CA 94544		
Robert Wang		Hayward, CA 94544		
Lantha Aoc		Hayward, CA 94541		
Lypal Pal		Hayward, CA 94542		
Tiffany Grubbs		Hayward, CA 94541		
Alena Cauthone		Hayward, CA		
LaToya Combs		Hayward, CA 94541		
Novie		Hayward, CA 94541		
Sudy Johnson		Hayward, CA 94541		
Agreda Ciiassou		Hayward, CA 94541		
Leona Fitzsimmons		Hayward, CA 94541		
Avery Gomez		Hayward, CA 94541		
Lisa Thomas		Hayward, CA 94541		
Bill White		Hayward, CA 94541		
Cecelia Heuett		Hayward, CA 94544		
Michelle Morizette		Hayward, CA 94542		
Howard Morizette		Hayward, CA 94541		
Lupe Gonzalez		Hayward, CA 94541		
John Haugan		Hayward, CA 94541		
Janice Crawford		Hayward, CA 94541		
Laurie Cervantez		Hayward, CA 94541		
Brianna Wong		Hayward, CA 94541		

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Name	Company Name/Position	City State, ZIP	Phone (Day)	Phone (Evening)
Richard Pury		Hayward, CA 94541		
Michael Myess		Hayward, CA 94541		
Kabari Jackson		Hayward, CA 94542		
Frank Rasberry		Hayward, CA 94541		
Corbrae Smith		Hayward, CA 94541		
Laurie Williams		Hayward, CA 94541		
Lanle Khimthang		Hayward, CA 94541		
Joleana Thouchalanh		Hayward, CA 94544		
KathLine Kelly-Ocker		Hayward, CA 94541		
M. Pastryk		Hayward, CA 94541		
DeAndreia Evans		Hayward, CA 94542		
Jordan Clark		Hayward, CA 94542		
Ida parlas		Hayward, CA 94541		
Ray Gundez		Hayward, CA 94541		
Nancy McCoy		Hayward, CA 94542		
Ulysses Ramirez		Hayward, CA		
Nicolette FoSLer		Hayward, CA 94541		
Emeline Fodje		Hayward, CA 94541		
Hayja Mobarez		Hayward, CA 94541		
Judith Young		Hayward, CA 94541		
Annette Graves		Hayward, CA 94541		
mara Doneseu		Hayward, CA 94542		
Jet Chapman		Hayward, CA 94541		
Golleen Getaled		Hayward, CA 94541		
Eulanda Ginah		Hayward, CA 94542		
Velina Freitas		Hayward, CA 94541		
Shawntel Messner		Hayward, CA 94541		
Michael Savage		Hayward, CA 94541		
Claudine Diago		Hayward, CA 94541		
Menbard Juo		Hayward, CA 94541		
Michelle Joron		Hayward, CA 94541		
Danielle Graggon		Hayward, CA 94541		
Albert Gonzales		Hayward, CA 94544		
Karen Crane		Hayward, CA 94541		
Margo Walker		Hayward, CA 94541		
Greg Souza		Hayward, CA 94546		
Anotny Soares		Hayward, CA 94542		
Lupe Aranidor		Hayward, CA 94541		
Alma Flores		Hayward, CA		
Renee Rosa		Hayward, CA 94541		
Fernado Rosa		Hayward, CA 94541		
Nicole Adora		Hayward, CA 94541		
Michael Lumopas		Hayward, CA 94541		
Rober Bridgos		Hayward, CA		
Janine Woens		Hayward, CA 94541		
Danielle Griffin		Hayward, CA 94541		
Joe Montano		Hayward, CA 94541		
Henry Perkins		Hayward, CA 94541		
Lauren Vance		Hayward, CA 94545		
Yousef Mobarez		Hayward, CA 94545		
Juan Sosa		Hayward, CA 94541		
Kenia Rivas		Hayward, CA 94541		
Segundo Mojica		Hayward, CA 94541		
Carl Sandstrom		Hayward, CA 94545		
Bianca N.		Hayward, CA 94541		
L. Jagurt		Hayward, CA 94541		
Jackie		Hayward, CA 94541		
Muriel		Hayward, CA 94541		
Robert		Hayward, CA 94541		
Debbie Jeffers		Hayward, CA 94541		
Halima Zbriant		Hayward, CA 94541		
Nancie Guenk Janiak		Hayward, CA 94544		
Andres Sandoval		Hayward, CA 94541		
Dorie Huerta		Hayward, CA 94541		
Mick Odell		Hayward, CA 94541		
Lou McClain		Hayward, CA 94541		
Raquel Sam		Hayward, CA 94542		
Madelaine deLora		Hayward, CA 94541		
Chelsey Gula		Hayward, CA 94541		
Sheri Edwards		Hayward, CA 94541		

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Name	Company Name/Position	City State, ZIP	Phone (Day)	Phone (Evening)
Briana Donce		Hayward, CA 94541		
Ernest Wakabayashi		Hayward, CA 94541		
Sam Zilboorg		Hayward, CA 94541		
Nicholas Hernandez		Hayward, CA 94541		
Mario Lupe		Hayward, CA 94542		
Denise Gomez		Hayward, CA 94541		
Justina White		Hayward, CA 94541		
Dean Moz		Hayward, CA 94542		
Lech Ma		Hayward, CA 94542		
Carolyn Guo		Hayward, CA 94541		
Yoli De Los Reyes		Hayward, CA 94541		
Honie Sandeclly		Hayward, CA 94542		
Suzanne Aboumlel		Hayward, CA 94541		
Alice Olivier		Hayward, CA 94541		
Jeri Grandodos		Hayward, CA 94541		
Martha Moreno		Hayward, CA 94541		
Jone Indredo		Hayward, CA 94541		
Shonette Copes		Hayward, CA 94541		
Plae Baudin		Hayward, CA 94541		
Sonia Jackson		Hayward, CA 94541		
Hira Chandra		Hayward, CA 94541		
Jeremia Gershono		Hayward, CA 94541		
Linda Chen		Hayward, CA 94544		
Sheila Fimreite		Hayward, CA 94545		
Jasper renia		Hayward, CA 94544		
Cassandra Hernandez		Hayward, CA 94541		
Maria Toribio		Hayward, CA 94544		
Robin Yearby		Hayward, CA 94541		
Jennifer Cossio		Hayward, CA 94541		
Kevin G.		Hayward, CA 94542		
Mary Anderson		Hayward, CA 94541		
Greg Simonson		Hayward, CA 94541		
Robert Slaughter		Hayward, CA 94544		
B. Paiz				
Martha Liem		Hayward, CA 94575		
Teresa Krhai		Hayward, CA 94541		
Cynthia Johnson		Hayward, CA		
Pam Woody		Hayward, CA		
Malievon Lanol		Hayward, CA 94541		
Vit Lanol		Hayward, CA 94542		
Ronaldo Sespez		Hayward, CA 94542		
Pamela Shoffner		Hayward, CA 94541		
Charleow Moore		Hayward, CA 94544		
Lausence Long		Hayward, CA 94542		
Dobrah Long		Hayward, CA 94542		
Lois Olsen		Hayward, CA 94541		
Daronella N.		Hayward, CA 94541		
M. Janson		Hayward, CA 94541		
Rober Mala		Hayward, CA 94541		
Adriene Draper		Hayward, CA 94541		
Alex Balland		Hayward, CA 94541		
Jackie Silva		Hayward, CA 94541		
L. Phillips				
Gary Tull		Hayward, CA 94541		
Michael Hm		Hayward, CA 94541		
Adda Pressley		Hayward, CA 94544		
Paul Wallace		Hayward, CA 94544		
G. Martinez		Hayward, CA 94545		
Chemel Wright		Hayward, CA 94542		
Dorothea E. Ramirez		Hayward, CA 94544		
Edward Williams		Hayward, CA 94541		
Erick Catalan		Hayward, CA 94541		
Shak Phillips		Hayward, CA 94541		
Justin Presley		Hayward, CA 94545		
Katrice Harris		Hayward, CA 94541		
Robin Rebeno		Hayward, CA 94545		
Cythia howard		Hayward, CA 94544		
Hema Vines		Hayward, CA 94541		
Cesar Martinez		Hayward, CA 94542		
Nicole Nelson		Hayward, CA 94544		

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Name	Company Name/ Position	City State ZIP	Phone (Day)	Phone (Evening)
Joanna Lobato		Hayward, CA 94544		
Beka Bouce		Hayward, CA 94541		
Cindy Hurtado		Hayward, CA 94541		
Andy Armijo		Hayward, CA 94541		
Victoria Enzon		Hayward, CA 94541		
Elena Ventanilla		Hayward, CA 94541		
Tony Hardin		Hayward, CA 94544		
Tony Sanchez		Hayward, CA 94542		
Abe Farnsworth		Hayward, CA 94544		
John B.		Hayward, CA 94541		
Joyce B.		Hayward, CA 94541		
Jean J. Smith		Hayward, CA 94541		
Ellen Chang		Hayward, CA 94541		
Jenae Dreceal		Hayward, CA 94544		
L. Puriceall		Hayward, CA 94541		
Rosa Stillwell		Hayward, CA 94541		
Sulchider Ban		Hayward, CA 94541		
Revely Lago		Hayward, CA 94544		
Kai Pho		Hayward, CA 94542		
Xia Ly Chu		Hayward, CA 94542		
Sam Nuezca		Hayward, CA 94542		
Manny Ngyen		Hayward, CA 94541		
Jennele N.		Hayward, CA 94544		
Donald Hayes		Hayward, CA 94541		
Eldredge Lina		Hayward, CA 94541		
Marcella Smith		CA 94546		
Daniel Butter		Hayward, CA 94546		
Johny Matis		Hayward, CA 94542		
C. Gang		Hayward, CA 94541		
Gary Hltzel		Hayward, CA 94541		
Vincent Xarya		Hayward, CA 94542		
Patrica Gonzale		Hayward, CA 94541		
David Grayson		Hayward, CA 94541		
Renen Turner		Hayward, CA 94541		
Camille Woods		Hayward, CA 94541		
Mary M.		Hayward, CA 94542		
Cal D.		Hayward, CA 94541		
C. Lim		Hayward, CA 94542		
Kareny Archer		Hayward, CA 94541		
Sally Baxter		Hayward, CA 94541		
Pat Walke		Hayward, CA 94541		
Fran Morse		Hayward, CA 94541		
Joy H.		Hayward, CA 94541		
JoAnn Lafargue		Hayward, CA		
Earl Shook		Hayward, CA 94545		
Stacy Ryles		Hayward, CA 94542		
Per Bothner		Hayward, CA 94541		
Caroline Daz		Hayward, CA 94544		
Samuel H.		Hayward, CA 94541		
Deleshia Smith		Hayward, CA 94541		
Britteany Milles		Hayward, CA 94544		
Aaron Porter		Hayward, CA 94541		
L. Penni Snaders		Hayward, CA 94541		
Cecilia Turner		Hayward, CA 94541		
Darren Guillaume		Hayward, CA 94541		
Jay R.		Hayward, CA 94541		
Jake Shatara		Hayward, CA 94541		
Danielle Braggs				
Blake Felson		Hayward, CA 94541		
Justin Melody		Hayward, CA 94540		
Giny Anderson		Hayward, CA 94542		
BJ Craig		Hayward, CA 94542		
Bill M.		Hayward, CA 94541		
Leroy Huelson		Hayward, CA 94544		
Susan Nuyton		Hayward, CA 94541		
Hayon Bingham		Hayward, CA 94541		
CP Caste		Hayward, CA 94541		
Vera		Hayward, CA 94544		
Kalison Marie		Hayward, CA 94541		
Steven L		Hayward, CA 94541		
Linda Carballo		Hayward, CA 94544		
Marion Johnson		Hayward, CA 94544		

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Name	Company Name / Profession	City, State, ZIP	Phone (Day)	Phone (Evening)
Jim Torrence		Hayward, CA 94542		
Lauren Mendoza		Hayward, CA 94544		
Hannia Centreras		Hayward, CA 94544		
Emmanuel Nunez		Hayward, CA 94544		
Heiin Tran		Hayward, CA 94544		
Vy Nguyen		Hayward, CA 94544		
Thuh Tran		Hayward, CA 94544		
Quy Tran		Hayward, CA 94544		
Hang Tran		Hayward, CA 94544		
Mike Francisco		Hayward, CA 94545		
Jimmy Groll		Hayward, CA 94541		
Eman Bilodea		Hayward, CA 94541		
Osayo P.		Hayward, CA 94541		
Tamara Broh		Hayward, CA 94541		
Jeni Marduaie				
Michael R.		Hayward, CA 94541		
Melissa Massard		Hayward, CA 94542		
Many Shaw		Hayward, CA 94541		
Dan Christel		Hayward, CA 94541		
Prentice Jacob		Hayward, CA 94541		
D. Oweny		Hayward, CA 94541		
Jake Bunch		Hayward, CA 94541		
Denise West		Hayward, CA 94541		
Ashley May		Hayward, CA 94541		
Dino G.		Hayward, CA 94541		
Dan Higgins		Hayward, CA 94541		
Indy		Hayward, CA 94541		
Byron Asberry		Hayward, CA 94541		
Diego Esquivel		Hayward, CA 94541		
Nacho Ponce		Hayward, CA 94541		
Micaela Solorio		Hayward, CA 94541		
Carmen Seylon		Hayward, CA 94541		
Larry Clark		Hayward, CA 94541		
Sharim Frangos		Hayward, CA 94541		
Matt Legaspi		Hayward, CA 94541		
Brian P.		Hayward, CA 94541		
Ashley Fernandez		Hayward, CA 94541		
Giselle Martin		Hayward, CA 94541		
Ernesto Martin		Hayward, CA 94541		
Lourdes Vasquez		Hayward, CA 94541		
Felipe Rios		Hayward, CA 94541		
Mayra Hernandez		Hayward, CA 94541		
James A.		Hayward, CA 94541		
Simon Gikondi		Hayward, CA 94541		
Amelia Sete		Hayward, CA 94541		
Kevin Raley		Hayward, CA 94541		
Jack Perez	Studio One Barbershop	Hayward, CA 94541		
Rod Vargas	Avelon Jewelers	Hayward, CA 94541		
Alfredo Rodriguez	Village Alley	Hayward, CA 94541		
Manuel Polido	Stack Cutz Barber Shop	Hayward, CA 94541		
Ignacio Trejo	Zumta Investment Academy	Hayward, CA 94541		
Key Ung	Hayward Video	Hayward, CA 94541		
M. Irfan		Hayward, CA 94541		
D. Lynam		Hayward, CA 94541		
Allen Davidson	Eden Jewelry	Hayward, CA 94541		
Darrel Davidson		Hayward, CA 94541		
Alma B.		Hayward, CA 94541		
U. Hegg				
Frank Lin	On Time Signs	Hayward, CA 94541		
Sara Mosari		Hayward, CA 94541		
Laura Vargas		Hayward, CA 94544		
Dong Lee	U.R. Bakery	Hayward, CA 94541		
Yoseph White		Hayward, CA 94541		
Yang Kim		Hayward, CA 94541		
Davis Tran	AML Auto Repair	Hayward, CA 94541		
Sameel Oratt	AAMCO of Hayward	Hayward, CA 94541		
Jean Mitchell		Hayward, CA 94541		
Jose Solano		Hayward, CA 94542		
Daniel Zazueta		Hayward, CA 94541		
Jerome G.		Hayward, CA 94541		
Jeanette Rodgers		Hayward, CA 94541		
Mazie B. Chavez		Hayward, CA 94541		

List of petition and endorsement card signers - in support of @ The Boulevard
Source: Lew Edwards Group - January 23, 2015

Name	Company Name/ Position	City State, ZIP	Phone (Day)	Phone (Evening)
Jan Averill		Hayward, CA 94542		
Benjamin J. Vella		Hayward, CA 94541		
Charles Harris		Hayward, CA 94541		
John Geach		Hayward, CA 94546		
John Nielsen		Hayward, CA 94541		
Gerald Williams		Hayward, CA 94541		
Diana Wallace		Hayward, CA 94541		
Sheri Edwards		Hayward, CA 94541		
Vea Fler		Hayward, CA 94541		
Olga Luce		Hayward, CA 94541		
Marta Escobar		Hayward, CA 94541		
Dan Eriksson		Hayward, CA 94541		
Audria Lee		Hayward, CA 94541		
Byron Anderson		Hayward, CA 94544		
Nancy Hammons		Hayward, CA 94541		
Michelle McFarren		Hayward, CA 94541		
Howard Rydolph		Hayward, CA 94541		
Thomas Hartmann		Hayward, CA 94544		
Karen Osborne		Hayward, CA 94541		
Carlos McKenna		Hayward, CA 94541		
Charlene Frey		Hayward, CA 94541		
Lisa Landis		Hayward, CA 94546		
Aldora Gonsalves		Hayward, CA 94541		
Leslie Mero		Hayward, CA 94541		
Daniel H Laramie		Hayward, CA 94541		
Brenda Logsdon		Hayward, CA 94541		
Doc Miller		Hayward, CA 94541		
William & Elizabeth Jackson		Hayward, CA 94541		
Ella Thomas		Hayward, CA 94541		
Rose Walker		Hayward, CA 94541		
Judith Calif		Hayward, CA 94541		
Julie A. Montz Chan		Hayward, CA 94541		
Silvana Kruger		Hayward, CA 94541		
Chris Castaris		Hayward, CA 94542		
Rev. Cathy Bryant	YMCA Head Start/Head Teacher	Hayward, CA 94541		
Donna M Banks	Vista Del Plaza HOA/ VP	Hayward, CA 94541		
Roxie Byrd		Hayward, CA 94546		
Carie Shatteen		Hayward, CA 94541		
Sandra M. Woehl		Hayward, CA 94541		
Rose F. Walker		Hayward, CA 94541		
Cierra Mills		Hayward, CA 94541		
Madeline Alexander		Hayward, CA 94546		
Tammy Mellon		Hayward, CA 94541		
Teresa Jaime		Hayward, CA 94541		
Matthew Leschinsky		Hayward, CA 94541		
Dawn Jimenez		Hayward, CA 94541		
Paul & Jennifer Gonsalves		Hayward, CA 94541		
Edwin Dias		Hayward, CA 94544		
Cynthia Libran		Hayward, CA 94541		
Olive Janet St. Denis		Hayward, CA 94541		
Frank Sumner		Hayward, CA 94541		
Carl Saucedo		Hayward, CA 94544		
Vicki Milliken		Hayward, CA 94541		
David Crockett		Hayward, CA 94541		
Suzanne R.		Hayward, CA 94541		
John Mammino		Hayward, CA 94546		
	Midtown Office/Resident Manager	Hayward, CA 94541		
Andrea White		Hayward, CA		
Dena Vuocko		Hayward, CA 94541		
Angela Mira		Hayward, CA 94541		
Ron Franklin		Hayward, CA 94541		
Samuel Adams		Hayward, CA 94541		
Monika Sobotka		Hayward, CA 94541		
Brittany Manus		Hayward, CA 94541		
Atour Daniel		Hayward, CA 94541		
Fiona Aprim		Hayward, CA 94541		
Michelle Joron		Hayward, CA 94541		
Danielle Graggon		Hayward, CA 94541		
Albert Gonzales		Hayward, CA		
Karen Crane		Hayward, CA 94541		
Margo Walker		Hayward, CA 94541		
Greg Souza		Hayward, CA 94546		

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Name	Company Name/ Position	City State, ZIP	Phone (Day)	Phone (Evening)
Anotny Soares		Hayward, CA 94542		
Lupe Aranidor		Hayward, CA 94541		
Alma Flores		Hayward, CA		
Renee Rosa		Hayward, CA 94541		
Fernando Rosa		Hayward, CA 94541		
Nicole Adora		Hayward, CA 94541		
Mary Graves		Hayward, CA 94542		
Jedna Marfatt		Hayward, CA 94544		
Kathy Lagmau		Hayward, CA 94544		
Kalette Cole		Hayward, CA 94542		
Janelle Hemandez		Hayward, CA 94541		
Rober Hicks		Hayward, CA 94544		
Kyle Watkins		Hayward, CA 94541		
Jaqueline Morales		Hayward, CA 94541		
Alex Mays		Hayward, CA 94541		
William Posas		Hayward, CA 94545		
Demarion E.		Hayward, CA 94541		
Consuelo Barragan		Hayward, CA 94544		
Abu K.		Hayward, CA 94544		
Marcia Roberts		Hayward, CA 94541		
Shanese Houston		Hayward, CA 94541		
Rhajimas Holmes		Hayward, CA 94541		
Johanna P.		Hayward, CA 94541		
Cuong Doan		Hayward, CA 94542		
M.C. Eliassem		Hayward, CA		
Angela V.		Hayward, CA 94541		
Star Villaricenao		Hayward, CA 94541		
Mike Glavin		Hayward, CA 94541		
Patricia Champoux		Hayward, CA 94541		
Bernice Rodriguez		Hayward, CA 94541		
Antoinette Williams		Hayward, CA 94541		
Lary Bishop	BFS Realty/Realtor	Hayward, CA 94541		
Amber Dent		Hayward, CA 94541		
Robert Owens		Hayward, CA 94544		
Afred Rodriguez		Hayward, CA 94541		
Terri Covello		Hayward, CA 94541		
Jeanie Slu		Hayward, CA 94541		
Arthur Foster		Hayward, CA 94541		
Jessica Terrazas		Hayward, CA 94544		
Lilian Corderos		Hayward, CA 94541		
Denise Garrett		Hayward, CA 94541		
matthew Fein		Hayward, CA 94544		
Thomas Nelson		Hayward, CA 94541		
Enrique Alcaraz		Hayward, CA 94541		
Mareny Hernandez		Hayward, CA 94541		
John Tate		Hayward, CA 94541		
Martin Walter		Hayward, CA 94541		
Wayne West		Hayward, CA 94541		
Jeffrey Freid		Hayward, CA 94541		
Felicia Laureano		Hayward, CA 94541		
Steve Bailey		Hayward, CA 94541		
Dwayne Wiggins		Hayward, CA 94541		
Jane Malmgren		Hayward, CA 94541		
Steven Doss		Hayward, CA 94541		
Page Nelson		Hayward, CA 94542		
Erika Hernandez		Hayward, CA 94541		
Jovann Augstas		Hayward, CA 94541		
Daniel Bo		Hayward, CA 94541		
Saul Rosas		Hayward, CA 94541		
Tim Fletcher		Hayward, CA 94542		
Angel Linarez		Hayward, CA 94541		
Joann Pepperell		Hayward, CA 94541		
Yezmin Sanchez		Hayward, CA 94541		
Marilyn Grise		Hayward, CA 94544		
Jamar Clarke		Hayward, CA 94541		
Jery Love		Hayward, CA 94541		
Robert Horton		Hayward, CA 94544		
G. Paulo		Hayward, CA 94541		
Juanita Espinoza		Hayward, CA 94514		
Victoria Reddy		Hayward, CA 94542		
James Mamtaluanos		Hayward, CA 94544		
Rose Ann Hall		Hayward, CA 94544		

List of petition and endorsement card signers - In support of @ The Boulevard
Source: Law Edwards Group - January 23, 2015

Name	Company Name / Position	City State, ZIP	Phone (Day)	Phone (Evening)
DeLango Baldwin		Hayward, CA 94541		
Bryan D. Cassalla		Hayward, CA 94545		
Robert Notrangelo		Hayward, CA 94542		
Anthony Piscar		Hayward, CA 94541		
Andre Alexander		Hayward, CA 94541		
J. Shibuya		Hayward, CA 94541		
Andrea Dent		Hayward, CA 94541		
Rodney Marshall		Hayward, CA 94541		
Willie K.		Hayward, CA 94543		
Joseph Rodriguez		Hayward, CA 94541		
Royair Tiffe		Hayward, CA 94541		
Cesar Ramos		Hayward, CA 94541		
Darlene B.		Hayward, CA 94544		
Janet Shano		Hayward, CA 94541		
Quana Easter		Hayward, CA 94541		
Emma Guzman		Hayward, CA 94541		
Natalie Kramer		Hayward, CA 94541		
Gwen John-Jones		Hayward, CA 94541		
Glen J. G.		Hayward, CA 94541		
Deborah		Hayward, CA 94541		
Genoveva Flores		Hayward, CA 94541		
Carlos Ramirez		Hayward, CA 94541		
Carla Ramirez		Hayward, CA 94541		
Curtis Soures		Hayward, CA 94541		
Michaela Parker		Hayward, CA 94541		
Chris Christenson		Hayward, CA 94541		
Curtis A. Canfield		Hayward, CA 94541		
Mario Martinez		Hayward, CA 94541		
Sinoda Kelley		Hayward, CA 94541		
Callie Germany		Hayward, CA 94544		
Beverly Harrison		Hayward, CA 94541		
Claudia C Rollins		Hayward, CA 94541		
Sandra J. Rush		Hayward, CA 94544		
Abdul Malik		Hayward, CA 94541		
Louise Butler		Hayward, CA 94541		
Deborah Gallegos	Shady Hollow HOA/ President	Hayward, CA 94541		
Carol M. Canibra		Hayward, CA 94541		
Maria G. Lopez		Hayward, CA 94541		
Gary Bookout		Hayward, CA 94544		
Carol Bookout		Hayward, CA 94544		
David Whaley		Hayward, CA 94541		
Amy Whaley		Hayward, CA 94541		
Cindy Towles		Hayward, CA 94541		
Blanca Cervantes-Madrigal		Hayward, CA 94544		
Elizabeth Moreno		Hayward, CA 94541		
Margaret Revill		Hayward, CA 94541		
Grace C. Cooper		Hayward, CA 94541		
Lacey Sutherland		Hayward, CA 94541		
Ryan Sutherland		Hayward, CA 94541		
Richard Aguilar		Hayward, CA 94541		
Leslie Hall		Hayward, CA 94541		
Constnrit Taylor		Hayward, CA 94541		
Michelle Martinez		Hayward, CA 94541		
Kathleen Wills		Hayward, CA 94541		
Don Lee	Zippy Shell Bay Area/Owner	Hayward, CA 94545		
Lenny Baugh		Hayward, CA 94541		
Yvonne Hobbs	Noozhnization	Hayward, CA 94542		
M. T. Mahoney		Hayward, CA 94542		
Debra Vanderdrift		Hayward, CA 94541		
Brad Wells	Cal State East Bay/ VP & CFO	Hayward, CA 94542		
Rose Mary Morales		Hayward, CA 94544		
Zane Reinfeld		Hayward, CA		
Alicia Sloane		Hayward, CA		
R.C. Ritter		Hayward, CA 94542		
J. Van Haeften		Hayward, CA 94542		
Kathleen Pelton		Hayward, CA 94541		
Sam P.		Hayward, CA 94541		
Deborah Rubin		Hayward, CA 94541		
Sharoya Terry		Hayward, CA 94541		
Jaelyn Deo		Hayward, CA 94541		
Jaeston Deon		Hayward, CA 94541		
David Smart		Hayward, CA 94541		

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Name	Company Name/Position	City State, ZIP	Phone (Day)	Phone (Evening)
Eugene Ellington		Hayward, CA 94541		
Jovante Watts		Hayward, CA 94541		
Ana M. Perez		Hayward, CA 94541		
Shannon Long		Hayward, CA 94541		
Christina Soto		Hayward, CA 94541		
Jace Soto		Hayward, CA 94541		
Todd Nanco		Hayward, CA 94541		
Judith Ferrera Hutchinson		Hayward, CA 94541		
Michelle Wells		Hayward, CA 94541		
Armano Salinas		Hayward, CA 94541		
David Pelton		Hayward, CA 94541		
Jose Medina		Hayward, CA 94541		
Heidi White		Hayward, CA 94541		
Connie Butler		Hayward, CA 94541		
Justin Paner		Hayward, CA 94541		
Brad Parkins		Hayward, CA 94541		
Renee Rosa		Hayward, CA 94541		
Margo Tam		Hayward, CA 94541		
Curtis Caufield		Hayward, CA 94541		
Elena Arango		Hayward, CA 94541		
Melco L.		Hayward, CA 94541		
Matthew Harvey		Hayward, CA 94541		
Candace Evans		Hayward, CA 94544		
Ryan Bruns		Hayward, CA 94541		
Stan Creech		Hayward, CA 94544		
Teri Anderson		Hayward, CA 94621		
Donald Spriggs		Hayward, CA 94544		
Brandon Traylor		Hayward, CA 94541		
Howard Chen		Hayward, CA 94541		
Tracy Lam		Hayward, CA 94541		
Sunny Singh		Hayward, CA 94541		
Makia Bermeo		Hayward, CA 94541		
Mary Lou Cordero		Hayward, CA 94541		
Ephrain C Day		Hayward, CA 94541		
Mike Johnson		Hayward, CA 94541		
Dedra Baker		Hayward, CA 94541		
Mike D.		Hayward, CA 94541		
Ram K.		Hayward, CA 94544		
Andrea Eaker		Hayward, CA 94541		
Cheryl Thomason		Hayward, CA 94544		
Teter Knoning		Hayward, CA 94541		
Daja Bell		Hayward, CA 94541		
Nichalar Standfield		Hayward, CA 94541		
Carol Belleucowo		Hayward, CA 94544		
Randi Frias		Hayward, CA 94541		
Joseph Ambprosa		Hayward, CA 94541		
Sally Sanchez		Hayward, CA 94541		
Monique Friffin		Hayward, CA 94544		
John Frazier		Hayward, CA 94544		
Lisa Perez		Hayward, CA 94544		
Rudy Perez		Hayward, CA 94544		
Dharin Hooks		Hayward, CA 94542		
Bryna Schaeffer		Hayward, CA 94541		
Alle Wesley		Hayward, CA 94541		
Patricia Garrett		Hayward, CA 94541		
Pamela Garrett		Hayward, CA 94541		
Nathaniel Browne		Hayward, CA 94549		
Vanessa Houston		Hayward, CA 94541		
R. Santos		Hayward, CA 94541		
Vivian C.		Hayward, CA 94544		
Kieu Lien Tran		Hayward, CA 94545		
Rhya St. Jones		Hayward, CA 94545		
Jessica R.		Hayward, CA 94544		
Kevin Gozales		Hayward, CA 94545		
James Walkup		Hayward, CA 94444		
Michelle P.		Hayward, CA 94541		
Imani Alexander		Hayward, CA 94541		
Mary Inder Hill		Hayward, CA 94542		
Linda Leder		Hayward, CA 94541		
Sophia Randall		Hayward, CA 94542		
Guillemine D.		Hayward, CA 94542		
Brianne Kalee		Hayward, CA 94542		

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Name	Company Name/ Position	City State ZIP	Phone (Day)	Phone (Evening)
Peig Caldwell		Hayward, CA 94541		
Marisel Cortez		Hayward, CA 94544		
Guadalupe Morales		Hayward, CA 94544		
Raj		Hayward, CA 94544		
Marcela Ran		Hayward, CA 94544		
Johan Ocegueda		Hayward, CA 94541		
David Udave		Hayward, CA 94544		
Abel Gosalves		Hayward, CA 94541		
Fia Poti		Hayward, CA 94541		
Alia Isaaq		Hayward, CA 94541		
Jose Viedma		Hayward, CA 94544		
Viatrix Noble		Hayward, CA 94541		
Rickey Williams		Hayward, CA 94541		
Mary Rodrigues		Hayward, CA		
Jess Miller		Hayward, CA 94545		
Jessica Foster		Hayward, CA 94544		
Michael Watts		Hayward, CA 94544		
Phillip Lopez		Hayward, CA 94541		
Ken Hawkins		Hayward, CA 94542		
Myra Wong		Hayward, CA 94541		
Tamika May		Hayward, CA 94542		
Dianel Luther		Hayward, CA 94541		
Melissa Medina		Hayward, CA 94541		
Chaton Cleveland		Hayward, CA 94541		
James Anderson		Hayward, CA 94541		
Jaime Guillermo		Hayward, CA 94541		
Julian Esquese		Hayward, CA 94541		
John Hopfenbeck		Hayward, CA 94541		
Agustin Rivera		Hayward, CA 94541		
Larry Gray		Hayward, CA 94541		
Shirley Maro		Hayward, CA 94541		
Amalia Stroud		Hayward, CA 94541		
Christopher Papazoglow		Hayward, CA 94541		
Peter Reimer		Hayward, CA 94542		
Shawn Perry		Hayward, CA 94544		
Kanisha McDowell		Hayward, CA 94542		
Sarah Bridgeman		Hayward, CA 94541		
Kim Ramirez		Hayward, CA 94546		
Dwight Simmay		Hayward, CA 94541		
Autry Logan		Hayward, CA 94541		
Rosa Doana		Hayward, CA 94542		
Doug Alessi		Hayward, CA 94544		
Bill Murphy		Hayward, CA 94541		
Javier Gozalez		Hayward, CA 94541		
Juan		Hayward, CA 94541		
Dena Ciu		Hayward, CA 94541		
Prinkia Dhanil		Hayward, CA 94544		
Jennifer Davis		Hayward, CA 94544		
M. Mixon		Hayward, CA 94541		
LaTonya Kooker		Hayward, CA 94544		
Sharon Cross		Hayward, CA 94541		
Jeff Reed		Hayward, CA 94541		
Ruth Escarcesa		Hayward, CA 94541		
Quita Lellay		Hayward, CA 94541		
Onajo R		Hayward, CA 94541		
Pedro Reyes		Hayward, CA 94541		
Xochilt Gonzalez		Hayward, CA 94541		
Paula Kong		Hayward, CA 94541		
Kaitlin Nenconb		Hayward, CA 94544		
Temas Green		Hayward, CA 94544		
Rachel Jones		Hayward, CA 94544		
A. Garcia		Hayward, CA 94544		
Dee White		Hayward, CA 94544		
Starla Buchanan		Hayward, CA 94544		
Marcel Lavosa		Hayward, CA 94544		
Diana Benson		Hayward, CA 94541		
Sierra Miranda		Hayward, CA 94542		
Ashleigh Francis		Hayward, CA		
Samuel Wilder		Hayward, CA 94541		
Roman Powell		Hayward, CA 94545		
Meses Seett		Hayward, CA 94541		
Fred Foster		Hayward, CA 94541		

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Name	Company Name/Position	City State, ZIP	Phone (Day)	Phone (Evening)
Phawn S.		Hayward, CA 94541		
María G. Ortiz		Hayward, CA 94541		
Linda Barraza		Hayward, CA 94541		
Mariah Lee		Hayward, CA 94541		
Nick Barclay		Hayward, CA 94541		
Farhana Farooq		Hayward, CA 94541		
Elizabeth M. Rose		Hayward, CA 94541		
Rene Enriquez		Hayward, CA 94541		
Larry B.		Hayward, CA 94544		
Chellessa Bailey		Hayward, CA 94544		
CheKayla Gibson		Hayward, CA 94544		
Judy Nance		Hayward, CA 94544		
John Nance		Hayward, CA 94544		
Maira Velazquez		Hayward, CA 94541		
Evilia Velazquez		Hayward, CA 94541		
Lizem Velazquez		Hayward, CA 94541		
Graciela Avina		Hayward, CA 94541		
Bertha Almond		Hayward, CA 94541		
Faye Mitchell		Hayward, CA 94541		
Laura M. Jagroop		Hayward, CA 94541		
Bronda Polk Blair		Hayward, CA 94541		
Larry Gray	Turf Club/Owner	Hayward, CA 94541		
Drake Vatuver		Hayward, CA 94541		
Tonette Martin		Hayward, CA 94544		
Rosa Aguilar		Hayward, CA 94541		
Alex Johnson		Hayward, CA 94546		
Brya Mudine		Hayward, CA 94545		
Edlson Ruacle		Hayward, CA 94544		
Joni Rush		Hayward, CA 94541		
Jake Matthews		Hayward, CA 94541		
Bobby Jones		Hayward, CA 94544		
Kevin Feaster		Hayward, CA 94544		
Priscilla Dixon		Hayward, CA 94545		
Donika White		Hayward, CA 94545		
Sara Prada		Hayward, CA 94545		
Brittany Mullett		Hayward, CA 94545		
Lisette Moreno		Hayward, CA 94541		
Janissess Morene		Hayward, CA 94544		
Christabel Ornelas		Hayward, CA 94545		
Eric Garcia		Hayward, CA 94544		
Vanesa Padilla		Hayward, CA 94544		
Sidney Fernandez		Hayward, CA 94544		
John Bautista		Hayward, CA 94545		
Trisa B.		Hayward, CA 94542		
Sylvia Espinoza		Hayward, CA 94545		
Brandyn Taylor		Hayward, CA		
Malcom Reed		Hayward, CA 94544		
Leo Cabreza		Hayward, CA 94544		
Zoderick Alegre		Hayward, CA 94541		
Federico Lupin		Hayward, CA 94541		
Najah Alexander		Hayward, CA 94544		
Rita J.		Hayward, CA 94541		
Astrid DeRego		Hayward, CA 94545		
Liam				
Jalme Reyes		Hayward, CA		
Christian Hines		Hayward, CA		
Allaza Whisenton		Hayward, CA		
Brandi Dutra		Hayward, CA 94544		
Jennifer Cook		Hayward, CA 94541		
Aron Frazier		Hayward, CA 94541		
Dominic Lee		Hayward, CA 94541		
Charles Gray		Hayward, CA 94541		
Elizabeth H Loftor		Hayward, CA 94541		
Ben Paiz		Hayward, CA 94541		
Samantha McReynolds		Hayward, CA 94541		
Karanil		Hayward, CA 94541		
Ray Kilmek		Hayward, CA 94544		
Anne Johnson		Hayward, CA 94541		
Jule Chavarain		Hayward, CA 94541		
Ryan Jacques		Hayward, CA 94544		
Gabrielle Omeere		Hayward, CA 94541		
Tashaco M		Hayward, CA 94541		

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Name	Company Name/Position	City State, ZIP	Phone (Day)	Phone (Evening)
Mya Savage		Hayward, CA 94545		
Michelle Kimble		Hayward, CA		
Mary Meno Laserno		Hayward, CA		
Mary L.		Hayward, CA 94544		
Heather Sewell		Hayward, CA 94541		
Diego Vacci		Hayward, CA 94541		
Fiona Vatuvu		Hayward, CA 94541		
D. Kaprious		Hayward, CA 94541		
Susan Irvine Meltzer		Hayward, CA 94541		
Mary Lefuel		Hayward, CA 94541		
Locke Ethan Mathews		Hayward, CA 94542		
Paul Cutteridge		Hayward, CA 94541		
Lory Jackson		Hayward, CA 94541		
Margarita Calden		Hayward, CA 94541		
Oscar Gonzalez		Hayward, CA 94541		
Jonathan Victorio		Hayward, CA 94541		
Beverly Blackwell		Hayward, CA 94541		
Ylanda Hill		Hayward, CA 94541		
QuiAnn Perry		Hayward, CA 94541		
Rocio Huego		Hayward, CA 94541		
Tasi Novak		Hayward, CA 94541		
Martin Nguyen		Hayward, CA 94541		
Tavare Williams		Hayward, CA 94544		
Willalm R. Mosca		Hayward, CA 94541		
Diane Mosca		Hayward, CA 94541		
Sarah Frogoso		Hayward, CA 94541		
Randy Thomas		Hayward, CA 94541		
Maria Frias		Hayward, CA 94544		
Keshia Livingston		Hayward, CA 94544		
Tristan Preston		Hayward, CA 94545		
Van Truong		Hayward, CA 94541		
Chavalin Martinez		Hayward, CA 94544		
Leslie Alidu		Hayward, CA 94544		
Juan Rodriguez		Hayward, CA 94545		
Nakea Marison		Hayward, CA 94541		
Mary Lou Hallisey		Hayward, CA 94541		
Eshaa Jandar		Hayward, CA 94541		
Fernando Lucero		Hayward, CA 94541		
Rignald Celestin		Hayward, CA 94541		
Don Giberse		Hayward, CA 94541		
Rene Lynn Castle		Hayward, CA 94541		
Rene Glenn Castel		Hayward, CA 94541		
Kate Dowell		Hayward, CA 94541		
Tina Jimenez		Hayward, CA 94541		
Edna Pacheco		Hayward, CA 94541		
Nick Sokol		Hayward, CA 94541		
Daniel Garcia		Hayward, CA 94541		
Penny Miller		Hayward, CA 94541		
Eric Wilson		Hayward, CA 94541		
Wendy Howe		Hayward, CA 94541		
Kim Thackeray		Hayward, CA 94541		
Courtney Gonzalez		Hayward, CA 94541		
Cody Phelps		Hayward, CA 94541		
Shaasha Brown		Hayward, CA 94541		
Marissa Martinez		Hayward, CA 94544		
Jose Luis Decino		Hayward, CA 94544		
Geilin Muniz		Hayward, CA 94544		
Edward Sanchez		Hayward, CA 94544		
Sharon Braddy		Hayward, CA 94544		
Keith Gomez		Hayward, CA 94541		
Julie Kruse		Hayward, CA 94541		
Marilou Rosano		Hayward, CA 94541		
Jose Carrillo		Hayward, CA 94544		
Barbara Roeder		Hayward, CA 94544		
Angel Santos		Hayward, CA 94542		
Michelle Nunoz		Hayward, CA 94545		
Ian Artificio		Hayward, CA 94545		
Steve Chavez		Hayward, CA 94541		
Ramon C.		Hayward, CA 94541		
Rosa Macias		Hayward, CA 94541		
Oscar Valdivia		Hayward, CA 94540		
Marque Ceballes		Hayward, CA 94544		

List of petition and endorsement card signers - in support of @ The Boulevard
Source: Lew Edwards Group - January 23, 2015

Name	Company Name/ Position	City State, ZIP	Phone (Day)	Phone (Evening)
Vernica H.		Hayward, CA 94544		
Maritya H.		Hayward, CA 94544		
Ryan Ninneman		Hayward, CA 94545		
Mitzi Vavelona		Hayward, CA 94545		
Delfina M		Hayward, CA 94541		
Mercedes Reyes		Hayward, CA		
Nika Marg		Hayward, CA		
Thymar Nguyen		Hayward, CA 94541		
Jeff Douglas		Hayward, CA 94541		
Juan C Reyes		Hayward, CA 94541		
Rena Leith		Hayward, CA 94541		
Carol Ross		Hayward, CA 94541		
Melinda Owen		Hayward, CA 94541		
Israel Ramirez		Hayward, CA 94541		
Henry Davi		Hayward, CA 94541		
N. Robel		Hayward, CA 94545		
Janel Arvery		Hayward, CA 94544		
Roniesha Mouton		Hayward, CA 94544		
Francas Padilla		Hayward, CA 94544		
Kristy Wilks		Hayward, CA 94545		
Albert Jostian		Hayward, CA 94545		
Tamala Smith		Hayward, CA 94545		
Rosa Morca		Hayward, CA 94544		
Jennifer Campbell		Hayward, CA 94544		
Francisca		Hayward, CA 94544		
Darron Prasad		Hayward, CA 94542		
Neysy Lujan		Hayward, CA 94544		
Robert Standing		Hayward, CA 94542		
Yaresh Sandoval		Hayward, CA 94541		
Evelyn Reyes		Hayward, CA 94541		
Alma Nava		Hayward, CA		
Rooney Brooks		Hayward, CA 94542		
Rosemarie Aguilar		Hayward, CA 94544		
Manue Corona		Hayward, CA 94541		
Marvin DaSilva		Hayward, CA 94541		
Thomas Tyler		Hayward, CA 94541		
Marilyn Tyler		Hayward, CA 94541		
Emily Hornung		Hayward, CA 94541		
Howard Rydolph		Hayward, CA 94541		
Tiffany Matlock		Hayward, CA 94541		
Craig Wang		Hayward, CA 94541		
Anthony Saldana		Hayward, CA 94541		
Sean Kenny		Hayward, CA 94541		
W. Eisner		Hayward, CA 94541		
Ada Wyht		Hayward, CA 94541		
Luis N.		Hayward, CA 94541		
Eric Avalos		Hayward, CA 94541		
Bobby Wary		Hayward, CA 94544		
Pamela Otyles		Hayward, CA 94545		
Lloyd Hill		Hayward, CA 94544		
Salina Mora		Hayward, CA 94544		
Victor		Hayward, CA 94541		
Tracy Walker		Hayward, CA 94541		
Fred Reichmuth		Hayward, CA 94541		
Abram Ouzon		Hayward, CA 94541		
Jose Rodriguez		Hayward, CA 94544		
Ron L.		Hayward, CA 94541		
Ron Gaskins		Hayward, CA 94643		
Aaron Taylor		Hayward, CA 94501		
Tyma Johnson		Hayward, CA 94541		
Terrance J.		Hayward, CA 94541		
Freddy Padilla		Hayward, CA 94541		
T'Peul Mason-Briggs		Hayward, CA 94541		
Louise Allinder		Hayward, CA 94541		
Philana Jackson		Hayward, CA 94541		
Josph Gonsalves		Hayward, CA 94541		
Terrie Yarbrough		Hayward, CA 94541		
Annie L. Bea		Hayward, CA 94541		
Leonard V.		Hayward, CA 94544		
Corey Banksdale		Hayward, CA 94545		
Mychael Keed		Hayward, CA 94544		
Trina Heame		Hayward, CA 94544		

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Name	Company Name / Position	City State, ZIP	Phone (Day)	Phone (Evening)
Lori Ann Catio		Hayward, CA 94544		
Lucy Wood		Hayward, CA 94541		
Jerous Walton		Hayward, CA 94541		
Arthur Foster		Hayward, CA 94541		
Julia Lopez		Hayward, CA		
Danielle Lopez		Hayward, CA 94544		
David Guard		Hayward, CA 94541		
Jennifer Avila		Hayward, CA 94544		
Amy Escobedo		Hayward, CA 94544		
Lupita Palma		Hayward, CA 94545		
Carole Drysdale		Hayward, CA 94541		
Ashley Diamers		Hayward, CA 94541		
Yogita Kumar		Hayward, CA 94545		
Netane F.		Hayward, CA 94541		
Taiana F.		Hayward, CA 94541		
Regi		Hayward, CA 94544		
Josh Everett		Hayward, CA 94545		
Efren Sastoso		Hayward, CA 94544		
María Zapata		Hayward, CA 94541		
Alex Morosca		Hayward, CA 94544		
Alejandra Towes		Hayward, CA 94544		
Rome Engenio		Hayward, CA 94545		
Christian Marical		Hayward, CA 94544		
Felix I.		Hayward, CA 94541		
Maritza Rodriguez		Hayward, CA 94541		
Yasmin Rodriguez		Hayward, CA 94541		
Chanel Broone		Hayward, CA 94544		
Adrianna Garcia		Hayward, CA 94541		
Rew Vasillul		Hayward, CA 94544		
Briana Davis		Hayward, CA 94541		
Morgan A Baker		Hayward, CA 94542		
AJ Romero		Hayward, CA 94541		
Barbara Rutledge		Hayward, CA 94544		
Joshua Diaz		Hayward, CA 94545		
Steve Correa		Hayward, CA 94545		
Adrianna Davis		Hayward, CA 94545		
Kevin Johnson		Hayward, CA 94541		
Ranni Shac		Hayward, CA 94541		
Michael Mulumba		Hayward, CA 94544		
Celestine Mulumba		Hayward, CA 94544		
Lazette Gomez		Hayward, CA 94541		
Ruth Chavez		Hayward, CA 94544		
Nathalie Ferman		Hayward, CA 94544		
Kamian Simmons		Hayward, CA 94541		
Cecil De Cana		Hayward, CA 94544		
Kim Dillon		Hayward, CA 94541		
Jatinder Kaur		Hayward, CA 94545		
Rebecca Burris		Hayward, CA 94544		
Esmeralda Maldonado		Hayward, CA 94541		
Janaya Williams		Hayward, CA 94541		
Keith Maccaferri		Hayward, CA 94542		
Jose M.		Hayward, CA 94541		
Dimmol Prasad		Hayward, CA 94544		
Robert Willson		Hayward, CA 94541		
Michael Tarr		Hayward, CA 94545		
Tim Tarr		Hayward, CA 94545		
Yolanda Vasquez		Hayward, CA 94544		
John Dotre		Hayward, CA 94545		
Dannele C He		Hayward, CA 94544		
AnPembleton		Hayward, CA 94544		
Taz P		Hayward, CA 94541		
Herman Carrillo		Hayward, CA 94545		
Bryan C. Bliese		Hayward, CA 94541		
Zeck Baskila		Hayward, CA 94544		
Darlene Somees		Hayward, CA 94541		
Komal Kaur		Hayward, CA 94544		
Evelin Rosas		Hayward, CA 94544		
Treskey Marouez		Hayward, CA 94544		
Daniel Guerrero		Hayward, CA 94544		
Yuliura Puro		Hayward, CA 94540		
Mariann Diand		Hayward, CA 94541		
Lorraine Lisle		Hayward, CA 94541		

List of petition and endorsement card signers - in support of @ The Boulevard
Source: Low Edwards Group - January 23, 2015

Name	Company Name / Position	City, State, ZIP	Phone (Day)	Phone (Evening)
Kristi Cortijo		Hayward, CA 94541		
Lizzie Fields		Hayward, CA 94541		
Brisa Quintero		Hayward, CA 94541		
Yiclay Esquivel		Hayward, CA 94541		
Marcellus Hays		Hayward, CA 94542		
Tanya Rodriguez		Hayward, CA 94541		
Robert Ramirez		Hayward, CA 94542		
Michael Buchan		Hayward, CA 94544		
Jose A.		Hayward, CA 94544		
Lien Do		Hayward, CA 94541		
Ransit G.		Hayward, CA 94544		
Makella Small		Hayward, CA		
Darnell Davis		Hayward, CA 94544		
Jose T		Hayward, CA 94544		
Terasha Diaz		Hayward, CA 94544		
Jennifer R.		Hayward, CA 94544		
Genesis Castro		Hayward, CA 94541		
Mari Viramontes		Hayward, CA 94544		
Roy Miller		Hayward, CA 94541		
Teresa Kanellis		Hayward, CA 94544		
Cassandra Cummins		Hayward, CA 94544		
Sao Paasi		Hayward, CA 94545		
Craig Myers		Hayward, CA 94545		
Kiari Young Jessica H.		Hayward, CA 94541		
Jessica H.		Hayward, CA 94544		
Howard Marliss		Hayward, CA 94544		
Alonzo Perez		Hayward, CA 94544		
Tessa S		Hayward, CA 94545		
Alex Kahn		Hayward, CA 94541		
M. K.		Hayward, CA		
Rosan Angel		Hayward, CA 94544		
Jacqueline Angel		Hayward, CA 94544		
Jed J.		Hayward, CA 94544		
Nicanoru Minh		Hayward, CA 94545		
Darlene Hill		Hayward, CA 94545		
Mayra		Hayward, CA 94544		
Maria L.		Hayward, CA 94544		
Alan V.		Hayward, CA 94541		
Russel Ward		Hayward, CA 94541		
Deris W.		Hayward, CA 94541		
Geraro Salt		Hayward, CA 94541		
Howard Iqlehari		Hayward, CA 94541		
Alejandro Hernandez		Hayward, CA 94541		
Jessica Costa		Hayward, CA 94541		
Jose Vega		Hayward, CA 94541		
E.G. Francisco		Hayward, CA 94541		
Lupe Navarro		Hayward, CA 94541		
Olga S.		Hayward, CA 94541		
Noel Sollem-Brotherton		Hayward, CA 94541		
Blake Mendes		Hayward, CA 94541		
T. Philpot		Hayward, CA 94541		
A. Fowler		Hayward, CA 94541		
Jose Gonzalez		Hayward, CA 94541		
Crystal Hoffman		Hayward, CA 94541		
Jeremy Strother		Hayward, CA 94541		
David Castillo		Hayward, CA 94541		
Sam Rahman		Hayward, CA 94544		
Criselda Pelanco		Hayward, CA 94541		
Javier Tavarez		Hayward, CA 94541		
Damarea Mabery		Hayward, CA 94541		
Edgar Hutton		Hayward, CA 94541		
Audrew Gruble		Hayward, CA		
Pat Ratto		Hayward, CA 94544		
Melody Birkby		Hayward, CA 94541		
Kyra Mcleod		Hayward, CA 94544		
Kendall Gibbs		Hayward, CA 94541		
Shereen Ortiz		Hayward, CA 94541		
Nicole St. Denis		Hayward, CA 94541		
Gloria Frothingham Goldstein		Hayward, CA 94541		
Frank T Anderson		Hayward, CA 94541		
Melinda Anderson		Hayward, CA 94541		
Brian Lotz		Hayward, CA 94541		

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Name	Company Name / Position	City State ZIP	Phone (Day)	Phone (Evening)
Theresa Lotz		Hayward, CA 94541		
Gela Niston		Hayward, CA 94541		
Jeff Moore		Hayward, CA 94544		
Kayla Mace		Hayward, CA 94541		
Avis Grayson-Johnson		Hayward, CA 94542		
Reuben Johnson		Hayward, CA 94542		
Pierangelo Espinocilla		Hayward, CA 94541		
Ressie Teniente		Hayward, CA 94541		
Roberto Carrillo		Hayward, CA 94545		
Betugio Carrillo		Hayward, CA 94545		
Abulaziz Alra		Hayward, CA 94544		
Angelina Pam		Hayward, CA 94544		
Christian Raj		Hayward, CA 94544		
Ariana Ruiz		Hayward, CA 94541		
Mikal Oliver		Hayward, CA 94541		
Tyler Rodgers		Hayward, CA 94541		
Vanessa Le		Hayward, CA 94541		
Michael Hall		Hayward, CA 94541		
Eric Tam		Hayward, CA 94541		
Anthony Crus		Hayward, CA 94541		
Leah Neill		Hayward, CA 94541		
Vicki Casto		Hayward, CA 94541		
Erberto Cisneros		Hayward, CA 94545		
Jorge		Hayward, CA 94544		
Alex Lee		Hayward, CA 94545		
Eugene Chupo		Hayward, CA 94545		
Monique Ross		Hayward, CA 94544		
Luis		Hayward, CA 94541		
Ahson Henderson		Hayward, CA 94544		
Jeanette M. Morrison		Hayward, CA 94544		
Wena Rusa		Hayward, CA 94545		
Lynda Tran		Hayward, CA 94545		
Tiara L.		Hayward, CA 94541		
Shelvin Nadan		Hayward, CA 94544		
Lucas Munoz		Hayward, CA 94541		
Ignacio Ruis		Hayward, CA 94541		
Elias Hernandez		Hayward, CA 94541		
Manuel Castillo		Hayward, CA 94541		
Julian Cervantes		Hayward, CA 94541		
Juan A Qquino		Hayward, CA 94541		
Malinder Reriguez		Hayward, CA 94541		
Adam Green		Hayward, CA 94541		
Will Henriquez		Hayward, CA 94545		
Denisse Vallejo		Hayward, CA 94545		
Sherae Dorry		Hayward, CA 94541		
Vanessa Dennis		Hayward, CA 94541		
Nand Kishore		Hayward, CA 94544		
Jerry Conrasa		Hayward, CA 94545		
Ricky Stanley		Hayward, CA 94544		
Brian Rezende		Hayward, CA 94544		
Jessica Gonzalez		Hayward, CA 94545		
Leñan Velasco		Hayward, CA 94544		
Amber Mendoza		Hayward, CA 94545		
John Temocte		Hayward, CA 94541		
Dontace Jackson		Hayward, CA 94542		
Jacquelyn Brisco		Hayward, CA 94542		
Eduardo Martinez		Hayward, CA 94544		
Kassandra Torres		Hayward, CA 94544		
Diana Torres		Hayward, CA 94544		
Derick Perez		Hayward, CA 94541		
Charlotte Andersen		Hayward, CA 94541		
Gustavo Sanchez		Hayward, CA 94545		
Nancy Zaragoza		Hayward, CA 94545		
Anita Delgado		Hayward, CA 94545		
Jose Alvarez		Hayward, CA 94544		
Manuel Alvarez		Hayward, CA 94544		
Rurana Juarez		Hayward, CA 94544		
Santina Neils		Hayward, CA 94544		
Maria S.		Hayward, CA 94544		
Harinder Singh		Hayward, CA 94544		
Barry Naylor		Hayward, CA 94544		
Adeleine J. Aonza		Hayward, CA 94544		

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Name	Company Name/ Position	City, State, ZIP	Phone (Day)	Phone (Evening)
Athena Brown		Hayward, CA 94545		
Thuy Vi Nguyen		Hayward, CA 94545		
Grace Feng		Hayward, CA 94545		
Michael Lucero		Hayward, CA 94541		
Robert Rapolas		Hayward, CA 94545		
Jacqueline Purug Anan		Hayward, CA 94545		
Mickey Carte		Hayward, CA 94541		
Q. S.		Hayward, CA 94544		
Daniel Guerrero		Hayward, CA 94544		
Noraceli Diaz		Hayward, CA 94544		
W. M. L. Myees		Hayward, CA 94545		
Ari Navanjo		Hayward, CA 94541		
Jocelyne Serpa		Hayward, CA 94544		
Moses Perez		Hayward, CA 94545		
Rodolfo Rafael		Hayward, CA 94541		
Nate Brown		Hayward, CA 94545		
Damian Hopkins		Hayward, CA 94545		
Matthew Bios		Hayward, CA 94544		
Alex Roybal		Hayward, CA 94544		
Brenda Bletran		Hayward, CA 94541		
Emanuel Beltran		Hayward, CA 94541		
Janelle Coronado		Hayward, CA 94541		
Jose L. M.		Hayward, CA 94544		
Bruna Allen		Hayward, CA 94541		
David W.		Hayward, CA 94541		
Chandra		Hayward, CA 94541		
Maria Q.		Hayward, CA 94544		
Hector Q.		Hayward, CA 94544		
Jericho Duncan		Hayward, CA 94542		
Danielle Promes		Hayward, CA 94542		
Teresa Gutierrez		Hayward, CA 94545		
Chad Toy		Hayward, CA 94544		
Viali Lopez		Hayward, CA 94544		
Velvet Harristakis		Hayward, CA 94545		
David M.		Hayward, CA 94541		
Michael Vetrovec		Hayward, CA 94541		
Jennifer Vetrocec		Hayward, CA 94541		
Paula Francoeur		Hayward, CA 94541		
Matt Wu		Hayward, CA 94541		
Guadalupe		Hayward, CA 94541		
Rick Onoofy		Hayward, CA 94541		
Genevieve Marro		Hayward, CA 94541		
Maria Ronuko		Hayward, CA 94541		
Dennis Wemar		Hayward, CA 94541		
Sunny Quach		Hayward, CA 94541		
Doug Brdshaw		Hayward, CA 94541		
Diana Kim-Doan		Hayward, CA 94544		
Cheryl Zhu		Hayward, CA 94544		
Lily M.		Hayward, CA 94544		
Monte Weisbarth		Hayward, CA 94545		
Khalil J.		Hayward, CA 94541		
Taylor Bullocks		Hayward, CA 94541		
Luchel Cala		Hayward, CA 94545		
Elizabeth Adams		Hayward, CA 94545		
Yuli Garcia		Hayward, CA 94541		
Jorge Espinoza		Hayward, CA 94541		
Karina Garfias		Hayward, CA 94544		
Susana Cebrara		Hayward, CA 94544		
Raquel Canela		Hayward, CA 94544		
Nana Jalzers		Hayward, CA 94544		
Racquel Gimutao		Hayward, CA 94541		
Danni Dixon		Hayward, CA 94541		
Daniel Galindo Jr.		Hayward, CA 94541		
Christina Bennett		Hayward, CA 94541		
Jose Chavez		Hayward, CA 94541		
Hito Cantolino		Hayward, CA 94544		
Gous Cantolino		Hayward, CA 94544		
Jesus Medina		Hayward, CA 94545		
Melissa Tecva		Hayward, CA 94544		
Grecia Slazar		Hayward, CA 94544		
Alvin Armas		Hayward, CA 94545		
Mika Parker		Hayward, CA 94541		

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Name	Company Name / Position	City State, ZIP	Phone (Day)	Phone (Evening)
Anthony Waters		Hayward, CA 94541		
Valentina Dzeblc		Hayward, CA 94545		
Roberto Perez		Hayward, CA 94545		
Maria Graciela Perez		Hayward, CA 94545		
Monique Navaro		Hayward, CA 94542		
Racheel Ceyaran		Hayward, CA 94544		
Miviam Velazquez		Hayward, CA 94541		
M. Salomon		Hayward, CA 94544		
Marina Cvarrubias		Hayward, CA 94541		
Rigoberto Robles		Hayward, CA 94541		
Albert M.		Hayward, CA 94544		
Abul Hussain		Hayward, CA 94544		
Krystle Santos		Hayward, CA 94544		
Cameron de Goma		Hayward, CA 94545		
Audrey Micano		Hayward, CA 94542		
Abderi Lattan		Hayward, CA 94542		
Kayn Ming		Hayward, CA 94541		
Chauntel Carron		Hayward, CA 94541		
Andrea Laureno		Hayward, CA 94544		
Marca Doeff		Hayward, CA 94542		
Jennifer Brown		Hayward, CA 94545		
Marytel Walhati		Hayward, CA 94545		
Jan Smith		Hayward, CA 94541		
N. George		Hayward, CA 94541		
Maria George		Hayward, CA 94541		
Sonia Albers		Hayward, CA 94541		
Dameil Stover		Hayward, CA 94541		
Herber Zapte		Hayward, CA 94544		
Roberto Perez		Hayward, CA 94544		
Esperanza Villavicencio		Hayward, CA 94544		
Magali Villevieen		Hayward, CA 94544		
Bryan B.		Hayward, CA 94544		
Caesar Alvarado		Hayward, CA 94544		
Udram Mtz		Hayward, CA 94544		
Branden Collard		Hayward, CA 94544		
Omar Ortega		Hayward, CA 94544		
Cindee		Hayward, CA 94541		
Olimpi Pascud		Hayward, CA 94544		
Joseph Deguzman		Hayward, CA 94545		
Joe Fuentes		Hayward, CA 94541		
Jose Reynroso		Hayward, CA 94544		
Frank D.		Hayward, CA 94545		
Cierra Sears		Hayward, CA 94541		
Heather Sears		Hayward, CA 94541		
Jamie Hocker		Hayward, CA 94541		
Brian C		Hayward, CA 94541		
Michael Tilleng		Hayward, CA 94541		
Olivia Chavez		Hayward, CA 94541		
Raul Cardera		Hayward, CA 94541		
Michael M.		Hayward, CA 94541		
Debora Snyder		Hayward, CA 94541		
Gary Howe		Hayward, CA 94541		
Irene Velarde		Hayward, CA 94541		
Genesi Agilera		Hayward, CA 94541		
Jonn Kei		Hayward, CA 94541		
Emrul Kayes Akter		Hayward, CA 94541		
John Oriue		Hayward, CA 94541		
Blesilda R. Carmona		Hayward, CA 94544		
Renee Hudson		Hayward, CA 94541		
Chris Irwin		Hayward, CA 94541		
Keith Craft		Hayward, CA 94541		
Mike West		Hayward, CA 94541		
Delia Burns		Hayward, CA 94546		
Dustin Rose		Hayward, CA 94544		
Lil Stefanie		Hayward, CA 94544		
Randy Nutters		Hayward, CA 94541		
Kulunno Naneel		Hayward, CA 94541		
Alexander R.		Hayward, CA 94541		
Carlos Martin		Hayward, CA 94544		
Janice Tabel		Hayward, CA 94541		
Stephanie R.		Hayward, CA 94541		
Natalie M.		Hayward, CA 94541		

List of petition and endorsement card signers - in support of @ The Boulevard
 Source: Lew Edwards Group - January 23, 2015

Name	Company Name / Position	City State, ZIP	Phone (Day)	Phone (Evening)
Reyna Conde		Hayward, CA 94541		
Issa Vasquez		Hayward, CA 94541		
Cindy D.		Hayward, CA 94541		
Rosa Isais		Hayward, CA 94541		
Nydia Sepulveda		Hayward, CA 94541		
Carlos M.		Hayward, CA 94541		
Ariando Gonzalez		Hayward, CA 94541		
S. G.		Hayward, CA 94541		
A. G.		Hayward, CA 94541		
Didacus Ramos		Hayward, CA 94541		
Annie Rivera		Hayward, CA 94545		
Omar River		Hayward, CA 94545		
Alissa Sanders		Hayward, CA 94544		
Jessica Silva		Hayward, CA 94544		
Roxana R.		Hayward, CA 94544		
Michael Persand		Hayward, CA 94544		
Martha Bailey		Hayward, CA 94545		
Christian Hernandez		Hayward, CA 94542		
Marvin Lessett		Hayward, CA 94541		
Venuse Meslei		Hayward, CA 94544		
Ashly T.		Hayward, CA 94546		
Alpate Langl		Hayward, CA 94541		
Alic Miranda		Hayward, CA 94545		
May Low		Hayward, CA 94544		
Joshua Amey		Hayward, CA 94541		
Tomas Boots		Hayward, CA 94544		
Javier Ortiz		Hayward, CA 94544		
Kevin Jackson		Hayward, CA 94544		
Rquel Snachez		Hayward, CA 94545		
Javier Sanchez		Hayward, CA 94545		
Janice Chu		Hayward, CA 94544		
Carlos Arroyo		Hayward, CA 94544		
Daniel Muchnik		Hayward, CA 94541		
Ann Cruz		Hayward, CA 94541		
J. Devi		Hayward, CA 94544		
Alex Quezaoca		Hayward, CA 94544		
Bertha Sanches		Hayward, CA 94544		
Bill Felt		Hayward, CA 94544		
C. Wall		Hayward, CA 94541		
Olivia Nicholson		Hayward, CA 94541		
David Buza	Group/ Associate/ Building Technology S	Hayward, CA		
Tiffini Neal		Hayward, CA 94541		
Joseph Sconamiglio		Hayward, CA 94541		
Gloria E		Hayward, CA 94544		
Ryan Ngo		Hayward, CA		
Ryan Dal Bianco		Hayward, CA		
Efenito Menchavez		Hayward, CA 94545		
Jerry S.		Hayward, CA		
Chisom A.		Hayward, CA		
Rioberto Delafarre		Hayward, CA 94541		
Fred Mansoori		Hayward, CA 94542		
Rose Robinson		Hayward, CA		
Gabriel Daula		Hayward, CA 94542		
Edylvert Mape		Hayward, CA 94545		
Dawn Correia		Hayward, CA 94545		
Sule Chiscimagna		Hayward, CA 94541		
Yesenia Sanele		Hayward, CA 94542		
Thomas Washington		Hayward, CA		
Calvin Sanders		Hayward, CA 94541		
Jessica Radillo		Hayward, CA 94541		
Debra Robinett		Hayward, CA		
Presish Chand		Hayward, CA 94541		
Tony C.		Hayward, CA 94544		
Nathan Williams		Hayward, CA 94541		
Shelly Colemar		Hayward, CA		
Ryan Jacques		Hayward, CA		
Ana Tirado		Hayward, CA		
Nikki Cote				
Luis Daniel				

The principal climatic features of the tri-basin complex bearing on the air pollution problem, are a fairly great diurnal (daily) and annual range of temperature, a wind regime strongly influenced by local terrain features, and an abundance of sunshine. The characteristics of air temperature in the tri-basin complex are very significant. Figures 2-5 illustrate these characteristics in relation to the rest of the Bay Area. In summer (Fig. 2), the maximum temperatures frequently reach into the upper 90's and low 100's. The sheltering effect of the coastal range of hills is quite evident from the figure. In winter (Figure 5) minimum temperatures dip to the low 30's and occasionally into the 20's. The low minimum temperatures imply enhanced radiational cooling of the surface layers along with cold air drainage to the valley floors; conditions which lead to the frequent formation of strong, surface-based, nocturnal inversions. These inversions (Tables 1 and 2), common in winter throughout the Bay Area, are especially common in sheltered regions.

Wind patterns in the region are characterized by a high percentage of calm or near calm winds. Primary wind directions are usually aligned with the principal axis of the valley terrain as air is drawn up-valley with daytime heating, and drains back down with nighttime cooling. Only in times of vigorous atmospheric mixing, such as that associated with passing storms, does the region forsake its local circulation to participate in the larger scale (synoptic) flow implied by the weather map.

-7-

RECEIVED

JAN 10 2014

LEARNING DIVISION

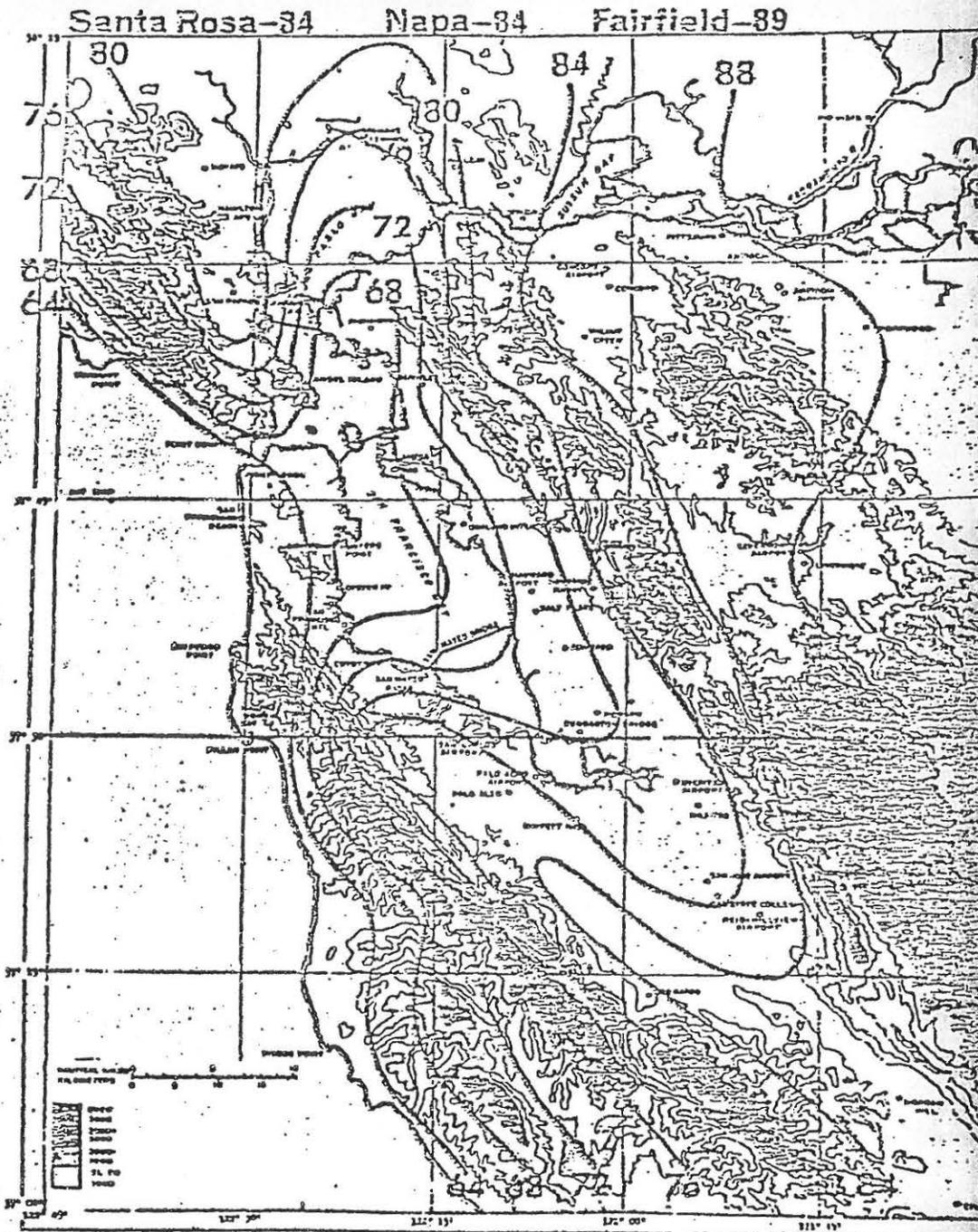


Figure 2. Pattern of July mean maximum temperatures in the San Francisco Bay Area.

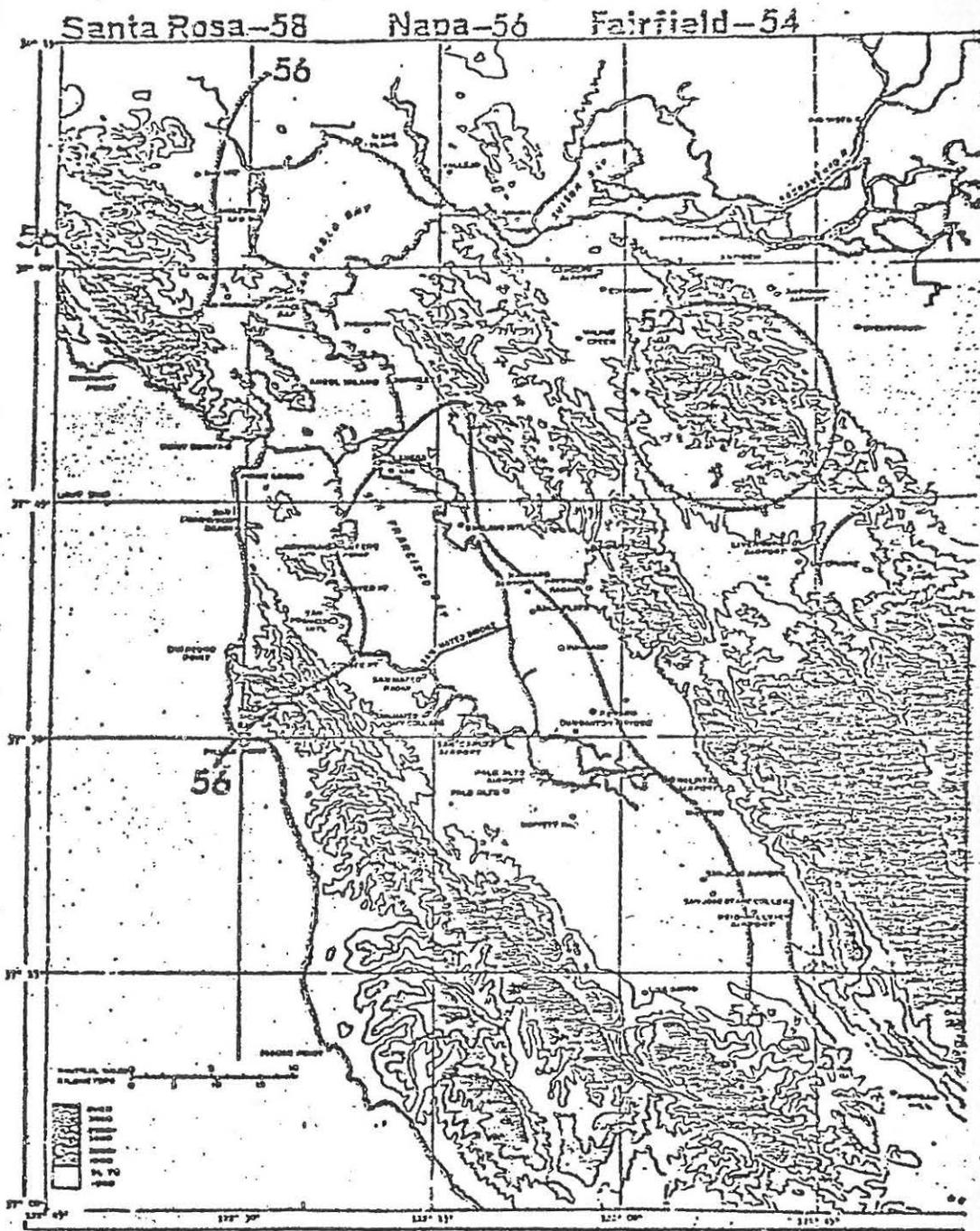


Figure 3. Pattern of January mean maximum temperatures in the San Francisco Bay Area.

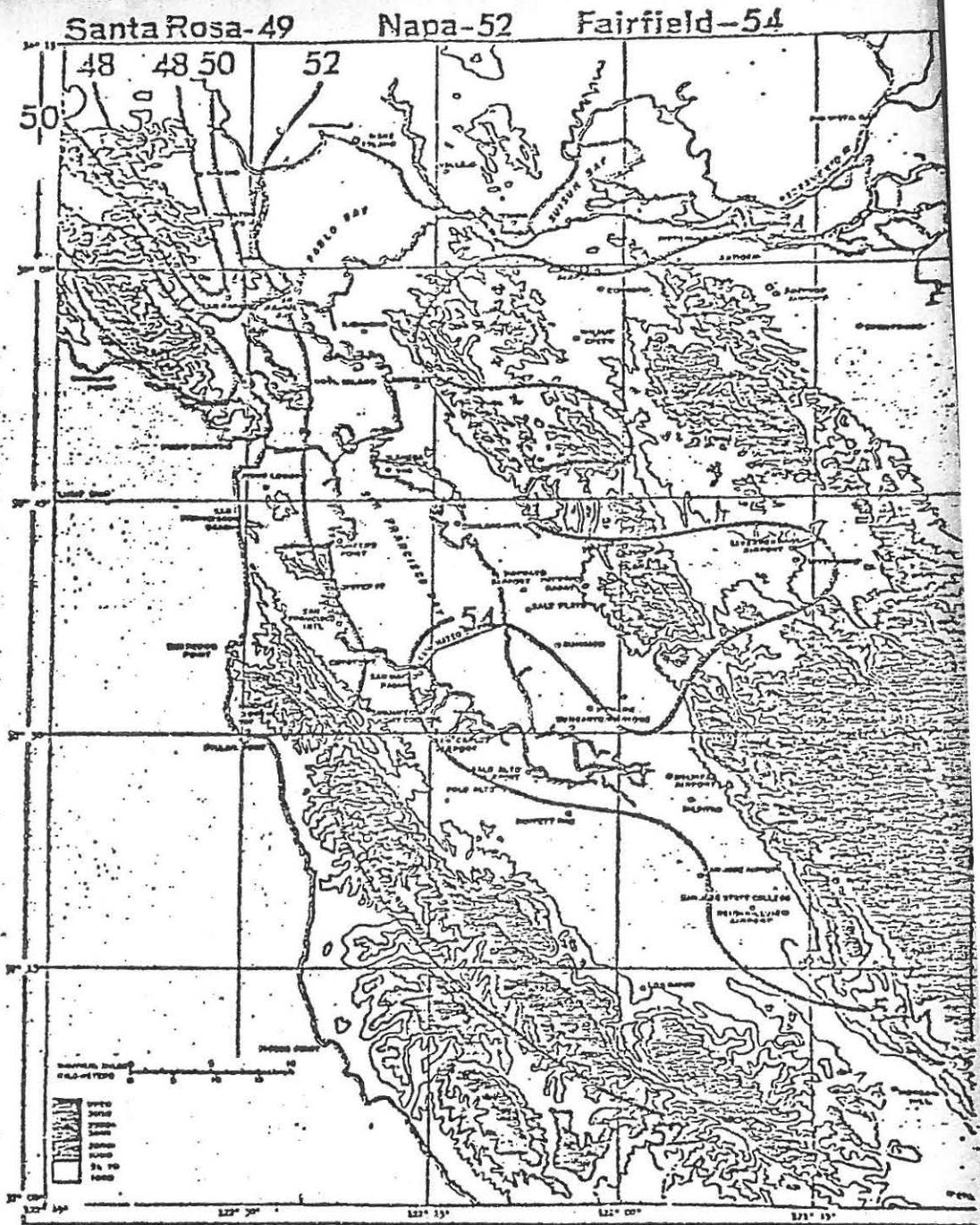


Figure 4. Pattern of July mean minimum temperatures in the San Francisco Bay Area.

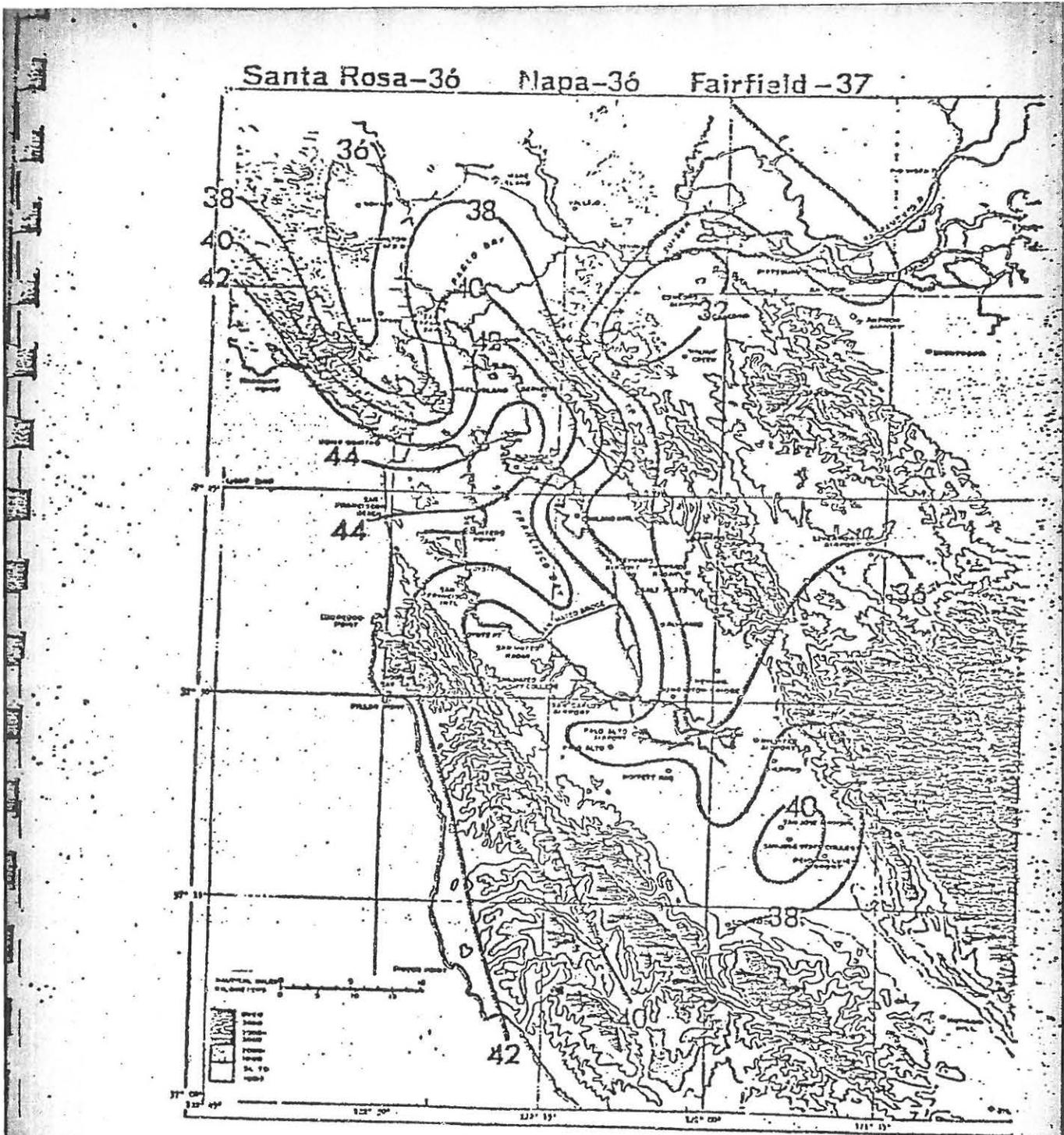


Figure 5. Pattern of January mean minimum temperatures in the San Francisco Bay Area.

TABLE 1

INVERSION BASE HEIGHTS BY MONTH FOR SURFACE AND 500-FT CLASS INTERVALS
 BASED ON OAKLAND RADIOSONDE 0400 PST DATA FOR SIX YEARS (1962-67)

NUMBER OF OCCURRENCES

Height (ft.)	No Inversion Below 5000 Feet											
	28	38	53	53	24	5	1	1	3	16	40	39
5000	1	0	1	0	0	1	0	0	0	0	0	0
4500	2	2	5	2	2	0	0	2	3	0	1	0
4000	2	3	5	4	7	3	3	1	3	5	2	1
3500	2	6	5	5	11	5	4	3	5	6	2	3
3000	2	3	6	11	13	16	8	9	14	6	2	3
2500	6	6	11	13	20	26	24	23	21	10	5	2
2000	6	7	15	17	34	40	41	37	28	17	7	6
1500	3	6	8	9	28	35	45	39	25	16	5	3
1000	7	9	3	8	16	19	29	26	16	9	4	7
500	3	2	2	5	3	7	6	18	4	0	1	6
001												
Sfc	124	87	70	53	28	22	25	27	58	101	111	116
	J	F	M	A	M	J	J	A	S	O	N	D

TABLE 2

INVERSION BASE HEIGHTS BY MONTH FOR SURFACE AND 500-FT CLASS INTERVALS
 BASED ON OAKLAND RADIOSONDE 1600 PST DATA FOR SIX YEARS (1962-1967)

Height (ft.)	NUMBER OF OCCURRENCES											
	No Inversion Below 5000 Feet											
	56	66	94	92	42	17	03	02	23	40	88	58
5000	2	8	11	2	3	1	1	0	1	7	3	2
4500	7	12	8	3	3	3	0	0	1	5	7	6
4000	9	8	18	3	4	3	0	1	1	7	11	8
3500	14	9	11	3	9	6	1	1	7	15	10	8
3000	12	10	4	4	9	3	1	4	6	8	9	7
2500	15	9	7	10	12	13	5	8	13	7	9	11
2000	18	13	7	10	19	26	19	13	14	12	11	17
1500	10	9	8	14	25	33	34	29	26	15	16	20
1000	10	9	5	15	37	44	70	68	46	19	5	18
500	10	8	6	19	20	29	47	53	34	35	4	16
001												
etc	23	8	7	5	3	2	5	7	8	16	7	15
	J	F	M	A	M	J	J	A	S	O	N	D

... wind flow for the study area are given in Figures 6-8. These statistics are derived from observations taken at Hamilton Air Force Base and at the air monitoring station of the BAAPCD in San Rafael. While these sites are not necessarily representative of all points within the tri-basin complex, they do portray important features of the broad scale flow throughout the area. From Figures 6 & 7, we note that the principal axis of flow is NW-SE, which agrees with the basic alignment of the valleys in the area. Winds are along this axis more than half the time. We also note that southeasterly winds are principally a daytime, and northwesterly winds a nighttime phenomenon. This day-night reversal in direction is typical of sheltered valley areas where thermal circulations and drainage flows are common.

Another feature of considerable importance is the frequent occurrence of low-speed wind conditions. Figure 7 indicates that wind speeds are less than 5 mph nearly half the time at Hamilton Air Force Base. Since this site is adjacent to one of the more exposed parts of the study area, we might expect a greater frequency of lower wind speeds in other locations, a conclusion supported by the shorter period record from our San Rafael monitoring station (Fig. 8). Lowest wind speeds occur in the nighttime and early morning hours, and during the fall and winter seasons of the year.

The abundant solar insolation implied by the temperature characteristics is supported in the analysis of Figure 9. Over the short period of observation by our air monitoring

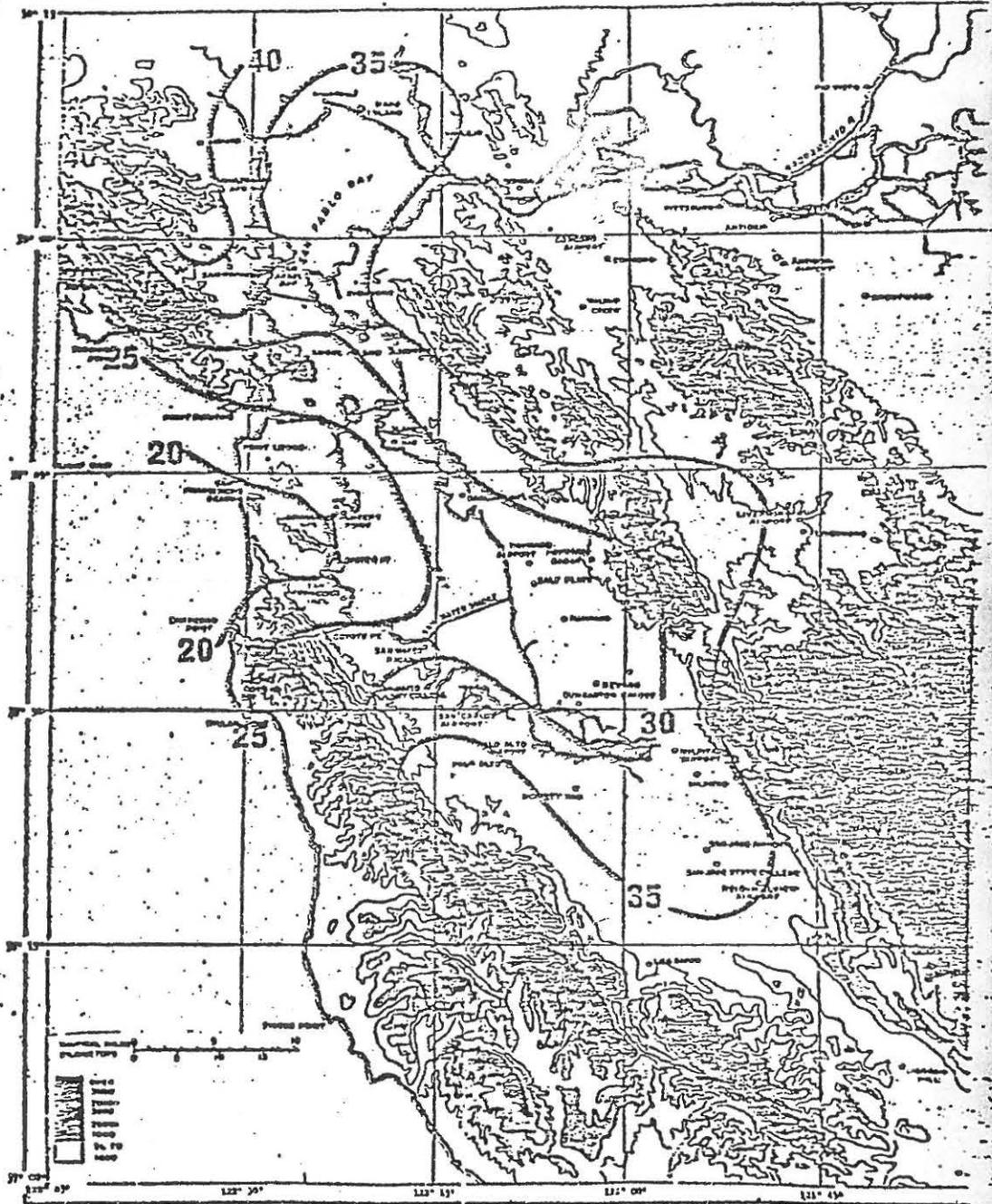


Figure 9. Percentage pattern of days with clear skies in the San Francisco Bay Area.

Attachment X
stations, clear (no cloud) days were indicated for the tri-basin complex on 40% of all days observed, one of the highest percentages for the entire Bay Area. The high frequency of clear skies is indicative of the sheltering effect of the coastal range of hills which protect the area from the effect of coastal fog and stratus.

Precipitation is relatively abundant compared to other Bay Area locales (Figure 10). This is due in large part to elevated terrain in and around the study area, and particularly to the Mt. Tamalpais complex. As in all other parts of the Bay Area, precipitation is confined almost exclusively to the winter season.

3. Pollution Potential

The combination of physiographic and climatological factors discussed above determine the condition referred to as the pollution potential of the region. We might define pollution potential quantitatively as the concentration developed in a region from a unit emission of pollutants; the term is usually used in a qualitative sense to describe the mixing power of the atmosphere. In any event, pollution potential is considered here as independent of source configuration or development inside or outside the study area, and is a function only of physiographic and climatological features affecting atmospheric dilution.

In the foregoing sense, we shall describe the pollution potential of the tri-basin complex as high. Pollution is potentially high due to the four factors described earlier, namely:

a. Winds: The high frequency of low wind speeds due to the sheltering effect of surrounding terrain, and the reversal in

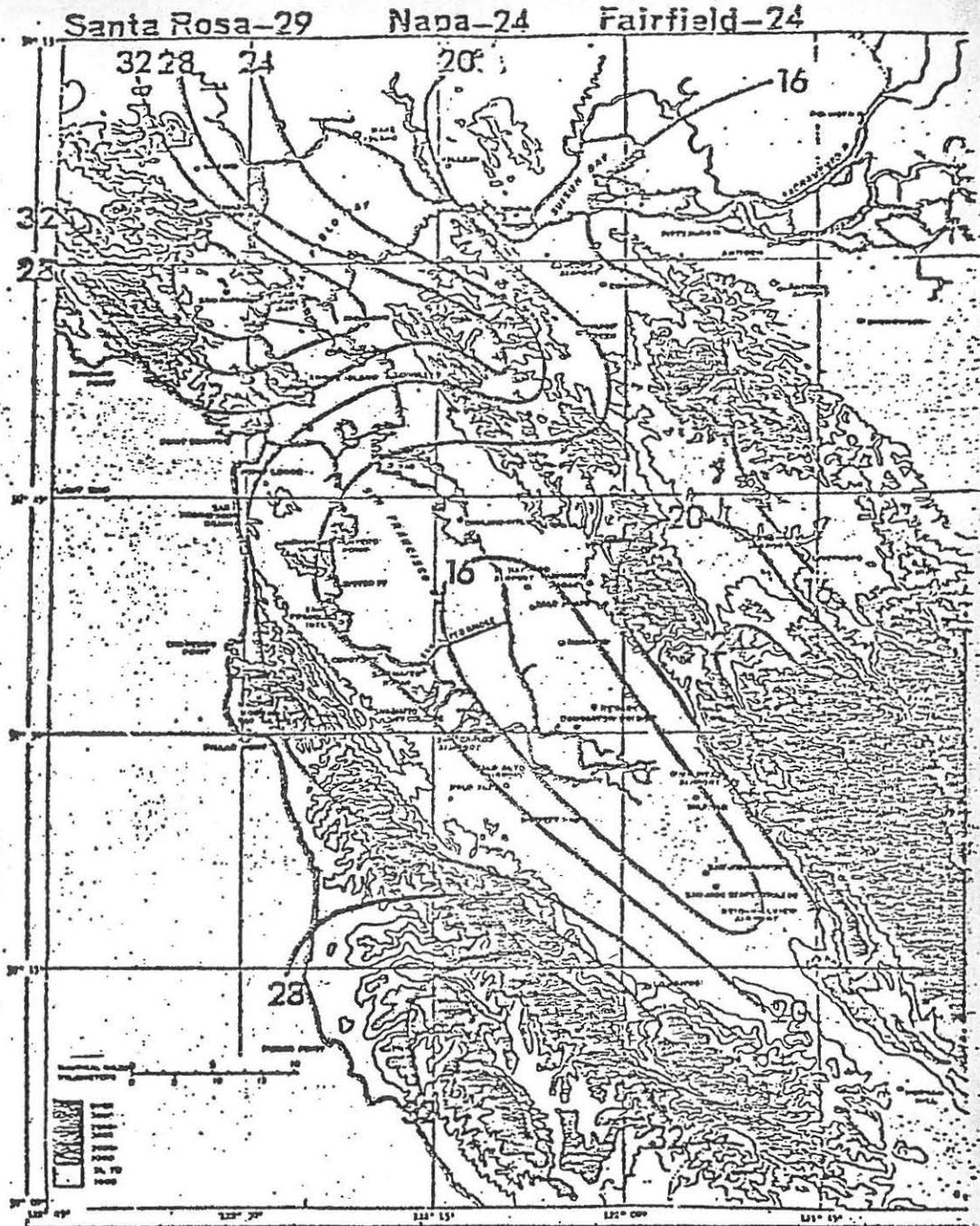


Figure 10. Pattern of mean annual total precipitation in the San Francisco Bay Area.

wind direction with daytime up-valley and nighttime down-valley flow, contribute to the production of high concentrations of any emitted pollutants. The light wind speeds preclude the dilution resulting from transport away from the source region. Since light winds occur most frequently during low sun (fall, winter and early morning) and no-sun (nighttime) periods, it is the non-photochemical pollutants that are primarily affected. Since a commute traffic peak occurs in the early morning and space heating is used primarily during the periods with highest frequency of low speed winds, the importance of the wind speed factor may readily be seen. The other wind factor in pollution potential is the directional reversal inherent in the thermal-topographic flow regime. During periods of atmospheric stagnation when the large scale (synoptic) wind flow over the Bay Area is weak, local thermal-topographic flow predominates. In the study area, such a situation results in flow toward the heated western slopes by day, and drainage back toward the lower elevations by night. If stagnation is prolonged, and polluted air passes back and forth across the valley area several times, the accumulation of pollutants is enhanced.

b. Stability: Everyone in the Bay Area is aware of the stable atmospheric conditions common to all of coastal California, and known as an inversion. In the Bay Area this inversion layer, which acts as a nearly impenetrable lid to the vertical mixing of pollutants, is based, on the average, some 1500 feet above sea level (Tables 1 and 2), and is usually due to the compressional warming of air as it sinks toward the earth's surface under

last page

RENATO G. MARTINEZ, C.E.**TRAFFIC ENGINEERING CONSULTANT**

P. O. BOX 177

LOS ALTOS, CA. 94024

(415) 948-1105

HAYWARD CIVIC PLAZA
TRAFFIC IMPACT STUDY

SOURCES OF INFORMATION

GLS & Associates
Gary L. Sanders
1300 North Lemon Avenue
Menlo Park, Ca 94025
(415) 325-1221

M. Arthur Gensler, Jr. & Associates, Inc.
Architects
Edward C. Friedrichs III
222 Hearst Building
San Francisco, Ca 94103
(415) 433-3700

City of Hayward,
Department of Public Works
Wayne Bruce
Louis J. Chianese
Frances Hansen
2300 Foothill Blvd.
Hayward, Ca 94541
(415) 581-2341

California Division of Highways
District 4—Don Miller - (415) 557-1659
Darnall Willson Reynolds-(415) 557-1620
P.O. Box 3366 Rincon Annex
San Francisco, Ca 94119

REFERENCES

1. Hayward City Center
Traffic Study, June, 1967
Wilbur Smith & Associates
2. Highway Research Board
 - A. HRP Report 121 - 1971
Protection of Highway Utility
 - B. Special Report 125
Parking Principles
3. Trips Ends Generation Research
California Division of Highways
District 4
4. Highway Capacity Manual
Special Report No. 87
Highway Research Board



CITY OF HAYWARD. DEPT. OF PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION

TRAFFIC COUNT

2nd to last page

LOCATION: FOOTHILL BLVD. Direction Counted: _____
Approx.: _____ feet SOUTH of HAZEL or between
NSEW
and

HOURS	Direction: <u>N/B</u>		Direction: <u>S/B</u>		TWO-WAY TOTAL		
	#1						
Day		WED	THUR	WED	THUR	WED	THUR
Date		2/7/73	2/8/73	2/7/73	2/8/73	2/7/73	2/8/73
A.M.							
12 - 1			153		247		400
1 - 2			107		146		253
2 - 3			75		63		138
3 - 4			43		63		111
4 - 5			41		58		99
5 - 6			172		122		294
6 - 7			1139		433		1572
7 - 8			1786		1433		3219
8 - 9			1129		1821		2950
9 - 10			897		1650		2547
10 - 11			980		1306		2286
11 - 12			1176		1402		2578
P.M.							
12 - 1			1174		1656		2828
1 - 2			1163		1452		2615
2 - 3		1353		1540		2893	
3 - 4		1407		2023		3430	
4 - 5		1447	36.4%	2528	63.6%	3975	100%
5 - 6		1509		2116		3625	
6 - 7		1081		1424		2505	
7 - 8		875		1051		1926	
8 - 9		707		793		1500	
9 - 10		708		734		1442	
10 - 11		538		598		1136	
11 - 12		345		392		737	
24 HR. TRAFFIC			20,010		25,051		45,061
A.M. PEAK							
P.M. PEAK							
AVERAGE							
TOTAL		$\%PK Hr = \frac{3975}{45061} \times 100 = 8.82\%$					

The traffic studies of the Division of Highways have estimated the average daily traffic (ADT) for all portions of the proposed freeway. This figure is the average two-way traffic in a 24-hour period. The estimated ADT for the design year, usually the 20th year following construction determines much of the geometric design of the freeway facility. Elements of design determined by design year traffic include number of lanes, interchanges configuration, and connections to local streets.

The estimated design year traffic (1995 for proposed Routes 238 and 92), traffic two years after construction (1988), and traffic for the year 1970 is shown for selected points in the following chart. These points are representative of the expected traffic that the facility will experience. The estimates of the Average Daily Traffic for 1995 has assumed that Route 238 is completed between Route 680 and Route 580 and Route 92 is completed.

Location	Present Highway (1970)	Average Daily Traffic (ADT) (2-way Traffic)	
		Proposed Freeway 1988	1995
Route 238			
North of Apple Avenue	36,500 <u>1/</u>	89,400	154,200
South of "B" Street	39,000 <u>1/</u>	111,000	166,000
South of Harder Road	33,500 <u>2/</u>	69,600	184,000
Route 92			
East of Cypress Avenue	31,000 <u>3/</u>	61,000	81,200

1/ on Foothill Blvd.
2/ on Mission Blvd.
3/ on Jackson St.

From California Division of Highways,
 District 4

//

HAYWARD CIVIC PLAZA DEVELOPMENT

On April 4, 1973 we made a thorough field investigation of the proposed development site known as the "Hayward Civic Plaza Development", which is located adjacent to the Civic Center facilities in Hayward, California. In order to get an overall view and understanding of the proposed project, we used a site development plan as prepared by Gensler and Associates/Architects. Said site plan helps to illustrate the configuration of San Lorenzo Creek, the existing trees adjacent to the creek, topographic features, the large existing Eucalyptus grove, the proposed freeway alignment, existing structures, parking facilities, roadways, etc. that will have some bearing on the overall outcome of the project.

One existing feature of prime importance is the existing Eucalyptus grove on the high earthen bank southeast of the existing highrise civic building. These trees all appear to be in good health and will provide a great asset to the proposed project if planned into the development properly. We proposed that the major grove of trees should be retained. The trees relate very well to the existing highrise civic center building. The smaller Eucalyptus on the more southerly portion of the earthen mound could be salvaged, but probably would not be economically feasible as we see it.

One Cedar, slightly north and west of the main Eucalyptus grove should be salvaged. This tree should be utilized in some other area of the project. The adjacent trees to the north of this tree are the common Lombardy Poplar and are not economically feasible to move

It appears that the creek side plantings will not be disturbed except for the most southerly portion of the site. There is

one good Redwood tree in this planting that should be saved. The location of the buildings indicate that some of the Scrub Oak, small shrub material and a few Locust trees may be lost. The only trees that should be salvaged if at all possible are some of the large Oak trees near the stream bed. In essence, we feel that probably the only trees worth removing and re-planting are maybe a few small Eucalyptus trees and the Cedar tree, due to economics.

The San Lorenzo Creek, as stated in the Environmental Impact Report, is getting some use now, and could become very popular if properly developed. This could be developed into a great linear park and could serve not only special groups such as mentioned in the Environmental Impact Report, but would be a natural for general public use. It is probable, however, that some means of security and privacy would have to be built into the proposed residential development. The natural vegetation of this creek area should be retained and incorporated into the project as much as possible.

The impact of the park in relation to the existing residential facilities and that of the proposed development would be such that careful planning would be essential to avoid conflict of interests with that of the park users. Some areas appear to have a good buffer zone, while other areas become quite narrow and could be problematical if not handled right. It might be worthwhile using part of the area over near the proposed freeway and across the main developed area as park facilities, whereby some of the more narrow portions of the creek area could be used only as connecting links to the larger, more developable areas. Lighting and safety measures should be built into the parkway area to avoid hazardous conditions. The area would be hard to police, so dangers of this nature must also be incorporated into the plan. Noise and privacy will

probably be the most adverse impact elements of the park development. Large areas, which would be most conducive to large gatherings and accompanying noise should be so located to minimize neighboring disturbances.

In summary, we feel the large Eucalyptus grove is a strong element to the entire project and should be retained, but properly planned into the project. The salvage trees beyond this group are essentially negligible. Likewise, we feel that the creek area is a natural park setting and can be a great asset to the entire community if properly planned and developed.

BIBLIOGRAPHY

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as amended (CEQA)

City of Hayward Zoning Ordinance No. 209CS, adopted 3-24-59

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sub-committee on Land Use and Development Regulations,
April 1972

The Soil Investigation Report for Civic Plaza Office Buildings
by Woodward-Clyde-Sherard and Associates, consulting engineers
and geologists, Oakland, California

The Wilbur Smith & Associates Traffic Study of the Hayward City
Center and Rapid Transit Station, dated June 1967

The Highway Research Board

- a. HRP Report 121, 1971, Protection of Highway Utilities
- b. Special Report No. 125 for Parking principles

Trip and Generation by the California Division of Highways,
District No. 4

Highway Capacity Manual Special Report NV. 87, Highway Research
Board

The Bay Area Air Pollution Control District Regulation No. 2

The Hayward General Policies Plan adopted May 25, 1971

The HUD Noise Assessment Guidelines dated August 1971

The City of Hayward Chamber of Commerce Report Bulletins 1973

The 1972 Comparative Data Handbook for Bay Area Counties by
the Oakland Chamber of Commerce

The 1970 United States Census



CITY OF HAYWARD APPLICATION AND PERMIT

PROPER APPROVAL HEREON CONSTITUTES PERMIT

AREA CODE 415
PHONE 581-2345
EXT. 210

Attachment X

R.A. L... 7-26-77

Application No. PW 5819

APPLICANT <i>[Signature]</i>	PROJECT NO. <i>[Blank]</i>	DATE <i>[Blank]</i>
OWNER <i>[Blank]</i>	ADDRESS <i>[Blank]</i>	CITY <i>[Blank]</i>
CONTRACTOR <i>[Blank]</i>	PHONE <i>[Blank]</i>	STATE <i>[Blank]</i>

JOB LOCATION: City Center Drive, 270 Employees Lot

THE APPLICANT HEREBY APPLIES FOR PERMISSION TO: (Describe Fully)

[Faint, mostly illegible text describing the permit application details, including project location and scope.]

<p>APPROVED BY:</p> <p><i>[Signature]</i> Date <i>[Blank]</i></p> <p><i>[Signature]</i> Date <i>[Blank]</i></p> <p><i>[Signature]</i> Date <i>[Blank]</i></p> <p><i>[Signature]</i> Date <i>[Blank]</i></p>	<p>THIS PERMIT VOID IF EXPIRES BEFORE DATE OF ISSUANCE</p>
---	---

APPLICANT AGREES TO COMPLY WITH ALL OF THE APPLICABLE SECTIONS OF THE CITY OF HAYWARD MUNICIPAL CODE AND STANDARD SPECIFICATIONS

[Signature]

IS YOUR RECEIPT WHEN MACHINE VALIDATED

[Faint background text and markings]



PAUL F. FRATESSA ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
 11881 Skyline Boulevard, Oakland, CA 94619 415/482-3341

WE ARE SENDING:

Tracings/Originals
 Sepias
 Prints/Copies

Preliminary sketches
 Working drawings
 Shop drawings

 Calculations
 Sketches
 Progress prints
 Other _____

Enclosed
 Under separate cover

 Regular Mail
 Express
 Other _____

For your use
 Distribution
 Review and comment
 Approval
 Record
 Other _____

Date: October 10, 1989
 To: City of Hayward
 Attn: Emmett Forseth
 From: Paul Fratessa
 Job No: 1209-056
 Project: City Center Parking Garage

No. of Copies	No. of Sheets	Date	Description
1	3	10/10	Structural observations
1	3	10/10	Diagram of parking spaces
1	5	10/10	Individual breakdown of beams and columns
1	1	10/10	Miscellaneous notes
1	4	3/15/83	Letter to Vernon Chun re: progress report
1	2	12/9/82	Letter to Jeff Gant

Memo

cc

If enclosures list is not received, please notify at once.



PAUL F. FRATESSA ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
11881 Skyline Blvd., Oakland, CA 94619 415 462-3341

Paul F. Fratessa, S.E.
Michael A. Forbes, S.E.

October 10, 1989

Mr. Emmett Forseth
Building Inspection Division
City of Hayward
22300 Foothill Blvd.
Hayward, CA 94541

Reference: City Center Parking Garage
Subject: Structural observations

Dear Emmett:

As requested by the City we have made a walkthrough survey of the existing structural conditions of the referenced garage to determine if the conditions observed are consistent with our observations in past walkthroughs. Our survey consisted of two walkthroughs the first on 9/15/89 in the company of Aubrey Melton and Stephen Graves. The second on 9/19/89 was a more in-depth review and tabulation of some of the conditions observed in the first trip.

Generally the conditions observed are consistent with those noted in our March 15, 1983 letter. The garage structure continues to have some residual movement but at a reduced rate. Certain areas of the garage continue to have cosmetic damage due to being tied into the moving structure. Several areas of water infiltration have resulted in staining of the concrete surfaces and will need to be watched to avoid problems due to rusting of steel elements. Some previously unobserved working of the precast panel joints should be checked in more depth. The East exit is still experiencing some settlement and the slab on grade in this area will need some attention in the near future.

The following series of observations expand on the above summary in more detail and are keyed to the attached plane sketches.

1. At the north east corner of the structure, at the lower level, there are several areas where the face of the block is spalling off. This was referred to in item 5 of the March 15 letter. The vertical crack on line 2 was repaired and the repair has held up reasonably well, however, there is a crack developing in the same area. Along the east wall several block faces have come loose and as a maintenance item the spalled block should be removed and the reinforcement in the wall protect from rust. A grout patch could be placed but would need to be well bonded to the existing block. This entire area is locked into the structure above and unless extensive work was undertaken to free it up there will be a need for continued maintenance although there does not appear to be a structural safety problem at this point.
2. Along the north wall to the west of line C, there was observed to be some spalling in the area of the precast connections at the under side of the panels.

October 10, 1989
Mr. Emmett Forseth
City of Hayward

Page 2

From outward appearances there does not seem to be an immediate structural concern. Since this spalling was not previously observed the condition should be watched to determine that nothing progressive is occurring which would lead to structural distress. We do recommend that the original connection detail be found from the project records and the detail reviewed in light of the above observations.

3. At the east exit at the middle level it was previously reported that differential settlement was occurring between the structure and the entry slab. This observation is evident at the expansion joint between the structure and the exterior ramp walls. To accommodate the differential movement the slab on grade was saw cut to allow for movement. The slab on grade has continued to move and there is now about a one inch offset as a car exits the building. The southerly slab moves as cars pass over it and there appears to be a hollow under portions of the slab. The movement has allowed water to infiltrate under the slab and may be contributing to the water staining on the inside of the wall. The original analysis of this problem was poorly compacted soils behind the retaining wall. This analysis still appears valid however the situation may require some additional work to remedy the offset and hollow area under the slab.
4. The stair complex at the north end of the building which interfaces with the highrise structure has shown continual distress at the elements which surround the stair. It was suspected that the distress was due to differential movement in the soils as well as some structure deflection due to the stacking of elements. Continued movement was observed as well as distress in the waterproofing system in this general area. An in-depth study of the exact cause of this distress as well as potential remedies are outside the scope of this survey however if the City wishes to mitigate the continued movement then a more detailed investigation would be recommended.
5. At the west side of the building the main exit stair has noticeable spalling at the connection of the precast panel to the landing. This damage was previously observed and viewed as a problem relating to the stair being tied to the moving structure. The spalling is unsightly and has very little structural safety significance unless the reinforcement was left exposed and rusted. To correct the situation a scheme to free up the stair from the structure movement would have to be devised or the panel replaced with another architectural treatment which will not interact with the structure.
6. The cracks in the supported slabs, primarily at the south end of the structure, were reported in the March 15 letter under item 7. Some additional movement has occurred and this was predicted. As a maintenance item these cracks should be inspected on an annual basis and where new cracking or deterioration of the seal is evident, new sealer should be placed.
7. Several roof drains were found to be clogged with debris and soil. These should be cleaned prior to the rainy season to avoid ponding and excessive water infiltration potential.

October 10, 1989
Mr. Emmett Forseth
City of Hayward

Page 3

8. A black surface coating has been placed on the roof level wearing surface and did not permit observation of the concrete deck at that level from the top side. The black surface will induce stresses in the structure especially in the summer months due to the differential heat at the top and bottom faces of the long span concrete members. This should be monitored to be sure that no deterioration develops.
9. In various locations throughout the structure the sealant placed between the concrete deck and the precast panels has pulled away or failed. This is an ongoing maintenance issue but leads to water infiltrating into the void between the panel and the structure and the development of the rust stains observed. A thorough perimeter inspection and repair of this condition is recommended.

The above summary of observations outlines the principal structural issues raised by our walkthrough. Considering the City's ongoing interest in the condition of the garage we have prepared a set of reference notes which will assist in future surveys. These notes are not quantitative in nature but will help to remind the City of the pattern of conditions.

The specific areas where additional structural input might be needed are the exit slab remedy, the north stair distress analysis, the west stair options and the precast panel connector distress.

We would be glad to discuss these observations with you at your convenience.

Sincerely,


Paul F. Fratessa
President

PFF/mr

GROUND LEVEL COLUMNS

A1 - HC	B1 - VC	C1 - HC	D1 - HC	E1
A2 - HC	B2 - OK	C2 - OK	D2 - HC	E2 - OK
A3 - HC	B3 - HC	C3 - HC *	D3 - HC	E3 - OK
A4 - HC	B4 - HC	C4 - OK	D4 - OK	E4 - HC
A5 - HC	B5 - VC	C5 - OK	D5 - HC	E5 - HC
A6 - HC	B6 - OK	C6 - OK	D6 - OK	E6 - HC
A7 - HC	B7 - OK	C7 - OK	D7 - OK	E7 - HC
A8 - HC	B8 - OK	C8 - OK	D8 - OK	E8 - HC
A9 - HC	B9 - OK	C9 - OK	D9 - OK	E9 - HC
A10 - HC	B10 - HC several	C10 - OK	D10 - HC	E10 - HC
A11 - HC	B11 - HC several	C11 - OK	D11 - HC	E11 - HC
A12 - HC	B12 - DC	C12 - OK	D12 - HC	E12 - HC
A13 - HC	B13 - DC	C13 - OK	D13 - HC	E13 - HC
A14 - HC	B14 - DC	C14 - OK	D14 - HC	E14 - HC
A15 - HC	B15 - OK	C15 - OK	D15 - OK	E15 - HC
A16 - HC	B16 - OK	C16 - OK	D16 - OK	E16 - HC
A17 - HC	B17 - OK	C17 - OK	D17 - OK	E17 - HC
A18 - HC	B18 - OK	C18 - OK	D18 - OK	E18 - HC
A19 - HC	B19 - OK	C19 - OK	D19 - OK	E19 - HC
A20 - HC	B20 - CC	C20 - OK	D20 - HC	E20 - HC

HC - Horizontal Cracks
 VC - Vertical Cracks
 DC - Diagonal Cracks
 CC - Considerable Cracks
 * Both Columns

2ND LEVEL COLUMNS

A1 - HC	B1 - HC & VC	C1 - OK	D1 - HC & VC	E1 - HC & VC
A2 - HC	B2 - HC & VC	C2 - HC & VC **	D2 - HC & VC	E2 - HC & VC
A3 - HC	B3 - OK	C3 - OK	D3 - OK	E3 - HC *
A4 - HC	B4 - OK	C4 - OK	D4 - OK	E4 - HC *
A5 - HC	B5 - OK	C5 - OK	D5 - OK	E5 - HC *
A6 - HC	B6 - OK	C6 - OK	D6 - OK	E6 - HC *
A7 - HC	B7 - HC	C7 - HC	D7 - VC	E7 - HC *
A8 - HC	B8 - HC		D8 - VC	E8 - HC *
A9 - HC	B9 - HC		D9 - OK	E9 - HC *
A10 - HC	B10 - HC		D10 - OK	E10 - HC *
A11 - HC	B11 - HC		D11 - OK	E11 - HC *
A12 - HC	B12 - HC		D12 - OK	E12 - HC *
A13 - HC	B13 - OK		D13 - OK	E13 - HC *
A14 - HC	B14 - HC		D14 - OK	E14 - HC *
A15 - HC	B15 - HC		D15 - OK	E15 - HC *
A16 - HC	B16 - HC		D16 - HC & DC	E16 - HC *
A17 - HC	B17 - HC		D17 - HC & DC	E17 - HC *
A18 - HC	B18 - HC		D18 - HC & DC	E18 - HC *
A19 - HC	B19 - HC		D19 - HC	E19 - HC *
A20 - HC	B20 - HC		D20 - HC & VC	E20 - HC *
A21 - HC	B21 - HC			

HC - Horizontal Cracks

VC - Vertical Cracks

DC - Diagonal Cracks

CC - Considerable Cracks

* - 9" To 12" apart

** - Both Columns

3RD LEVEL COLUMNS (ALSO ROOF)

A1 - OK	B1 - OK	D1 - OK	E1 - OK
A2 - OK	B2 - OK	D2 - *	E2 - OK
A3 - OK	B3 - OK	D3 - OK	E3 - OK
A4 - OK	B4 - OK	D4 - OK	E4 - OK
A5 - OK	B5 - OK	D5 - OK	E5 - OK
A6 - OK	B6 - OK	D6 - OK	E6 - OK
A7 - OK	B7 - OK	D7 - OK	E7 - OK
A8 - OK	B8 - DC	D8 - DC	E8 - OK
A9 - OK	B9 - OK	D9 - HC	E9 - OK
A10 - OK	B10 - OK	D10 - HC	E10 - OK
A11 - OK	B11 - OK	D11 - HC	E11 - OK
A12 - OK	B12 - OK	D12 - HC	E12 - OK
A13 - OK	B13 - OK	D13 - HC	E13 - OK
A14 - OK	B14 - OK	D14 - HC	E14 - OK
A15 - OK	B15 - OK	D15 - HC	E15 - OK
A16 - OK	B16 - OK	D16 - HC	E16 - OK
A17 - OK	B17 - HC	D17 - HC	E17 - OK
A18 - OK	B18 - OK	D18 - HC	E18 - OK
A19 - OK	B19 - OK	D19 - HC	E19 - OK
A20 - OK	B20 - OK	D20 - OK	E20 - OK
A21 - OK	B21 - OK	D21 - OK	E21 - OK

HC - Horizontal Cracks

VC - Vertical Cracks

DC - Diagonal Cracks

CC - Considerable Cracks

* Mastic in construction joint split (1/2")

GROUND LEVEL BEAMS

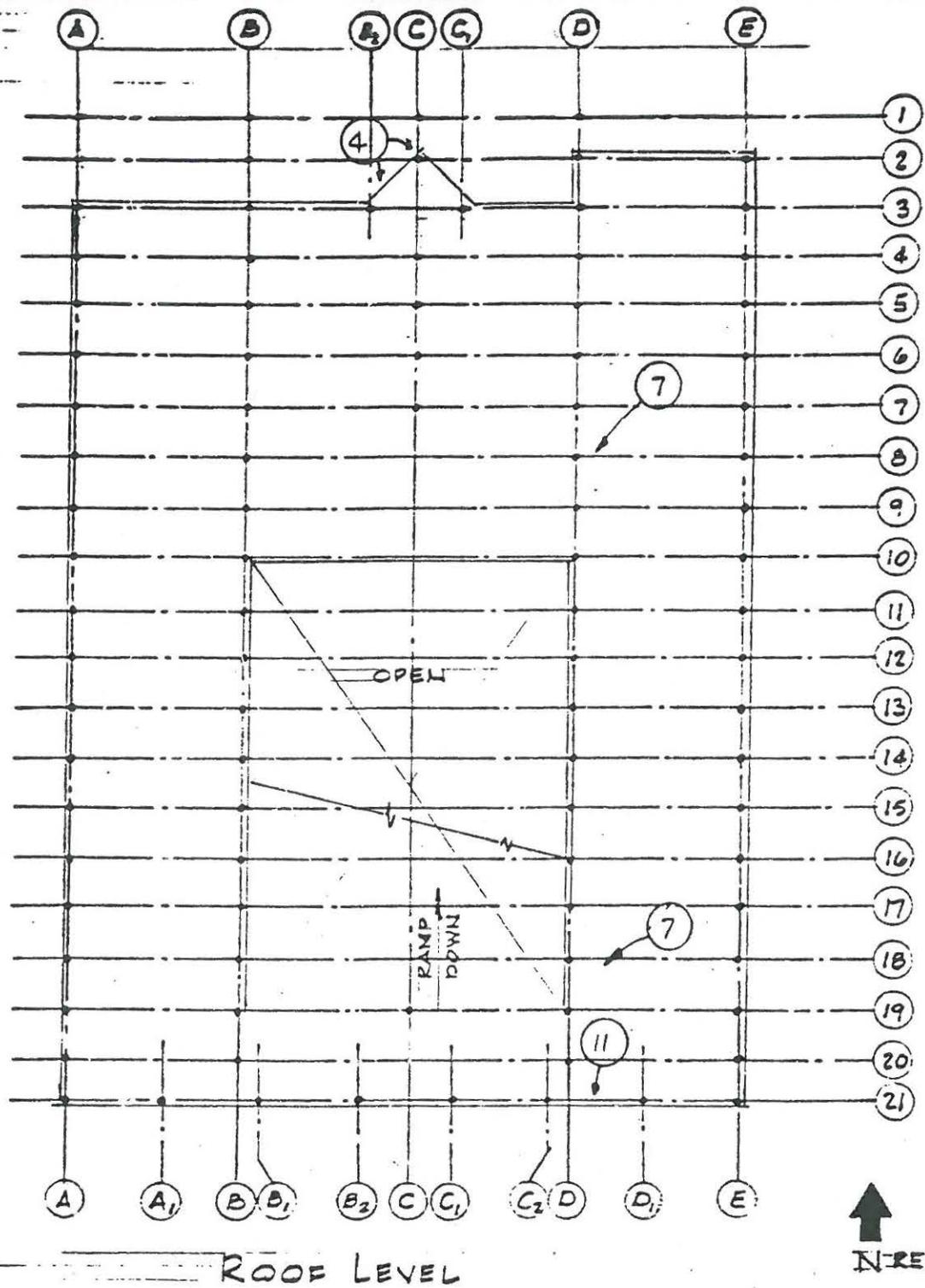
AB1 - OK	BC1 - OK	CD1	DE1 - OK
AB2 - VC	BC2 - OK	CD2 - VC	DE2 - OK
AB3 - VC	BC3 - OK	CD3 - OK	DE3 - OK
AB4 - VC	BC4 - OK	CD4 - OK	DE4 - VC
AB5 - OK	BC5 - OK	CD5 - OK	DE5 - OK
AB6 - VC	BC6 - VC	CD6 - OK	DE6 - OK
AB7 - VC	BC7 - OK	CD7 - OK	DE7 - VC
AB8 - VC	BC8 - OK	CD8 - OK	DE8 - OK
AB9 - VC	BC9 - OK	CD9 - OK	DE9 - OK
AB10 - VC	BC10 - VC	CD10 - OK	DE10 - OK
AB11 - OK	BC11 - VC	CD11 - OK	DE11 - OK
AB12 - OK	BC12 - VC	CD12 - OK	DE12 - OK
AB13 - OK	BC13 - VC	CD13 - OK	DE13 - OK
AB14 - OK	BC14 - VC	CD14 - VC	DE14 - OK
AB15 - OK	BC15 - VC	CD15 - VC	DE15 - OK
AB16 - VC	BC16 - VC	CD16 - VC	DE16 - OK
AB17 - OK	BC17 - VC	CD17 - VC	DE17 - OK
AB18 - OK	BC18 - VC	CD18 - VC	DE18 - OK
AB19 - OK	BC19 - VC	CD19 - VC	DE19 - VC
AB20 - OK	BC20 - VC	CD20 - VC	DE20 - OK
AB21 - OK	BC21 - OK	CD21	DE21 - OK

HC - Horizontal Cracks
 VC - Vertical Cracks
 DC - Diagonal Cracks
 CC - Considerable Cracks

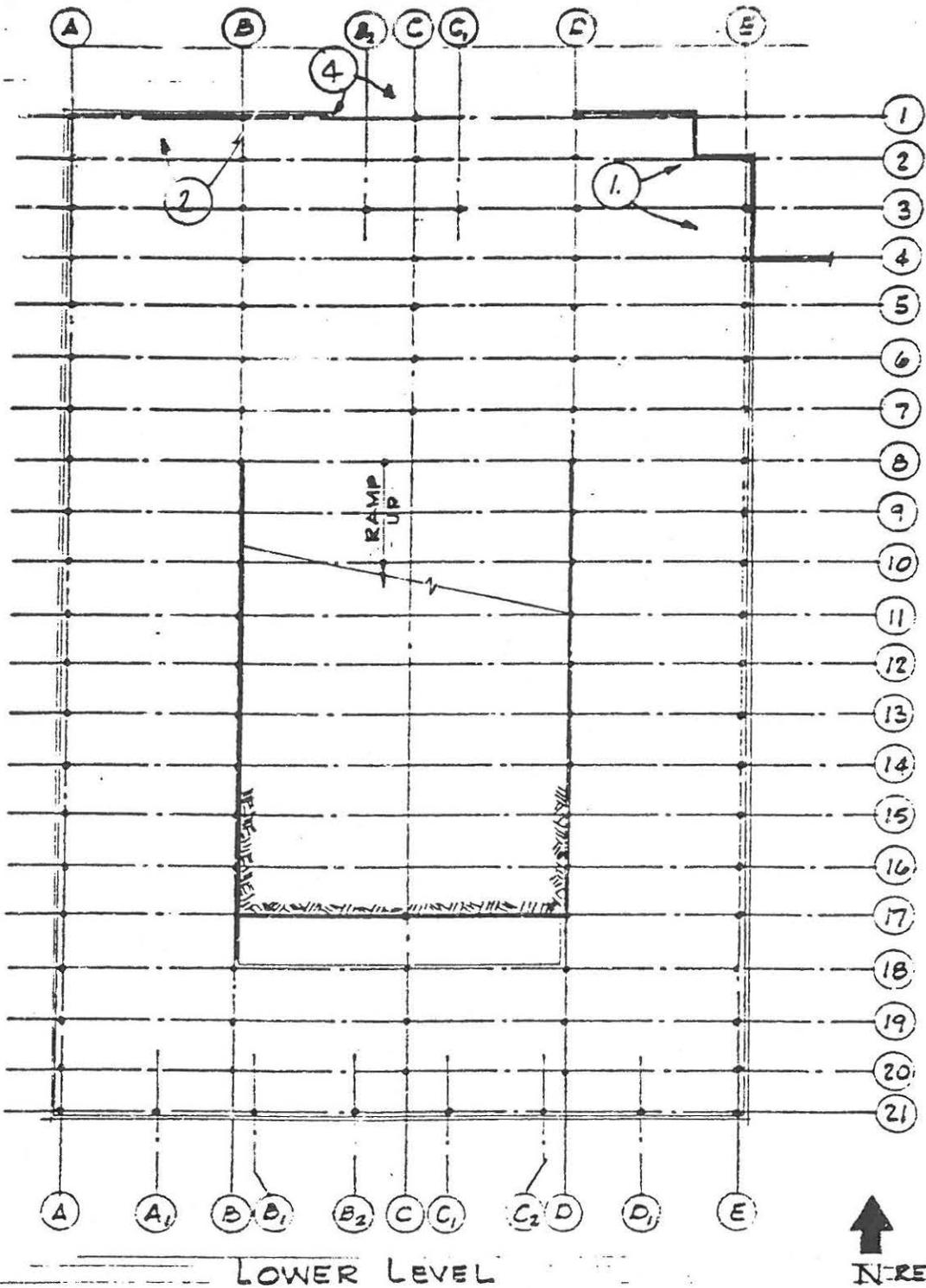
2ND LEVEL BEAMS

AB1 - OK	BC1 - OK		DE1 - OK
AB2 - VC	BC2 - OK	CD2 - OK	DE2 - VC
AB3 - VC	BC3 - OK	CD3 - OK	DE3 - DC & VC
AB4 - VC	BC4 - OK	CD4 - OK	DE4 - OK
AB5 - VC	BC5 - VC	CD5 - VC	DE5 - OK
AB6 - OK	BC6 - VC	CD6 - VC	DE6 - OK
AB7 - OK	BC7 - VC	CD7 - OK	DE7 - OK
AB8 - OK			DE8 - OK
AB9 - OK			DE9 - OK
AB10 - OK			DE10 - OK
AB11 - OK			DE11 - OK
AB12 - OK			DE12 - OK
AB13 - OK			DE13 - OK
AB14 - VC			DE14 - OK
AB15 - VC			DE15 - VC
AB16 - VC			DE16 - VC
AB17 - OK			DE17 - VC
AB18 - VC			DE18 - VC
AB19 - OK			DE19 - OK
AB20 - OK			DE20 - OK
AB21 - VC			

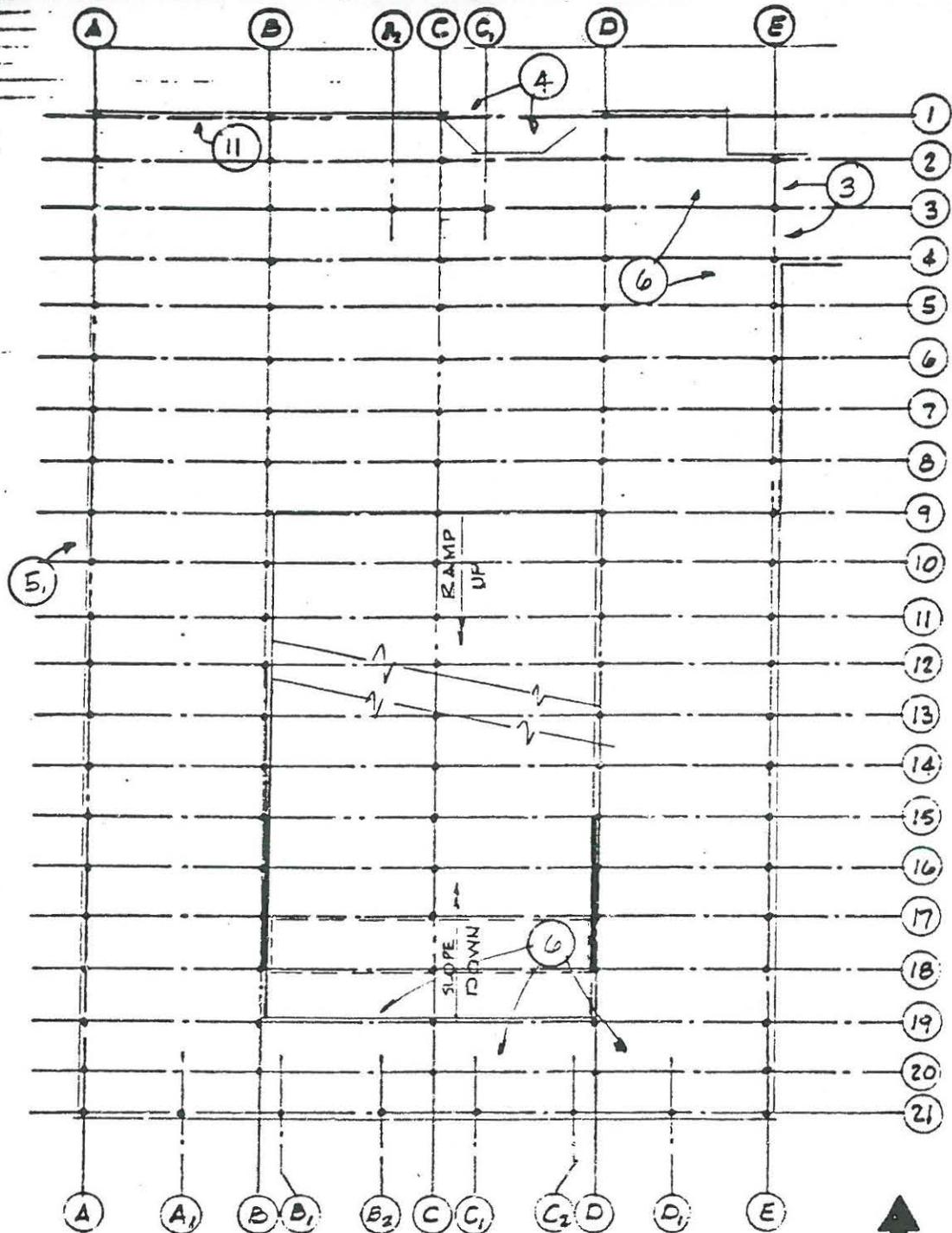
HC - Horizontal Cracks
 VC - Vertical Cracks
 DC - Diagonal Cracks
 CC - Considerable Cracks



 PAUL F. FRATESSA ASSOCIATE, INC. CONSULTING STRUCTURAL ENGINEERS 11881 Skyline Blvd., Oakland, CA 94619 415/482-3341	project			
	job no.	by	date	sheet no.



	PAUL F. FRATESSA ASSOCIATES, INC. CONSULTING STRUCTURAL ENGINEERS 11881 Skyline Blvd., Oakland, CA 94619 415/482-3341			project		
	job no.	by	date	sheet no.		



MIDDLE LEVEL



N REF.

 PAUL F. FRATESSA ASSOCIATES, INC. CONSULTING STRUCTURAL ENGINEERS 11881 Skyline Blvd., Oakland, CA 94619 415/482-3341	project		
	job no.	by	date

MISCELLANEOUS NOTES

West stairway

- 2nd landing - 3 horizontal cracks - 1-1/2 to 3 feet above top landing in 2 panels
- 2nd level of garage - large spall, reinforcing bars visible

East stairway

Stairway down from roof - see pictures for cracks

Floor slabs

- Grade level slab - cracks
- 2nd level slab - south end - cracks

CD - four n/s cracks on floor slabs between column, rows C&D and bents 2&3

North wall - 12 vertical cracks 2BC and portion of wall toward 2A

B - 8, 19 & 13 vertical cracks in panels above roof line

D - 8 to 19 - 26 vertical cracks in panels above roof line

One planter box split

1 - 2A wall above roof shows cracking

Floor slab between 20 & 21 has numerous cracks

All eight columns on Row 21 have horizontal cracks

All wall panels between columns have vertical cracks on Row 21

Subground has extensive slab floor cracks

Slab on grade - C-20 horizontal cracks

Floor slabs between bents 20 & 21 - 2nd level are cracked

Subground pavement C-D have several vertical cracks.

Roof slab cracking between bents 3 & 4 rows D & E

Subgrade pavement BC vertical crack 1/3 point

East stairway vertical slabs - 3 horizontal cracks

Wall panel between columns 1 & 2 row D have vertical and diagonal cracks

PERMIT NO: PL-2008-0284 TYPE: PL Conditional Use Permit DATE:

JOB ADDRESS: 22292 CITY CENTER DR

OWNER: CITY OF HAYWARD
777 B ST
HAYWARD CA 94541-5007

CONTRACTOR:

ST LICENSE NO:
BUS LICENSE NO:

OCCUPANCY:

CONSTRUCTION:

VALUATION:

VALUATION - T1:

FAIRVIEW AREA: YES NO

URBAN WILDLIFE

INTERFACE AREA: YES NO

FEES:	AMOUNT	PAID
Conditional Use Permit General	2,000.00	0.00
Acct: 100-1502-4445-024		
Cond. Use Permit-Renewal-Admin	0.00	0.00
Acct: 100-1502-4445-025		
Cond. Use Permit-Renewal-Leg.	0.00	0.00
Acct: 100-1502-4445-026		
Cond. Use Permit-Mod-Admin	0.00	0.00
Acct: 100-1502-4445-027		
Cond. Use Permit-Mod-Leg	0.00	0.00
Acct: 100-1502-4445-028		
Cond. Use Permit-SFR	0.00	0.00
Acct: 100-1502-4445-029		
Cond. Use Permit-SFR-Renew-Adm	0.00	0.00
Acct: 100-1502-4445-030		
Cond. Use Permit-SFR-Renew-Leg	0.00	0.00
Acct: 100-1502-4445-031		
Cond. Use Permit-Mod-Admin	0.00	0.00
Acct: 100-1502-4445-032		
Cond. Use Permit-SFR-Mod-Leg	0.00	0.00
Acct: 100-1502-4445-033		

TOTAL FEES: 2,000.00

AMOUNT RECEIVED: 0.00

BALANCE: 2,000.00

WORK TO BE DONE:

Development of 150-Room Hotel (92,798 sf)/Conference Center
(26,253 sf) to Replace Centennial Hall

PERMIT NO: PL-2008-0285 TYPE: PL Site Plan Review DATE:

JOB ADDRESS: 22321 CITY CENTER DR

OWNER: CITY OF HAYWARD CONTRACTOR:
 777 B ST
 HAYWARD CA 94541-5007

ST LICENSE NO:
 BUS LICENSE NO:

OCCUPANCY:
 CONSTRUCTION:
 VALUATION:
 VALUATION - T1:
 FAIRVIEW AREA: YES NO
 URBAN WILDLIFE
 INTERFACE AREA: YES NO

FEES:	AMOUNT	PAID
Site Plan Review General	1,500.00	0.00
Acct: 100-1502-4445-001		
Site Plan Review Admin. Renew	0.00	0.00
Acct: 100-1502-4445-002		
Site Plan Review Leg. Renew	0.00	0.00
Acct: 100-1502-4445-003		
Site Plan Review Admin. Mod.	0.00	0.00
Acct: 100-1502-4445-004		
Site Plan Review Leg. Mod.	0.00	0.00
Acct: 100-1502-4445-005		
Site Plan Review SFR	0.00	0.00
Acct: 100-1502-4445-006		
Site Plan Review SFR Ad. Renew	0.00	0.00
Acct: 100-1502-4445-007		
Site Plan Review SFR PC Renew	0.00	0.00
Acct: 100-1502-4445-008		
Site Plan Review SFR Ad. Mod.	0.00	0.00
Acct: 100-1502-4445-009		
Site Plan Review SFR PC Mod.	0.00	0.00
Acct: 100-1502-4445-010		

TOTAL FEES: 1,500.00
 AMOUNT RECEIVED: 0.00
 BALANCE: 1,500.00

WORK TO BE DONE:
 Development of 162-Unit Multi-Family Residential Development above
 Parking Garage

PERMIT NO: PL-2008-0286

TYPE: PL Administrative Use Permit

DATE:

JOB ADDRESS: 22321 CITY CENTER DR

OWNER: CITY OF HAYWARD
777 B ST
HAYWARD CA 94541-5007

CONTRACTOR:

ST LICENSE NO:

BUS LICENSE NO:

OCCUPANCY:

CONSTRUCTION:

VALUATION:

VALUATION - T1:

FAIRVIEW AREA: YES NO

URBAN WILDLIFE

INTERFACE AREA: YES NO

FEES:	AMOUNT	PAID
Admin. Use Permit Gen'l	750.00	0.00
Acct: 100-1502-4445-011		
Admin. Use Permit Renew-Admin	0.00	0.00
Acct: 100-1502-4445-012		
Admin. Use Permit Renew-Leg	0.00	0.00
Acct: 100-1502-4445-013		
Admin. Use Permit Mod-Admin	0.00	0.00
Acct: 100-1502-4445-014		
Admin. Use Permit Mod-Leg	0.00	0.00
Acct: 100-1502-4445-015		
Livestock AUP General	0.00	0.00
Acct: 100-1502-4445-016		
Livestock AUP Renew-Admin	0.00	0.00
Acct: 100-1502-4445-017		
Livestock AUP-Renew-Leg	0.00	0.00
Acct: 100-1502-4445-018		
Livestock AUP Mod-Admin	0.00	0.00
Acct: 100-1502-4445-019		
Livestock AUP Mod-Leg	0.00	0.00
Acct: 100-1502-4445-020		
Temporary AUP General	0.00	0.00
Acct: 100-1502-4445-021		
Temporary AUP Mod-Admin	0.00	0.00
Acct: 100-1502-4445-022		
Temporary AUP Mod-Leg	0.00	0.00
Acct: 100-1502-4445-023		

TOTAL FEES: 750.00

AMOUNT RECEIVED: 0.00

BALANCE: 750.00

WORK TO BE DONE:

Request for Shared Parking between 162-Unit Multi-Family Residential
Development and Office Building

PERMIT NO: PL-2008-0288 TYPE: PL Text Amendment DATE:

JOB ADDRESS: 22321 CITY CENTER DR

OWNER: CITY OF HAYWARD CONTRACTOR:
 777 B ST
 HAYWARD CA 94541-5007

ST LICENSE NO:
 BUS LICENSE NO:

OCCUPANCY:
 CONSTRUCTION:
 VALUATION:

VALUATION - T1:

FAIRVIEW AREA: YES NO

URBAN WILDLIFE
 INTERFACE AREA: YES NO

FEES:	AMOUNT	PAID
Text Amendment	2,500.00	0.00
Acct: 100-1502-4445-052		

TOTAL FEES:	2,500.00
AMOUNT RECEIVED:	0.00
BALANCE:	<u>2,500.00</u>

WORK TO BE DONE:

Amend Maximum Density Standards of the Central City - Commercial District and Related Downtown Plans to Accommodate 162-Unit Multi-Family Residential Development

Damon Golubics

From: Chuck Horner
Sent: Thursday, January 30, 2014 3:26 PM
To: 'Julie Machado'
Cc: Angel Groves; Avinta Madhukansh; Colleen Kamai; Damon Golubics; David Rizk; Denise Chan; Fran David; Kelly McAdoo; Michael Lawson; Pat Siefers; Yolanda Cruz; Barbara Halliday; GregJones@GregoryJonesAssoc.com; Al Mendall; Marvin Peixoto; Mark Salinas; Michael Sweeney; Francisco Zermeno - Forward
Subject: Mervyn's Development Proposal - I NEITHER endorse or reject the proposal

Julie,
 THANK YOU so much for letting know I am listed as endorsing the current proposal. I am concerned that they assumed my interest was an endorsement. For the good of our city, I want to see this property developed. However, at this point I am completely **NEUTRAL** about how it is developed.

I read through your reasons not to approve the current proposal. At this point, I am trusting our City officials and staff to do what is best for our City.

Your servant,
 Chuck Horner

From: Julie Machado
Sent: Thursday, January 30, 2014 11:37 AM
To: Julie Machado
Subject: Mervyn's Development Proposal Update

FYI, you should be aware that your name is mentioned on page 17 of the attached report which has been submitted to the City of Hayward as residents supportive of the proposed townhouse development at the former Mervyn's site.

It has come to our attention that many names have been incorrectly used in this report. If that is the situation in your case, or if you have changed your mind since you were originally surveyed, I suggest that you set the record straight by sending an email to the City Council Members and staff listed below, or attend the **Hayward Planning Commission Meeting tonight at City Hall, 777 B St, at 7pm**, and letting them know at that time what your opinion of the project is.

There will likely be an even more important meeting in the future if the Hayward City Council reviews this project, after the Planning Commission weighs in on it.

The Prospect Hill Neighborhood Association voted unanimously against the project, and are circulating its own petition, which states many of the reasons why. I am attaching that document, also.

Let me know if you have questions.

Julie Machado

Hayward City Clerk:: Fran David" <Fran.David@hayward-ca.gov>, "David Rizk" <David.Rizk@hayward-ca.gov>, "Pat Siefers" <Pat.Siefers@hayward-ca.gov>, "Damon Golubics" <Damon.Golubics@hayward-ca.gov>, "Kelly McAdoo" <Kelly.McAdoo@hayward-ca.gov>, "Michael Lawson" <Michael.Lawson@hayward-ca.gov>, "Colleen Kamai" <Colleen.Kamai@hayward-ca.gov>, "Yolanda Cruz" <Yolanda.Cruz@hayward-ca.gov>, "Angel Groves" <Angel.Groves@hayward-ca.gov>, "Denise Chan" <Denise.Chan@hayward-ca.gov>, "Avinta Madhukansh" <Avinta.Madhukansh@hayward-ca.gov>

Hayward City Manager and staff: "Fran David" <Fran.David@hayward-ca.gov>, "David Rizk" <David.Rizk@hayward-ca.gov>, "Pat Siefers" <Pat.Siefers@hayward-ca.gov>, "Damon Golubics" <Damon.Golubics@hayward-ca.gov>, "Kelly McAdoo" <Kelly.McAdoo@hayward-ca.gov>, "Michael Lawson" <Michael.Lawson@hayward-ca.gov>, "Colleen Kamai" <Colleen.Kamai@hayward-ca.gov>, "Yolanda Cruz" <Yolanda.Cruz@hayward-ca.gov>, "Angel Groves" <Angel.Groves@hayward-ca.gov>, "Denise Chan" <Denise.Chan@hayward-ca.gov>, "Avinta Madhukansh" <Avinta.Madhukansh@hayward-ca.gov>

Damon Golubics

From: Miriam Lens
Sent: Thursday, January 30, 2014 3:53 PM
To: Dianne McDermott; Elisa Marquez; Mariellen Faria; Mary Lavelle; Rodney Loche; Sara Lamnin; Vishal J. Trivedi
Cc: David Rizk; Pat Siefers; Damon Golubics; Maureen Conneely; Sonja Dal Bianco; Avinta Madhukansh
Subject: FW: Proposed townhouse on Mervyn's site

Dear Planning Commissioners,

Ms. Barbara Jervis has asked me to forward her e-mail message to you. Please see message below. Avinta will provide hard copies prior to tonight's meeting.

Regards,

Miriam Lens, CMC MPA
City Clerk

City of Hayward | Office of the City Clerk | 777 B Street | Hayward, CA 94541 |
 Phone: 510-583.4401 | Email: Miriam.lens@hayward-ca.gov
www.hayward-ca.gov | City Clerk's Blog: www.hayward-ca.gov/cityclerk/



Apply for Passports at the Office of the City Clerk

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REPLY ADVISORY: Please be advised that messages sent to me on the City of Hayward e-mail system are not confidential and may be reviewed by other persons without my knowledge. Please do not send messages or attachments that may violate the City of Hayward e-mail policy.

From: Barbara Jervis [<mailto:metrottime@comcast.net>]
Sent: Thursday, January 30, 2014 3:40 PM
To: Miriam Lens
Subject: Proposed townhouse on Mervyn's site

Hello Miriam,
 Can you please forward this to the Planning Commissioners.

Planning Commission:

This email is to let you know that recently I saw a petition form Intergral Communities that had our names, Croft & Barbara Jervis, on it as approving this project. We have not signed this or any other petition that approved the project. I have no idea how or why it has appeared in their records. We stand behind our Prospect Hill Neighborhood Association as being against this project. Other

neighbors are in the same situation as seeing their names on the petition with out their knowledge and I wonder how this shows for their (Integral Communities) honesty. How many other residents of Hayward have been put on their petition without their permission or even knowledge. I am very concerned about this. My husband will be speaking out against this project at tonight planning commission meeting.

Regards,
Croft and Barbara Jervis
22251 Prospect St. Hayward

Damon Golubics

From: Valerie Snart
Sent: Thursday, January 30, 2014 3:58 PM
To: Fran David; David Rizk; Pat Siefers; Damon Golubics; Kelly McAdoo; Michael Lawson; Colleen Kamai; Yolanda Cruz; Angel Groves; Denise Chan; Avinta Madhukansh
Subject: Mervyn's property

Hayward City staff:

I was accosted at the Safeway on Foothill Blvd by a man demanding that I sign a petition for converting the Mervyn's building to privately owned housing.. Not only did I NOT sign the petition, I complained to the manager of Safeway for allowing private interest petitions on Safeway property. My name was included in the list of endorsers. I am emailing you to simply refute the validity of that endorsement. I am not, or ever have been, in favor of the project. I feel this inclusion was more likely a misrepresentation than any kind of miscommunication between myself and members of the project's marketing team. I never signed any such document. I hope you consider this in your determination regarding the integrity of the petition. (most words copied from Howard Pugh's email to you)

Sincerely,

Valerie Snart

Hayward, CA 94541

Sheriff Charles Plummer
County of Alameda
EMERITUS

Honorable Mayor Sweeney and City Council

City of Hayward

777 B Street

Hayward, California 94541

Dear Mayor Sweeney and Honorable City Council Members,

I am writing to request your support of the Integral Communities development, The Boulevard Project at the old Mervyn's site on Foothill Boulevard.

A few months ago, I was pleased to hear a presentation regarding this project at the Hayward Rotary Club. I have watched this site sit vacant for a number of years, aware that it could be doing so much more for the City of Hayward by bringing in revenue and nearly two hundred new families. These new downtown residents would be welcome participants in commerce and have a vested commitment to the Downtown area.

Having served for decades in law enforcement, I am keenly aware of how an abandoned site in the middle of our town creates a haven for criminal activity. This site is another example of the decaying conditions of our downtown area and a quick look at the Hayward Police Department crime statistics demonstrates quite clearly that these concerns are not unfounded. There is definitely an increase in undesirable activity at this dark, vacant site. How many more years do we have to wait for the elected officials of this City to take proactive measures, allowing positive real estate and business development to occur?

I reiterate my conviction that the Boulevard Project will be a positive improvement for Hayward. It will improve our commerce, quality of life, aesthetics, and safety.

Sincerely,



Charles C. Plummer

2/19/14



RECEIVED

FEB 26 2014

PLANNING DIVISION

To: Distribution

**From: Evan Knapp
Principal, Integral Communities**

Date: February 20, 2014

Subject: Correction to Community Outreach Efforts

Dear Council Members and Planning Commissioners,

On January 27, 2014 you received a letter from Integral communities highlighting the results of Integral Communities' community outreach efforts related to our proposed redevelopment of the former Mervyn's headquarters located at 22301 Foothill Blvd.

Attached to that memorandum was a list of over 1,450 names from our data base. The first 34 names on the list were inadvertently included with our list of registration card and petition signers. Those names have been removed from our data base.

Of the nearly 1,416 remaining names on our list, three individuals expressed to the Planning Commission and City Council that they were incorrectly included in our list of supporters. These individuals include the following:

- Ms. Valerie Snart – 921 Warren Street, Hayward
- Mr. Chuck Horner – Calvary Baptist Church, Hayward
- Ms. Anne Seitz – 27103 Main Street, Hayward

Please note that Integral Communities has sent letters of apology to the three residents listed above and their names have been removed from our list of supporters. A copy of these letters is attached.

We have called every individual on the list for whom we have a phone number. We are currently calling through the list for a second time. So far we have encountered nothing but solid supporters of the Boulevard Project. We also are communicating by email for any individuals who provided that information. Again, those individuals have been supportive. We have removed some duplicates, and cleaned up some of the data (sometimes due to handwriting, names are challenging to read and enter), but currently show far over 1,500 solid supporters for whom we have documented support.

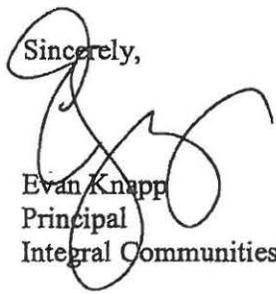


INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

We regret any inconvenience that this has caused and we look forward to our Council Hearing on March 4, 2014.

In the meantime, if you have any questions or require additional information, please give me a call at 949-521-3108.

Sincerely,



Evan Knapp
Principal
Integral Communities

Distribution List:

City Manager Fran David
Councilmember Barbara Halliday
Councilmember Greg Jones
Councilmember Al Mendall
Councilmember Marvin Peixoto
Councilmember Mark Salinas
Mayor Michael Sweeney
Councilmember Francisco Zermeno

Planning Commission:

Mariellen Faria
Sara Lamin
Mary LaVelle
Rodney Loche
Elisa Marquez
Dianne McDermott
Vishal Trivedi

Enclosures



INTEGRAL
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February 7, 2014

Ms. Ann Seitz
22103 Main Street
Hayward, CA 94541

Dear Ms. Seitz,

I am writing in response to the recent Planning Commission hearing on January 30, 2014. Our firm is responsible for the proposed redevelopment of the former Mervyn's headquarters. As part of our community outreach efforts, we established an office at 982 B Street to promote our development and we hired an on-site manager to seek supporters of our development plans.

During this process your name was somehow added to our list of supporters. We now realize that this was a mistake on our part and for that we apologize. Shortly after developing our internal list of supporters, we engaged the firm of Lew Edwards Associates to professionally manage our outreach process and to maintain an accurate database of those individuals that signed registration cards or who signed our petition indicating support.

Your name was on the initial list and you should not have been listed as a supporter in the first place and we should not have consolidated your name with the long list of supporters generated independently by the Lew Edwards Group.

I want to assure you that we have corrected our database and we have removed your name from our database of supporters.

On behalf of Integral Communities I apologize for any inconvenience or frustration that we have caused you. Our team is going through every name on our nearly 1600 person list to make sure that all names are supported by a signed registration card or petition, which we believe to be the case.

If you have any questions please do not hesitate to call me at 925-382-0418 or e-mail me at mbutler@integralcommunities.com



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Sincerely,

Integral Communities

Mark C. Butler
Senior Vice President

CC:

C. Evan Knapp – Integral Communities
Colleen Crowley – Lew Edwards Group



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

February 7, 2014

Pastor Chuck Horner
Calvary Baptist Church
28924 Ruus Road
Hayward, CA 94544

Dear Pastor Horner,

I am writing in response to the recent Planning Commission hearing on January 30, 2014. Our firm is responsible for the proposed redevelopment of the former Mervyn's headquarters. As part of our community outreach efforts, we established an office at 982 B Street to promote our development and we hired an on-site manager to seek supporters of our development plans.

During this process your name was somehow added to our list of supporters. We now realize that this was a mistake on our part and for that we apologize. Shortly after developing our internal list of supporters, we engaged the firm of Lew Edwards Associates to professionally manage our outreach process and to maintain an accurate database of those individuals that signed registration cards or who signed our petition indicating support.

Your name was on the initial list and you should not have been listed as a supporter in the first place and we should not have consolidated your name with the long list of supporters generated independently by the Lew Edwards Group.

I want to assure you that we have corrected our database and we have removed your name from our database of supporters.

On behalf of Integral Communities I apologize for any inconvenience or frustration that we have caused you. Our team is going through every name on our nearly 1600 person list to make sure that all names are supported by a signed registration card or petition, which we believe to be the case.

If you have any questions please do not hesitate to call me at 925-382-0418 or e-mail me at mbutler@integralcommunities.com

500 La Gonda Way, Suite 102 • Danville, CA 94526 • (925) 362-3749 • (925) 309-4917 fax •
integralcommunities.com



INTEGRAL
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Sincerely,

Integral Communities

Mark C. Butler
Senior Vice President

CC:
C. Evan Knapp – Integral Communities
Colleen Crowley – Lew Edwards Group



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

February 7, 2014

Ms. Valerie Snart
921 Warren Street
Hayward, CA 94541

Dear Ms. Snart,

I am writing in response to the recent Planning Commission hearing on January 30, 2014. Our firm is responsible for the proposed redevelopment of the former Mervyn's headquarters. As part of our community outreach efforts, we established an office at 982 B Street to promote our development and we hired an on-site manager to seek supporters of our development plans.

During this process your name was somehow added to our list of supporters. We now realize that this was a mistake on our part and for that we apologize. Shortly after developing our internal list of supporters, we engaged the firm of Lew Edwards Associates to professionally manage our outreach process and to maintain an accurate database of those individuals that signed registration cards or who signed our petition indicating support.

Your name was on the initial list and you should not have been listed as a supporter in the first place and we should not have consolidated your name with the long list of supporters generated independently by the Lew Edwards Group.

I want to assure you that we have corrected our database and we have removed your name from our database of supporters.

On behalf of Integral Communities I apologize for any inconvenience or frustration that we have caused you. Our team is going through every name on our nearly 1600 person list to make sure that all names are supported by a signed registration card or petition, which we believe to be the case.

If you have any questions please do not hesitate to call me at 925-382-0418 or e-mail me at mbutler@integralcommunities.com



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Sincerely,

Integral Communities

Mark C. Butler
Senior Vice President

CC:

C. Evan Knapp – Integral Communities
Colleen Crowley – Lew Edwards Group

DATE: March 4, 2014

TO: Mayor and City Council

FROM: Director of Library & Community Services

SUBJECT: Substantial Amendment to the Community Development Block Grant (CDBG) Fiscal Year 2013/14 Annual Action Plan, and Weekes ADA Accessible Parking Lot Construction Project: Award of Contract

RECOMMENDATION

That Council adopts the attached resolutions:

- 1) Authorizing a Substantial Amendment to the CDBG FY 2013/14 Annual Action Plan for the Weekes ADA Accessible Parking Lot Construction Project;
- 2) Increasing the Administrative Change Order amount from \$20,000 to \$62,929; and
- 3) Awarding the contract to GradeTech, Inc., in the amount of \$212,954.

BACKGROUND

On January 21, 2014, Council approved the plans and specifications for the Weekes ADA (Americans with Disabilities Act) Accessible Parking Lot Project, and called for bids to be received on February 11, 2014. The Weekes ADA Accessible Parking Lot Construction project meets several eligibility criteria for Community Development Block Grant (CDBG) funding including: the project will improve ADA accessibility to public buildings and services; the project will be constructed on public park property owned by the City; and the project will be located in a low-income neighborhood. The project meets eligibility requirements approved in the CDBG Fiscal Year (FY) 2013/14 Action Plan as well as the Department of Housing and Urban Development's (HUD) objective of providing funding that benefits low to moderate income neighborhoods.

During an audit of the CDBG program in 2012, HUD requested that the City prepare a comprehensive reconciliation of all projects in the CDBG program from the previous ten years. The first five years of the reconciliation have been completed to date. A total of \$252,954 in unspent and/or underspent project funds from program years 2003/04, 2005/06, and 2006/07 has been identified. Unspent CDBG funding that remains in the City's line of credit must be returned to HUD, unless spent on eligible projects that have been identified in the City's Annual Action Plan. If the amount of unspent funds is allowed to become too high, it could even potentially trigger a permanent reduction in the City's CDBG entitlement grant amount. There are no expenditures yet identified in the Action Plan for the \$252,954 in funds left over from the unspent/underspent projects, necessitating a Substantial Amendment to the Action Plan to identify how they will be spent.

Should Council authorize the Substantial Amendment and award the contract by adopting the attached resolution, staff will work with HUD to amend the City's FY 2013/14 CDBG Action Plan and reauthorize \$252,954 in unspent CDBG funds for the immediate implementation of the Weekes ADA Accessible Parking Lot Project.

DISCUSSION

The proposed Weekes ADA Accessible Parking Lot Project involves the installation of an asphalt concrete pavement lot with sixteen standard parking stalls, including two designated ADA accessible stalls. Also included in the project is security LED lighting and a bio-retention area for the treatment of runoff from the pavement surface. Furthermore, the parking lot project will require removal of three existing mature trees, which will be replaced by the installation of five new trees. Two of the trees are diseased and need to be replaced. The other tree is in the way of construction.

Since the project is financed with federal funds through HUD, compliance with Executive Order 11246 requirements will apply. The Order establishes the goal for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work. The project has a contract goal of 25.6% participation of minority employees and 6.9% participation of female employees in each trade. The federal rules require that if a contractor cannot meet this goal, they have to provide documentation indicating good faith efforts were made to find minority and female workforce.

On February 11, 2014, ten bids were received for the Weekes ADA Accessible Parking Lot Project. GradeTech, Inc., of San Ramon, submitted the low bid in the amount of \$170,025, which is 24.4% below the Engineer's estimate of \$225,000. Fanfa, Inc., of San Lorenzo, submitted the second low bid in the amount of \$187,518.60, which is 16.7% below the Engineer's estimate. The bids ranged from \$170,025 to \$276,544. GradeTech, Inc., the low bidder, submitted minority and female workforce estimates of 52% and 10%, respectively. Furthermore, the low bid contractor has demonstrated with their completed documentations that good efforts were made to meet the required goal.

The project is categorically exempt from environmental review under Section 15311(b) of the California Environmental Quality Act Guidelines for the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

FISCAL IMPACT

As stated above, funds for this project will come from the Community Development Block Grant Fund.

Per the project schedule noted below, work on the project is anticipated to be performed during winter and early spring – i.e. February and March. Inclement weather could impact the schedule and may lead to not all of the grant funds being fully expended by the deadline. If the City is unable to complete the project by the end of April, the funds from 2003/04, 2005/06, and 2006/07, totaling

\$252,954, could be required to be returned to HUD. However, if staff can show substantial work done and a clear timeframe for project completion, it is anticipated that HUD will grant a time extension to allow for project completion and the expenditure of any remaining funds.

The low bid received provides an opportunity to add parking lot enhancements for Paratransit riders and energy efficiency measures that would not have otherwise been included due to limited funds. To accomplish this additional work, staff recommends including an Administrative Change Order (ACO) amount of \$42,929. This recommended \$42,929 increase to the ACO line item would increase GradeTech's low bid from \$170,025 to \$212,954.

Staff recommended enhancements include a permanent awning and bench for a Paratransit riders' shuttle stop, energy efficiency measures, bicycle racks, and material upgrades. All of these are eligible costs within the CDBG program, enhance the experience of those utilizing the parking lot, and fill a need in the community while assisting the City to meet timeliness.

The estimated project costs are as follows:

Construction Contract	\$170,025
Additional Administrative Change Order	42,929
Engineering Design and Administration	10,000
Construction Engineering, Inspection, and Testing	15,000
Community Development Administration	15,000
Total:	<u>\$252,954</u>

PUBLIC CONTACT

- On January 15, 2014, the Community Services Commission was informed of the potential for expanding the Weekes Kitchen and ADA Accessibility project to include a Parking Lot between the Library and the Weekes Community Center.
- On January 21, 2014, Council heard the request to bid on the project. The Staff Report identified all project funding would come from CDBG and would require a substantial amendment.
- As indicated above, on February 1, 2014, a Public Notice of the Weekes ADA Accessible Parking Lot Project was posted in the Daily Review newspaper and online, in both English and Spanish.
- On February 19, 2014, the Substantial Amendment to the CDBG FY 2013/14 Action Plan was brought before the Community Services Commission and passed as an Action Item.
- On March 4, 2014, item is before Council as a Public Hearing and Action Item.

Additionally, because of the temporary inconvenience that is expected to be caused by the construction work, immediately after the construction contract is awarded, a preliminary notice explaining the project will be posted at the Weekes Community Center, the Library, and distributed to adjacent residents and businesses. In accordance with standard practices, additional direct notice of this project was sent to all property owners, occupants, and other interested individuals within three hundred feet of the subject project site, with an opportunity to comment

within ten days prior to Council's approval of plans and specifications. Additionally, a notice of this project was also posted at the front counter of Weekes Library. No comments were received.

SCHEDULE

Begin Work	March 17, 2014
Complete Work	April 18, 2014

Prepared by: Yaw Owusu, Assistant City Engineer
Dawn Jaeger, Community Services Manager

Recommended by: Morad Fakhrai, Director of Public Works – Engineering & Transportation
Sean Reinhart, Director of Library & Community Services

Approved by:



Fran David, City Manager

Attachments:

- Attachment I: Resolution – Substantial Amendment
- Attachment II: Resolution – Award of Contract
- Attachment III: Location Map
- Attachment IV: Bid Summary

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-_____

Introduced by Council Member _____

RESOLUTION AUTHORIZING A SUBSTANTIAL AMENDMENT TO THE CITY OF HAYWARD'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FISCAL YEAR 2013/14 ANNUAL ACTION PLAN TO IMPLEMENT THE WEEKES ADA ACCESSIBLE PARKING LOT PROJECT

WHEREAS, the Housing and Community Development Act of 1974 makes funds available to qualified cities for certain community development activities, and the City of Hayward is qualified to receive certain funds pursuant to said act; and

WHEREAS, the City Council has considered public testimony and the FY 2013/14 CDBG Program and previously approved the Annual Action Plan; and

WHEREAS, the City Council has considered the environmental impact of the Weekes ADA Accessible Parking Lot Project and hereby finds and determines that the project is categorically excluded from the National Environmental Protection Act or will be subject to later environmental review and finds and determines that the activities are categorically exempt from environmental review pursuant to Section 15311(b) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Council has considered a proposed Substantial Amendment to the CDBG FY 2013/14 Annual Action Plan to utilize reconciled funds from 2003/04, 2005/06, and 2006/07 totaling \$252,954, for the implementation and construction of the Weekes ADA Accessible Parking Lot Project.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward hereby approves the aforesaid Substantial Amendment to the FY 2013/14 Community Development Block Grant Action Plan and authorizes City staff to submit the required documentation to the U.S. Department of Housing and Urban Development.

IN COUNCIL, HAYWARD, CALIFORNIA, _____, 2014

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

HAYWARD CITY COUNCIL

RESOLUTION NO. 14-_____

Introduced by Council Member _____

RESOLUTION AWARDING THE CONTRACT TO GRADETECH, INC. FOR THE WEEKES ADA ACCESIBLE PARKING LOT PROJECT, PROJECT NO. TBD

WHEREAS, by resolution on January 21, 2014, the City Council approved the plans and specifications for the Weekes ADA Accessible Parking Lot Project, Project No. TBD, and called for bids to be received on February 11, 2014; and

WHEREAS, on February 11, 2014, ten bids were received ranging from \$170,025 to \$276,544; GradeTech, Inc. of San Ramon submitted the low bid in the amount of \$170,025, which is 24.4% below the Engineer’s Estimate of \$225,000;

WHEREAS, the low bid provide an opportunity to add parking lot enhancements for Paratransit riders and energy efficiency measures; therefore, staff recommends increasing the Administrative Change Order amount by \$42,929, from \$20,000 to \$62,929, to allow for the additional parking lot enhancements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that GradeTech, Inc. is hereby awarded the contract for the Weekes ADA Accessible Parking Lot Project, Project No. TBD, in an amount not to exceed \$212,954, in accordance with the plans and specifications adopted therefor and on file in the office of the City Clerk of the City of Hayward at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the contract with GradeTech, Inc. in the name of and for and on behalf of the City of Hayward, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

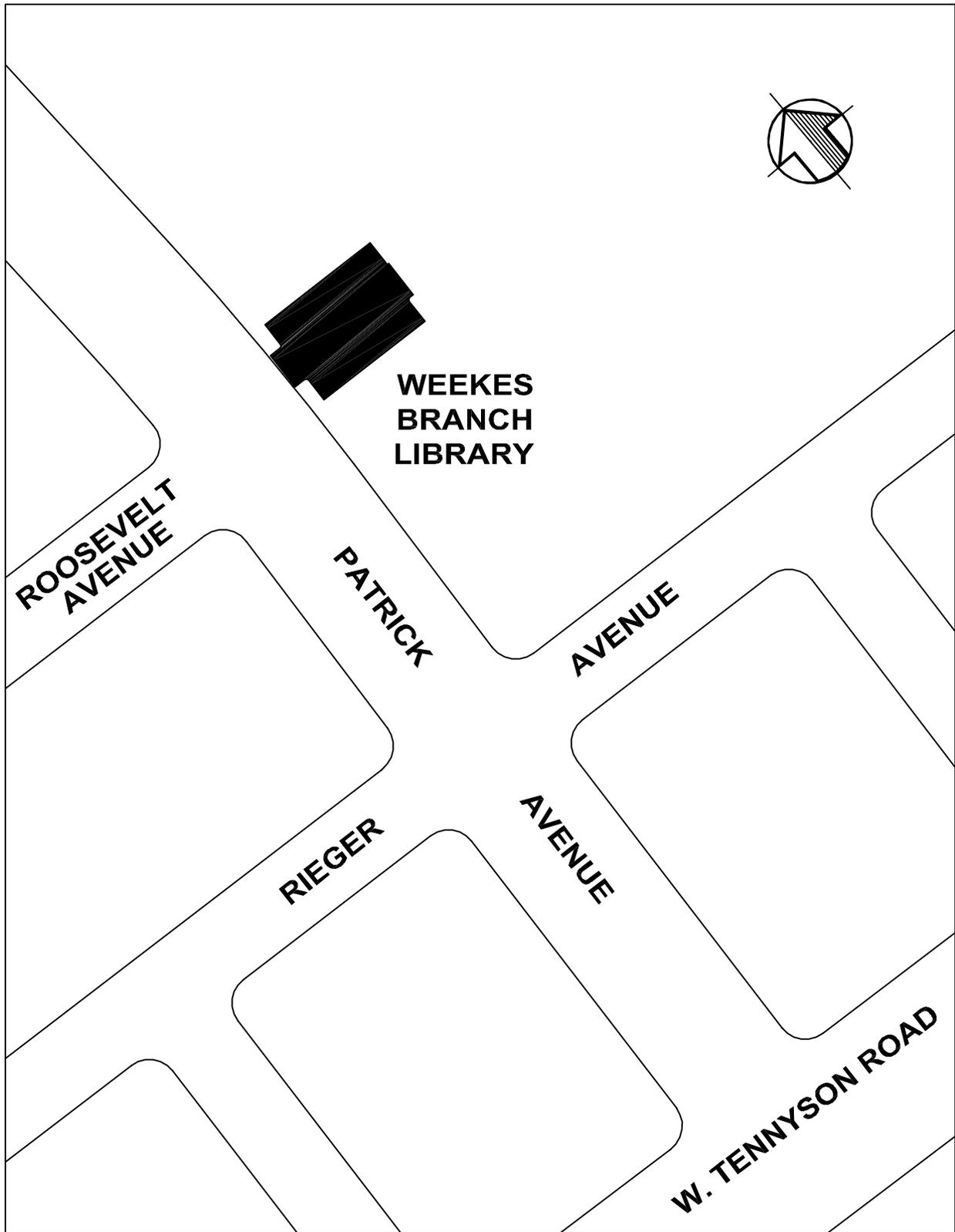
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



WEEKES ADA ACCESSIBLE PARKING LOT

CITY OF HAYWARD
 CONSTRUCTION OF WEEKES ADA ACCESSIBLE PARKING LOT
 PROJECT NO. TBD
 BIDS OPENED: 2/11/14
 (NUMBER OF BIDS RECEIVED - 10)

BID SUMMARY				ENGINEER'S ESTIMATE		GradeTech, Inc.		Fanfa, Inc.	
						PO Box 1728 San Ramon, CA 94583 (510) 733-0390 (510) 733-0389 Fax		2401 Grant Ave San Lorenzo, CA 94580 (510) 278-8410 (510) 278-3095 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	9,000.00	9,000.00	9,105.00	9,105.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	500.00	500.00	4,483.00	4,483.00
3	380	CY	EARTHWORK	70.00	26,600.00	86.00	32,680.00	31.80	12,084.00
4	3	EA	REMOVE 48" TREE	1,500.00	4,500.00	2,000.00	6,000.00	1,255.00	3,765.00
5	1	EA	CONVERT EXISTING SWI TYPE A TO SWI TYPE E	4,000.00	4,000.00	3,000.00	3,000.00	2,869.00	2,869.00
6	155	TN	HOT MIX ASPHALT (4")	130.00	20,150.00	100.00	15,500.00	107.20	16,616.00
7	160	CY	AB FOR PARKING LOT	60.00	9,600.00	32.00	5,120.00	58.00	9,280.00
8	270	SF	MINOR CONCRETE (DRIVEWAY) (INCLUDES REMOVAL OF EXISTING SIDEWALK, CURB RAMP, CURB & GUTTER AND REPLACE WITH PCC DRIVEWAY)	20.00	5,400.00	8.00	2,160.00	25.90	6,993.00
9	184	LF	MINOR CONCRETE (CURB & GUTTER)	40.00	7,360.00	25.00	4,600.00	38.90	7,157.60
10	220	SF	MINOR CONCRETE (SIDEWALK)	14.00	3,080.00	7.00	1,540.00	18.80	4,136.00
11	1	EA	MINOR CONCRETE (CURB RAMP)	3,500.00	3,500.00	1,200.00	1,200.00	4,846.00	4,846.00
12	220	LF	MINOR CONCRETE (ISLAND CURB)	30.00	6,600.00	30.00	6,600.00	33.20	7,304.00
13	65	LF	STORM DRAIN (8" PVC SDR-26)	200.00	13,000.00	45.00	2,925.00	63.00	4,095.00
14	6	EA	TREE (24" BOX) (INCLUDES SOIL PREPARATION, GRADING AND TOPSOIL)	700.00	4,200.00	600.00	3,600.00	1,048.00	6,288.00
15	2	EA	DOUBLE ARM DECORATIVE LIGHTS (LED)	8,000.00	16,000.00	9,800.00	19,600.00	10,162.00	20,324.00
16	4	EA	SINGLE ARM DECORATIVE LIGHTS (LED)	6,000.00	24,000.00	7,300.00	29,200.00	9,459.00	37,836.00
17	1	LS	SIGNAGE AND STRIPING	6,000.00	6,000.00	1,700.00	1,700.00	2,298.00	2,298.00
18	1	LS	BIO-RETENTION AREA	30,000.00	30,000.00	5,000.00	5,000.00	6,771.00	6,771.00
19	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	100.00	100.00	1,268.00	1,268.00
20	1	LS	ADMINISTRATIVE CHANGE ORDERS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
TOTAL					224,990.00		170,025.00		187,518.60

CITY OF HAYWARD
 CONSTRUCTION OF WEEKES ADA ACCESSIBLE PARKING LOT
 PROJECT NO. TBD
 BIDS OPENED: 2/11/14
 (NUMBER OF BIDS RECEIVED - 10)

BID SUMMARY				ENGINEER'S ESTIMATE		Golden Bay Construction, Inc. 3826 Depot Rd Hayward, CA 94545 (510) 783-2960 (510) 783-2971 Fax		O'Grady Paving, Inc. 2513 Wyandotte Street Mountain View, CA 94043 (650) 966-1926 (650) 966-1946 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	19,611.00	19,611.00	20,000.00	20,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	1,500.00	1,500.00	5,000.00	5,000.00
3	380	CY	EARTHWORK	70.00	26,600.00	74.00	28,120.00	75.00	28,500.00
4	3	EA	REMOVE 48" TREE	1,500.00	4,500.00	959.00	2,877.00	1,100.00	3,300.00
5	1	EA	CONVERT EXISTING SWI TYPE A TO SWI TYPE E	4,000.00	4,000.00	1,947.00	1,947.00	1,700.00	1,700.00
6	155	TN	HOT MIX ASPHALT (4")	130.00	20,150.00	127.00	19,685.00	152.00	23,560.00
7	160	CY	AB FOR PARKING LOT	60.00	9,600.00	62.00	9,920.00	50.00	8,000.00
8	270	SF	MINOR CONCRETE (DRIVEWAY) (INCLUDES REMOVAL OF EXISTING SIDEWALK, CURB RAMP, CURB & GUTTER AND REPLACE WITH PCC DRIVEWAY)	20.00	5,400.00	16.00	4,320.00	30.00	8,100.00
9	184	LF	MINOR CONCRETE (CURB & GUTTER)	40.00	7,360.00	29.00	5,336.00	30.00	5,520.00
10	220	SF	MINOR CONCRETE (SIDEWALK)	14.00	3,080.00	12.50	2,750.00	10.00	2,200.00
11	1	EA	MINOR CONCRETE (CURB RAMP)	3,500.00	3,500.00	1,472.00	1,472.00	2,600.00	2,600.00
12	220	LF	MINOR CONCRETE (ISLAND CURB)	30.00	6,600.00	28.00	6,160.00	22.00 *	4,840.00
13	65	LF	STORM DRAIN (8" PVC SDR-26)	200.00	13,000.00	53.00	3,445.00	100.00	6,500.00
14	6	EA	TREE (24" BOX) (INCLUDES SOIL PREPARATION, GRADING AND TOPSOIL)	700.00	4,200.00	400.00	2,400.00	650.00	3,900.00
15	2	EA	DOUBLE ARM DECORATIVE LIGHTS (LED)	8,000.00	16,000.00	11,300.00	22,600.00	10,000.00	20,000.00
16	4	EA	SINGLE ARM DECORATIVE LIGHTS (LED)	6,000.00	24,000.00	8,500.00	34,000.00	7,500.00	30,000.00
17	1	LS	SIGNAGE AND STRIPING	6,000.00	6,000.00	4,887.00	4,887.00	2,700.00	2,700.00
18	1	LS	BIO-RETENTION AREA	30,000.00	30,000.00	15,292.00	15,292.00	10,000.00	10,000.00
19	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	300.00	300.00	1,000.00	1,000.00
20	1	LS	ADMINISTRATIVE CHANGE ORDERS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
			TOTAL		224,990.00		206,622.00	**	207,420.00

*Line Total Correction

**Total Bid Correction

CITY OF HAYWARD
 CONSTRUCTION OF WEEKES ADA ACCESSIBLE PARKING LOT
 PROJECT NO. TBD
 BIDS OPENED: 2/11/14
 (NUMBER OF BIDS RECEIVED - 10)

BID SUMMARY				ENGINEER'S ESTIMATE		American Asphalt Repair and Resurfacing Co., Inc. 24200 Clawiter Road Hayward, CA 94545 (510) 723-0280 (510) 723-0288 Fax		Galeb Paving, Inc. 12340 Saratoga-Sunnyvale Rd Saratoga, CA 95070 (408) 253-4747 (408) 253-4753 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	3,000.00	3,000.00	48,490.00	48,490.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	2,000.00	2,000.00	5,000.00	5,000.00
3	380	CY	EARTHWORK	70.00	26,600.00	86.00	32,680.00	61.30	23,294.00
4	3	EA	REMOVE 48" TREE	1,500.00	4,500.00	3,000.00 *	9,000.00	835.00	2,505.00
5	1	EA	CONVERT EXISTING SWI TYPE A TO SWI TYPE E	4,000.00	4,000.00	2,500.00	2,500.00	1,600.00	1,600.00
6	155	TN	HOT MIX ASPHALT (4")	130.00	20,150.00	198.00	30,690.00	144.50	22,397.50
7	160	CY	AB FOR PARKING LOT	60.00	9,600.00	74.00	11,840.00	48.55	7,768.00
8	270	SF	MINOR CONCRETE (DRIVEWAY) (INCLUDES REMOVAL OF EXISTING SIDEWALK, CURB RAMP, CURB & GUTTER AND REPLACE WITH PCC DRIVEWAY)	20.00	5,400.00	36.00	9,720.00	19.68	5,313.60
9	184	LF	MINOR CONCRETE (CURB & GUTTER)	40.00	7,360.00	45.00	8,280.00	24.50	4,508.00
10	220	SF	MINOR CONCRETE (SIDEWALK)	14.00	3,080.00	14.00	3,080.00	7.00	1,540.00
11	1	EA	MINOR CONCRETE (CURB RAMP)	3,500.00	3,500.00	3,500.00	3,500.00	2,250.00	2,250.00
12	220	LF	MINOR CONCRETE (ISLAND CURB)	30.00	6,600.00	25.00	5,500.00	20.00	4,400.00
13	65	LF	STORM DRAIN (8" PVC SDR-26)	200.00	13,000.00	70.00	4,550.00	71.40	4,641.00
14	6	EA	TREE (24" BOX) (INCLUDES SOIL PREPARATION, GRADING AND TOPSOIL)	700.00	4,200.00	900.00	5,400.00	600.00	3,600.00
15	2	EA	DOUBLE ARM DECORATIVE LIGHTS (LED)	8,000.00	16,000.00	11,155.00	22,310.00	9,800.00	19,600.00
16	4	EA	SINGLE ARM DECORATIVE LIGHTS (LED)	6,000.00	24,000.00	7,900.00	31,600.00	7,250.00	29,000.00
17	1	LS	SIGNAGE AND STRIPING	6,000.00	6,000.00	3,000.00	3,000.00	1,500.00	1,500.00
18	1	LS	BIO-RETENTION AREA	30,000.00	30,000.00	9,340.00	9,340.00	13,117.00	13,117.00
19	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	1,000.00	1,000.00	1,495.00	1,495.00
20	1	LS	ADMINISTRATIVE CHANGE ORDERS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
			TOTAL		224,990.00		** 218,990.00		222,019.10

*Line Total Correction

**Total Bid Correction

CITY OF HAYWARD
 CONSTRUCTION OF WEEKES ADA ACCESSIBLE PARKING LOT
 PROJECT NO. TBD
 BIDS OPENED: 2/11/14
 (NUMBER OF BIDS RECEIVED - 10)

BID SUMMARY				ENGINEER'S ESTIMATE		Ray's Electric		Mark Lee & Young Kay, Inc. DBA Bay Construction	
						411 Pendleton Way, Suite 13 Oakland, CA 94621 (510) 577-7700 (510) 577-7706 Fax		4026 Martin Luther King Jr Wy Oakland, CA 94609 (510) 658-7225 (510) 658-4890 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	18,000.00	18,000.00	10,080.00	10,080.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	10,000.00	10,000.00	5,040.00	5,040.00
3	380	CY	EARTHWORK	70.00	26,600.00	130.00	49,400.00	63.00	23,940.00
4	3	EA	REMOVE 48" TREE	1,500.00	4,500.00	3,000.00	9,000.00	1,512.00	4,536.00
5	1	EA	CONVERT EXISTING SWI TYPE A TO SWI TYPE E	4,000.00	4,000.00	6,000.00	6,000.00	7,560.00	7,560.00
6	155	TN	HOT MIX ASPHALT (4")	130.00	20,150.00	185.00	28,675.00	264.60	41,013.00
7	160	CY	AB FOR PARKING LOT	60.00	9,600.00	80.00	12,800.00	44.10	7,056.00
8	270	SF	MINOR CONCRETE (DRIVEWAY) (INCLUDES REMOVAL OF EXISTING SIDEWALK, CURB RAMP, CURB & GUTTER AND REPLACE WITH PCC DRIVEWAY)	20.00	5,400.00	18.00	4,860.00	15.12	4,082.40
9	184	LF	MINOR CONCRETE (CURB & GUTTER)	40.00	7,360.00	35.00	6,440.00	50.40	9,273.60
10	220	SF	MINOR CONCRETE (SIDEWALK)	14.00	3,080.00	12.00	2,640.00	15.12	3,326.40
11	1	EA	MINOR CONCRETE (CURB RAMP)	3,500.00	3,500.00	4,000.00	4,000.00	1,638.00	1,638.00
12	220	LF	MINOR CONCRETE (ISLAND CURB)	30.00	6,600.00	30.00	6,600.00	44.10	9,702.00
13	65	LF	STORM DRAIN (8" PVC SDR-26)	200.00	13,000.00	85.00	5,525.00	88.20	5,733.00
14	6	EA	TREE (24" BOX) (INCLUDES SOIL PREPARATION, GRADING AND TOPSOIL)	700.00	4,200.00	775.00	4,650.00	882.00	5,292.00
15	2	EA	DOUBLE ARM DECORATIVE LIGHTS (LED)	8,000.00	16,000.00	8,000.00	16,000.00	18,900.00	37,800.00
16	4	EA	SINGLE ARM DECORATIVE LIGHTS (LED)	6,000.00	24,000.00	6,500.00	26,000.00	12,600.00	50,400.00
17	1	LS	SIGNAGE AND STRIPING	6,000.00	6,000.00	2,000.00	2,000.00	4,410.00	4,410.00
18	1	LS	BIO-RETENTION AREA	30,000.00	30,000.00	6,000.00	6,000.00	6,300.00	6,300.00
19	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	3,000.00	3,000.00	2,520.00	2,520.00
20	1	LS	ADMINISTRATIVE CHANGE ORDERS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
TOTAL					224,990.00		241,590.00		259,702.40

CITY OF HAYWARD
 CONSTRUCTION OF WEEKES ADA ACCESSIBLE PARKING LOT
 PROJECT NO. TBD
 BIDS OPENED: 2/11/14
 (NUMBER OF BIDS RECEIVED - 10)

BID SUMMARY				ENGINEER'S ESTIMATE		Sposeto Engineering, Inc.		R and M Paving Contractors, Inc.	
						4558 Contractors Place Livermore, CA 94551 (925) 443-4200 (925) 443-6800 Fax		980 Ames Ave Milpitas, CA 95127 (408) 946-2974 (408) 946-8029 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	29,000.00	29,000.00	4,000.00	4,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	4,000.00	4,000.00	3,000.00	3,000.00
3	380	CY	EARTHWORK	70.00	26,600.00	120.00	45,600.00	105.00	39,900.00
4	3	EA	REMOVE 48" TREE	1,500.00	4,500.00	1,150.00	3,450.00	3,780.00	11,340.00
5	1	EA	CONVERT EXISTING SWI TYPE A TO SWI TYPE E	4,000.00	4,000.00	4,400.00	4,400.00	3,000.00	3,000.00
6	155	TN	HOT MIX ASPHALT (4")	130.00	20,150.00	190.00	29,450.00	220.00	34,100.00
7	160	CY	AB FOR PARKING LOT	60.00	9,600.00	123.00	19,680.00	190.00	30,400.00
8	270	SF	MINOR CONCRETE (DRIVEWAY) (INCLUDES REMOVAL OF EXISTING SIDEWALK, CURB RAMP, CURB & GUTTER AND REPLACE WITH PCC DRIVEWAY)	20.00	5,400.00	22.00	5,940.00	28.00	7,560.00
9	184	LF	MINOR CONCRETE (CURB & GUTTER)	40.00	7,360.00	49.00	9,016.00	57.00	10,488.00
10	220	SF	MINOR CONCRETE (SIDEWALK)	14.00	3,080.00	12.00	2,640.00	26.00	5,720.00
11	1	EA	MINOR CONCRETE (CURB RAMP)	3,500.00	3,500.00	2,400.00	2,400.00	4,290.00	4,290.00
12	220	LF	MINOR CONCRETE (ISLAND CURB)	30.00	6,600.00	44.00	9,680.00	51.00	11,220.00
13	65	LF	STORM DRAIN (8" PVC SDR-26)	200.00	13,000.00	73.00	4,745.00	70.00	4,550.00
14	6	EA	TREE (24" BOX) (INCLUDES SOIL PREPARATION, GRADING AND TOPSOIL)	700.00	4,200.00	950.00	5,700.00	1,026.00	6,156.00
15	2	EA	DOUBLE ARM DECORATIVE LIGHTS (LED)	8,000.00	16,000.00	11,300.00	22,600.00	11,400.00	22,800.00
16	4	EA	SINGLE ARM DECORATIVE LIGHTS (LED)	6,000.00	24,000.00	10,600.00	42,400.00	10,800.00	43,200.00
17	1	LS	SIGNAGE AND STRIPING	6,000.00	6,000.00	1,800.00	1,800.00	5,100.00	5,100.00
18	1	LS	BIO-RETENTION AREA	30,000.00	30,000.00	12,000.00	12,000.00	6,220.00	6,220.00
19	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	500.00	500.00	3,500.00	3,500.00
20	1	LS	ADMINISTRATIVE CHANGE ORDERS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
TOTAL					224,990.00		275,001.00		276,544.00

DATE: March 4, 2014

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Adoption of a Resolution Establishing June 3, 2014 as the Date for a Proposed Ballot Measure Asking Hayward Voters to Approve a One-Half Cent Local Transactions and Use (Sales) Tax Sunsetting after Twenty Years

RECOMMENDATION

That Council takes the following actions to place a sales tax measure, levying a half cent transactions and use (sales) tax on all applicable transactions before the voters of Hayward at the June 3, 2014 election:

1. Adopts the attached Resolution (Attachment I) approving the proposed ballot question as it will appear on the ballot, and the underlying ordinance to be enacted, and requesting the Alameda County Board of Supervisors authorize the County Clerk and the Registrar of Voters to provide election services and canvass the returns; and
2. Directs the City Attorney to develop an impartial analysis of the proposed measure

BACKGROUND

Since 2008, the City of Hayward has been weathering the effects of the Great Recession like many other cities throughout the state and the country. A series of factors converged to create the “perfect fiscal storm” and left the City’s General Fund budget facing deficits of between \$20-30 million annually over the next ten years, even with the Utility Users Tax measure approved by voters in 2009. The City Council and City staff developed a series of budget balancing measures including employee salary and benefit concessions, organizational downsizing, use of reserves, and other organizational savings to address the widening gap between future revenue growth and escalating costs.

The City Council has been incredibly conscientious in establishing long-term fiscal policies to address the City’s unfunded benefit liabilities and the City’s capital facility needs. The City has also been working diligently since 2010 to structurally reset the City’s General Fund and Enterprise Fund operating budgets in order to provide a sustainable future for City operations, protect benefits for employees, and ensure continued service delivery to the community. This has been accomplished through a combination of flattening the organization to eliminate managerial and

other positions and reducing other costs, with the primary vehicle being the concessions taken by the City's various labor groups. However, the City has significant unfunded needs, including over \$500 million in unfunded capital needs. While the economy has improved significantly over the past two years, Hayward, like all other California cities, still faces escalation in operating costs outside of their control, and which are outpacing revenue growth. This makes it a challenge to continue existing funding levels for critical services to the community and there are no additional funds in the current operating budget to begin addressing the City's large backlog of unfunded capital needs.

In the summer of 2013, the City began to evaluate options for funding some of the more immediate of these capital facilities needs. Staff and the Council Budget & Finance Committee initially explored the option of placing a facility bond measure on an upcoming ballot. However, as the City embarked on community outreach efforts related to a possible ballot measure, it became clear that the community was interested in a mix of enhanced public services in addition to improvements to capital facilities. As such, the City conducted voter surveys to test the likelihood of either a bond measure or a sales tax measure being successfully approved in an upcoming election¹. While a bond measure would be limited to funding specified capital facility projects, a sales tax measure would provide flexibility in funding either capital facilities or desired public services.

The Council asked staff and community volunteers to engage in a community listening and outreach effort to more fully understand community funding priorities and whether placing a measure on an upcoming ballot would be a prudent step to take. The results of these efforts were presented to Council on February 25, 2014² and based on this feedback, the Council asked staff to return at tonight's meeting with the necessary documents to place a sales tax measure on the June 2014 ballot.

DISCUSSION

As mentioned previously, a locally approved sales tax measure would provide the City Council with flexibility to allocate funds to either capital facility improvements or public service enhancements depending on community needs and priorities. The one-half cent sales tax, as proposed, would generate approximately \$10 million in annual revenue to the City, which would be dedicated to local purposes and could not be taken by the State. It would be applicable to the same goods that are currently subject to sales and use tax, with certain items exempt from the tax, e.g. most groceries, prescription medicines, certain medical devices, and sales of items paid for with food stamps. Attachment II provides a frequently asked questions document about the potential sales tax measure. This document is also available on www.haywardlistens.com, the City's website dedicated to providing information to the community about the proposed measure.

Based on the City's current assessment of needs, a one-half cent sales tax would provide a level of funding sufficient to cover a good portion of the high-priority City facility needs while also

¹ Polling Results begin on page 73 of the December 17, 2013 Agenda Packet: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2013/CCA13PDF/cca121713full.pdf>

² Agenda Report: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/rp/2014/cca022514-IRAPA02.pdf>

Presentation: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/rp/2014/cca022514-P02.pdf>

providing additional funding for services of a high priority to the community, primarily public safety and street maintenance services. Staff is also proposing a sunset on the sales tax of twenty years. This sunset would provide a sufficient window for issuing debt service and constructing capital facilities while also providing accountability to the public on how the funds are spent. If the public is unhappy with how the money is spent, they would have an opportunity to express their opinions if and when a future City Council decides to place the measure on the ballot for possible extension after the sunset.

Staff originally developed a list of the highest priority funding needs for the City that was used during the community outreach process. This list is included as Attachment III to this report and the annual funding totals on that list clearly exceed the amount that would be available if the sales tax measure passes. Following the community outreach process, staff refined this list to fit within the annual available funding and to better match community priorities. While the sales tax measure is proposed as a general tax (meaning that the funds would go into the General Fund and could not be dedicated for specific purposes), the Council can identify possible uses for these additional funds in order to provide the voting public with assurances that the funds will be used for identified community priorities. Table 2 below identifies the possible mix of capital projects and public services that could potentially be funded with the additional sales tax revenue.

**Table 2: Possible Funding Priorities for Sales Tax Measure
(based on \$10M in annual revenue)**

Capital Projects/Restoration of Services	Annual Debt Service Payment¹ or Annual Cost
Additional Police Services (Cost per officer: \$200,000/year)	\$2,000,000 (annual cost)
Library & Community Learning Center (Total unfunded cost: \$50,000,000)	\$3,990,000 (annual debt service)
Other Fire Station Retrofits/ Improvements (Total cost: \$10,000,000)	\$798,000 (annual debt service)
New Fire Station #6 Training Center (Total cost: \$8,200,000)	\$654,400 (annual debt service)
Street Repairs² (2 miles of overlay and 4 miles of slurry seal)	\$1,000,000 ³ (TBD)
Restoring 5 Maintenance Workers (Cost per worker: \$100,000/year)	\$500,000 (annual cost)
Total Annual Cost	\$8,942,400
Contingency	\$1,057,600
Total Committed Annual Revenue	\$10,000,000

^[1] Annual debt service payment based on 20-year amortization of bond funding

^[2] Current annual gas tax/Measure B funding for overlay/slurry seal = \$4 million

^[3] There may be efficiencies to be gained by issuing debt to allow for a larger number of streets to be repaired in the first few years after the revenue measure passes. Staff will evaluate these options if the measure is approved by the voters.

Identifying possible funding priorities for the measure provides an important oversight function. During last week’s Council discussion on the revenue measure, the concept of an oversight committee for expenditure of funds coming from the potential measure was raised. While there may be other circumstances where an oversight committee would be beneficial, staff recommends against the formation of an oversight committee related to this revenue measure. The elected City Council is the ultimate oversight committee for the use of these revenues and will be held accountable by the voting public if there is a belief that the funds are not being utilized for community priorities. The annual budget process provides an opportunity for public input and Council direction on spending and for staff to be held accountable on the use of the funds. Additional oversight of all funds would also occur throughout the year at the Council Budget & Finance Committee meetings, as part of the Mid-Year financial report to Council, and during the Council budget hearings.

Possible Ballot Language

At last week's Council meeting, staff presented two options for possible ballot language and received feedback from the Council. The ballot language is a key element in placing the measure before the voters. Based on Council's feedback, staff prepared and is recommending a third option for the ballot language. The three options are identified below.

Option A: Language used in Tracking Poll

To protect and restore city services and facilities, including: increasing neighborhood police patrols; repairing potholes and maintaining streets and sidewalks; updating fire stations to meet neighborhood needs and earthquake standards; replacing the outdated and undersized library with a 21st century library and community learning center, and other city services; shall City of Hayward increase the sales tax by one-half percent, for twenty years, providing locally controlled funding that cannot be taken by the State?

Option B: Alternate Language from 2/25/2014 Meeting

To restore and maintain Hayward city services/facilities, including firefighting/emergency medical services; improving police protection for neighborhoods; replacing the aging library with a 21st Century facility including safe space for after-school homework/tutoring; repairing potholes, streets and sidewalks; updating aging neighborhood fire stations; and other city services; shall the City of Hayward increase the sales tax by ½ percent, for twenty years only, providing locally controlled funding that cannot be taken away by the State?

Option C: Recommended Ballot Language

To restore and maintain Hayward city services and facilities, including firefighting/emergency medical services; improving police protection for neighborhoods; replacing the aging library with a 21st century facility including safe space for after-school homework and tutoring; repairing potholes and streets; updating aging neighborhood fire stations; and other city services; shall the City of Hayward increase the sales tax by ½ percent, for twenty years only, providing locally controlled funding that cannot be taken by the State?

The attached resolution (Attachment I) is the mechanism by which Council would place this measure on the June 2014 ballot for voter consideration. Any final decisions made at this meeting would be incorporated into the resolution for submission to the County Registrar of Voters. The deadline to submit materials for placing the measure on the June 3, 2014 ballot is Friday, March 7, 2014. Staff recommends that the Council take action tonight to place a one-half cent transactions and use (sales) tax measure on the June 3, 2014 ballot with a proposed twenty-year sunset, no provision for a separate oversight committee, and ballot language Option C from above. If the voters approve the ballot question on June 3, 2014, the Ordinance included in Attachment I would be enacted automatically.

ECONOMIC AND FISCAL IMPACT

As mentioned previously in this report, a one-half cent sales tax would provide approximately \$10 million in annual funding to the City. All funds generated by the local sales tax would be locally controlled and would stay in Hayward to provide essential city services and facility improvements. By law, the State could not take this funding away.

Currently, the City of San Leandro has a sales tax rate of 9.25% and the Council there is considering a measure on the November 2014 ballot that would raise the rate to 9.5%. One of Hayward's other neighbors, Union City, also currently has a locally approved sales tax and their rate is 9.5%. If Hayward voters approved the ½ cent sales tax being proposed, the sales tax rate in Hayward would be 9.5%. Given the restrictions on locally controlled funding, many cities are considering sales tax increases given the flexibility that this revenue source provides to local communities.

The specific impact on local Hayward businesses of this proposed sales tax is nuanced. Staff has been discussing projections and implications of the local sales tax with our sales tax consultant, MuniServices. In their experiences from other jurisdictions, the small added amount of the local sales tax does not significantly impact buyers' decisions on where to make purchases. Buying decisions are more likely to be based on what retailer can give the consumer a better deal, sale prices, distance traveled, quality customer service and other factors. An example of the math is as follows: customer purchases a washer and dryer set for \$1,200. On this purchase, the local district sales tax would be equal to an additional \$6.00, for a total purchase price of \$1,206.

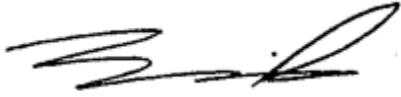
NEXT STEPS

If the Council adopts the resolution tonight placing the measure on the June 3, 2014 ballot, staff will work closely with the City Clerk and City Attorney to submit all of the required documentation to the County Registrar of Voters by the Friday, March 7 and Monday, March 24 deadlines. The City Attorney will also draft the impartial analysis of the measure for submittal. Below is a schedule of other key dates related to a June 2014 election:

- March 7, 2014: Deadline for the ballot measure question, ballot measure full text, City Attorney Impartial Analysis (Election Code 9286)
- March 12, 2014: Last day to withdraw a measure from the ballot (EC 9605)
- March 14, 2014: Last day to file direct arguments (EC 9282, 9286)
- March 14 – 24, 2014: Public review period for direct arguments (EC 9295)
- March 21, 2014: Last day to file rebuttal arguments (EC 9285)
- March 21 – 31, 2014: Public review period for rebuttal arguments (EC 9295)
- March 24, 2014: Deadline to submit direct arguments and rebuttal arguments to the Registrar of Voters

Prepared by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I:	Resolution
Attachment II:	Frequently Asked Questions
Attachment III:	Preliminary List of Critical City Funding Needs

CITY COUNCIL OF THE CITY OF HAYWARD

RESOLUTION NO. 14-

Introduced by Council Member

RESOLUTION OF THE CITY OF HAYWARD ESTABLISHING JUNE 3, 2014, AS THE DATE FOR AN ELECTION ON A PROPOSED BALLOT MEASURE SEEKING VOTER APPROVAL RELATING TO THE ENACTMENT OF A ONE-HALF OF ONE PERCENT (0.50%) TRANSACTIONS AND USE (SALES) TAX FOR TWENTY YEARS AND REQUESTING THE BOARD OF SUPERVISORS OF ALAMEDA COUNTY TO CONSOLIDATE SAID ELECTION WITH THE STATEWIDE DIRECT PRIMARY ELECTION

WHEREAS, a locally-enacted revenue measure would protect and maintain Hayward services because the money is legally required to stay in the City's community and cannot be taken by the State, thereby providing locally controlled funds for local services; and

WHEREAS, at its March 4, 2014 meeting, the City Council recognized the need for additional revenue to maintain and preserve the level of services desired by residents of the City; and

WHEREAS, at that meeting, the City Council concluded that all of the information presented indicated that, to obtain the revenue necessary to maintain and preserve service levels, the Council should call an election to ask the voters of the City to approve a 20 year local transactions and use (sales) tax, the revenue from which could be used to support general municipal services; and

WHEREAS, on the basis of the foregoing, the City Council determined that it was appropriate to submit a ballot measure regarding a general transactions and use (sales) tax to the voters of the City of Hayward for their approval and adoption at the general election to be held in the City on June 3, 2014; and

WHEREAS, the tax to be submitted to the voters, if approved, would be imposed on the sale of tangible personal property and the storage, use, or other consumption of such property. The tax rate would be one-half of one percent (0.50%) (one-half cent for each dollar) of the sales price of the property. The tax revenue would be collected by the State Board of Equalization and remitted to the City. The tax would be in effect for 20 years, and would then expire automatically, unless extended by the voters. The tax shall be approved if the measure receives at least a simple majority of affirmative votes; and

WHEREAS, the Hayward City Council is authorized by California Elections Code Section 9222 to place measures before the voters; and

WHEREAS, Elections Code Sections 9281 through 9287 set forth the procedures for arguments in favor of and in opposition to any City ballot measure and for rebuttal arguments; and

WHEREAS, June 3, 2014 is the date of the Statewide Direct Primary Election and it is desirable that the election on the City's ballot measure be consolidated with the Statewide Direct Primary Election to be held on the same date; that within the City, the precincts, polling places and election officers of the two elections be the same; and that the Alameda County Department of Elections canvass the returns of the consolidated election and that the election be held in all respects as if there were only one election; and

WHEREAS, based on all of the information presented at the March 4, 2014 meeting, both written and oral, including the staff reports, minutes, and other relevant materials, the City Council finds that under CEQA Guidelines 15060(c)(2) and 15378, subdivisions (2) and (4) of subdivision (b), this tax does not constitute a project under CEQA and therefore review under CEQA is not required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated by reference.

2. Call Election; Placement of Measure on the Ballot. Pursuant to California Constitution Article XIIC, Section 2; Government Code Section 53724; and Elections Code Section 9222, the City Council of the City of Hayward hereby calls an election at which it shall submit to the qualified voters of the City, a measure that, if approved, would adopt a temporary general transactions and use (sales) tax, as authorized by Revenue and Taxation Code Section 7285.9. This measure shall be designated by letter by the Alameda County Registrar of Voters. Pursuant to Election Code Section 10400 *et seq.*, the election for this measure shall be consolidated with the established election to be conducted on June 3, 2014.

3. Ballot Language. The question to be presented to the voters shall be either Ballot Language Alternative (a), Ballot Language Alternative (b) or Ballot Language Alternative (c) as follows:

Ballot Language Alternative (a):

To protect and restore city services and facilities, including: increasing neighborhood police patrols; repairing potholes and maintaining streets and sidewalks; updating fire stations to meet neighborhood needs and earthquake standards; replacing the outdated and undersized library with a 21 st century library and community learning center; and other city services; shall City of Hayward increase the sales tax by one-half percent, for twenty years, providing locally controlled funding that cannot be taken by the State?	YES	
	NO	

Ballot Language Alternative (b):

To restore and maintain Hayward city services/facilities, including firefighting/emergency medical services; improving police protection for neighborhoods; replacing the aging library with a 21 st Century facility including safe space for after-school homework/tutoring; repairing potholes, streets and sidewalks; updating aging neighborhood fire stations; and other city services; shall the City of Hayward increase the sales tax by ½ percent, for twenty years only, providing locally controlled funding that cannot be taken away by the State?	YES	
	NO	

Ballot Language Alternative (c):

To restore and maintain Hayward city services and facilities, including firefighting/emergency medical services; improving police protection for neighborhoods; replacing the aging library with a 21 st century facility including safe space for after-school homework and tutoring; repairing potholes and streets; updating aging neighborhood fire stations; and other city services; shall the City of Hayward increase the sales tax by ½ percent, for twenty years only, providing locally controlled funding that cannot be taken by the State?	YES	
	NO	

4. Proposed Ordinance. The ordinance authorizing the general tax to be approved by the voters pursuant to Sections 2 and 3 of the Resolution is as set forth in Attachment 1

hereto. The City Council hereby approves the ordinance, the form thereof, and its submission to the voters of the City at the June 3, 2014 election, as required by Revenue and Taxation Code Section 7285.9, subject to the approval of a majority of the voters voting on the measure at the election called by the adoption of this resolution. The entire text of the ordinance, attached hereto as Attachment 1, shall be included in the voters pamphlet. The ordinance specifies that the rate of the transactions tax shall be one-half of one percent (0.50%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in the City; it specifies that the rate of the use tax shall be one-half of one percent (0.50%) of the sales price of tangible personal property stored, used or otherwise consumed in the City, and that the tax shall be in effect for twenty years. The State Board of Equalization shall collect the tax from retailers subject to the tax and remit the funds to the City.

5. Publication of Measure. The City Clerk is hereby directed to cause notice of the measure to be published once in the official newspaper of the City of Hayward, in accordance with Section 12111 of the Elections Code and Section 6061 of the Government Code.

6. Request to Consolidate and Conduct Election and Canvass Returns.

(a) Pursuant to the requirement of Section 10403 of the Elections Code, the Board of Supervisors of the County of Alameda is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide Direct Primary Election on Tuesday June 3, 2014, for the purpose of placing the measure set forth in Sections 3 and 4 on the ballot.

(b) The County of Alameda Registrar of Voters is authorized to canvass the returns of the municipal election. The election shall be held in all respect as if there were only one election, and only one form of ballot shall be used.

(c) The Board of Supervisors is requested to issue instructions to the Alameda County Registrar of Voters to take any and all steps necessary for the holding of the consolidated election.

(d) The City of Hayward recognizes that additional costs will be incurred by the County of Alameda by reason of this consolidation and agrees to reimburse the County for any costs.

7. Submission of Ballot Argument and Impartial Analysis.

(a) The last day for submission of direct arguments for or against the measure shall be by 5:00 p.m. on March 14, 2014.

(b) The last day for submission of rebuttal arguments for or against the measure shall be by 3:00 p.m. on March 21, 2014.

(c) Direct arguments shall not exceed three hundred (300) words and shall be signed by not more than five persons.

(d) Rebuttal arguments shall not exceed two hundred fifty (250) words and shall be signed by not more than five persons; those persons may be different persons than the persons who signed the direct arguments.

(e) The City Attorney shall prepare an impartial analysis of the measure by March 7, 2014.

(f) Pursuant to California Elections Code Section 9285, when the City Clerk has selected the arguments for and against the measure, which will be printed and distributed to the voters, the City Clerk shall send copies of the argument in favor of the measure to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument, which it seeks to rebut.

8. Effective Date. This Resolution shall become effective immediately upon its adoption and the City Clerk is directed to send certified copies of the Resolution to the Alameda County Board of Supervisors and the Alameda County Registrar of Voters.

9. CEQA. The approval of this Resolution is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq.*, “CEQA,” and 14 Cal. Code Reg. §§ 15000 *et seq.*, “CEQA Guidelines”). The transactions and use (sales) tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose; it is not a commitment to any particular action. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. If revenue from the tax were used for a purpose that would have either such effect, the city would undertake the required CEQA review for that particular project. Therefore, under CEQA Guidelines section 15060, review under CEQA is not required.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2014

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

ATTACHMENT I

ORDINANCE NO _____

AN ORDINANCE OF THE PEOPLE OF THE CITY OF
HAYWARD IMPOSING A TRANSACTIONS AND USE (SALES)
TAX TO BE ADMINISTERED BY THE STATE BOARD OF
EQUALIZATION

WHEREAS, a locally-enacted revenue measure would protect and maintain Hayward services because the money is legally required to stay in our community and cannot be taken by the State, providing locally controlled funds for local services; and

WHEREAS, at its March 4, 2014 meeting, the City Council considered calling an election to seek voter approval of a proposed general transactions and use (sales) tax, as authorized by Revenue and Taxation Code section 7285.9; and

WHEREAS, at that meeting, the City Council concluded that all of the information presented indicated that, to obtain the revenue necessary to maintain and preserve service levels, the Council should call an election to ask the voters of the City to approve a twenty year local transactions and use (sales) tax, the revenue from which could be used to support general municipal services; and

WHEREAS, on the basis of the foregoing, the City Council determined that it was appropriate to place a measure regarding a general transactions and use (sales) tax before the voters at the June 3, 2014 general election; and

WHEREAS, the tax, if approved, would be imposed on the sale of tangible personal property and the storage, use, or other consumption of such property. The tax rate would be one-half of one percent (0.50%) (one-half cent for each dollar) of the sales price of the property. The tax revenue would be collected by the State Board of Equalization and remitted to the City. The tax would be in effect for twenty years, and would then expire automatically, unless extended by the voters. The tax shall be approved if the measure receives at least a simple majority of affirmative votes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAYWARD ORDAINS AS FOLLOWS:

Section 1. Amendment of Code.

The Hayward Municipal Code is hereby amended to add a new Chapter 8, Article 19 and shall read as follows:

“CHAPTER 8

ARTICLE 19

TRANSACTIONS AND USE (SALES) TAX

SEC. 8-19.100. Title.

This ordinance shall be known as the City of Hayward Transactions and Use (Sales) Tax Ordinance. The City of Hayward hereinafter shall be called “City.” This ordinance shall be applicable in the incorporated territory of the City.

SEC. 8-19.200 Operative Date.

“Operative Date” means October 1, 2014.

SEC. 8-19.300. Purpose.

This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes.

(a) To impose a retail transactions and use (sales) tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

(b) To adopt a retail transactions and use (sales) tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as

those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

(c) To adopt a retail transactions and use (sales) tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

(d) To adopt a retail transactions and use (sales) tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use (sales) taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

SEC. 8-19.400. Contract with State.

Prior to the operative date, the City shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use (sales) tax ordinance; provided, that if the City shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

SEC. 8-19.500. Transactions Tax Rate.

For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of 0.50% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

SEC. 8-19.600. Place of Sale.

For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

SEC. 8-19.700. Use Tax Rate.

A transactions and use (sales) tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of 0.50% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

SEC. 8-19.800. Adoption of Provisions of State Law.

Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

SEC. 8-19.900. Limitations on Adoption of State Law and Collection of Use Taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

(a) Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

(1) The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, State Treasury, or the Constitution of the State of California.

(2) The result of that substitution would require action to be taken by or against this City of any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this ordinance.

(3) In those sections, including, but not necessarily limited to, sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

(A) Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

(B) Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

(4) In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797, or 6828 of the Revenue and Taxation Code.

(b) The word “City” shall be substituted for the word “State” in the phrase “retailer engaged in business in this State” in Section 6203 and in the definition of that phrase in Section 6203.

SEC. 8-19.1000. Permit Not Required.

If a seller’s permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor’s permit shall not be required by this ordinance.

SEC. 8-19.1100. Exemptions and Exclusions.

(a) There shall be excluded from the measure of the transactions and use (sales) tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

(b) There are exempted from the computation of the amount of transactions tax the gross receipts from:

(1) Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

(2) Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

(A) With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that address is, in fact, his or her principal place of residence; and

(B) With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

(3) The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

(4) A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

(5) For the purpose of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

(c) There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

(1) The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use (sales) tax ordinance.

(2) Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

(3) If purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

(4) If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

(5) For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease had the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

(6) Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order,

either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

(7) “A retailer engaged in business in the City” shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

(d) Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

SEC. 8-19.1200. Amendments.

All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

SEC. 8-19.1300. Enjoining Collection Forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

SEC. 8-19.1400. Authorization and Limitation on Issuance of Bonds.

The City is hereby authorized to issue limited tax bonds, from time to time, provided that the maximum bonded indebtedness will not exceed the total amount of this retail transactions and use (sales) tax.

SEC. 8-19.1500. Annual Audit

The proceeds resulting from this transactions and use (sales) tax shall be deposited into the City’s General Fund and become subject to the same independent annual audit requirements as other general fund revenue.

SEC. 8-19.1600. Termination Date.

The authority to levy the tax imposed by this ordinance shall expire on the twentieth anniversary of the last day of the calendar quarter following the operative date.”

Section 2. Environmental Compliance.

The findings for this ordinance in compliance with the California Environmental Quality Act (“CEQA”) are the same as those set forth in the City’s Resolution No. _____ calling for an election on this ordinance. The CEQA findings in Resolution No. _____ are incorporated herein by reference.

Section 3. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 4. Effective Date.

The Ordinance relates to the levying and collecting of the City transactions and use (sales) taxes and shall take effect immediately.

APPROVED by the following vote of the People of the City of Hayward on June 3, 2014.

AYES:

NOES:

ADOPTED by Declaration of the vote at the June 3, 2014 election by the City Council of the City of Hayward on the _____ day of _____, 2014.

AYES: COUNCIL MEMBERS:

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

City of Hayward – 2014 Revenue Measure Feasibility Project
Frequently Asked Questions (FAQ)

What is this project all about?

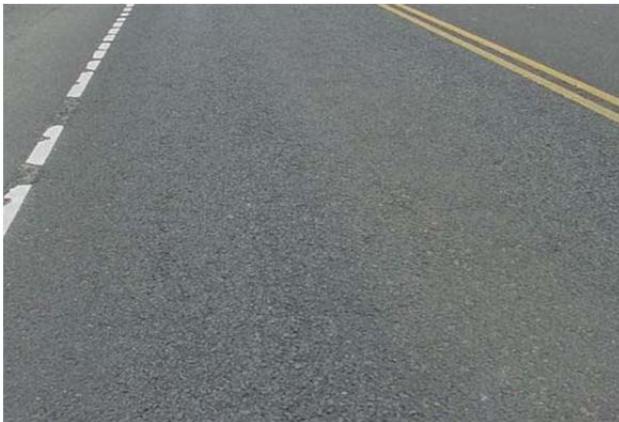
It is the City's responsibility to provide public services and facilities that benefit our community—things like police, fire and public safety services and facilities, well-maintained streets and roads, quality libraries, etc. Maintaining these public assets isn't cheap. Hayward city facilities in particular, have grown old, deteriorated and in some cases, unsafe, over many decades of constant use. In particular, the Great Recession over the past few years has impacted the City budget, making it impossible to fund needed repairs and upgrades to aging facilities while still maintaining critical services for the community.

What are the City's critical needs that make this project necessary?

(Note – needs listed alphabetically below)

- **Fire:** Hayward's fire stations are aging and many need serious upgrades. Most of the City's fire stations were built more than 50 years ago. Some of the City's busiest stations have water damage, cracked foundations, and electrical systems that don't meet current building safety codes.
- **Library:** The main library was built in 1951, when Hayward had a population of 14,000 people. Today, Hayward is the Bay Area's fifth largest city, with a population of 150,000. The current library is deteriorating rapidly, and is too small and technologically outdated to meet the needs of our growing community.
- **Police:** Over the past six years, Hayward police have been stretched thin. The department needs increased staffing in several critical areas in order to keep pace with changes in technology and crime patterns.
- **Road Maintenance:** The city currently maintains 659 miles of streets and roads. The pavement condition score currently stands at 69 (fair). To bring the average condition up to 80 (good) would require nearly triple the City's current annual budget for road maintenance.

GOOD



FAIR



What is the goal of this project?

The City of Hayward has been working for several years investigating options to address its aging infrastructure needs. At the same time, the Great Recession and other conditions have greatly impacted the City budget, making it impossible to fund needed repairs and upgrades to aging facilities while still maintaining critical services for the community. This project is intended to find a solution to that problem in an environment of limited resources. One of the options under consideration is to ask the Hayward community to support establishing a new and stable local funding source to provide funding for critical city services that the State can't take away.

To achieve its goal, the City will need to show how it has been a good steward of the funding it gets now. How is the City managing its finances responsibly NOW?

The City has made significant changes to its personnel structure, compensation guidelines and operating strategies in an effort to keep the City financially stable. City employees, executives and elected officials have all made substantial sacrifices to aid in this effort by contributing more towards the costs of benefits, all while maintaining a high level of service to the community.

How much would a new measure cost?

The most promising kind of measure currently under consideration at Hayward City Hall, is a ½ cent sales tax. Establishing such a measure in the city of Hayward would require a vote of the people – and 50%+ 1 (simple majority) approval. If approved it would add 50 cents to a \$100 purchase made in Hayward.

How much additional funding would a ½ cent sales tax generate for the City?

A ½ cent sales tax would raise about \$10 million per year. **This revenue is dependent on the economy and the amount of sales tax generated in Hayward.** ALL funds generated by the local sales tax would be locally controlled and would stay in Hayward to provide essential city services and facility improvements. By law, the State could not take this funding away.

What would a sales tax apply to? What's taxed and what isn't?

A local sales tax would apply to the same goods and services and be subject to the existing state sales tax on tangible personal property. For example: furniture, cars, giftware, toys, antiques and clothing would be subject to the tax. Items that are exempt from sales tax include sales of certain food products for human consumption (most groceries), sales to the U.S. government, sales of prescription medicine and certain medical devices, and sales of items paid for with food stamps.

How long would a ½ cent sales tax last?

The measure under consideration in Hayward would most likely include a 20-year duration or "sunset". Changes could not be made without a new vote of the people.

Where to go for additional information:

For additional information please contact Assistant City Manager Kelly McAdoo at Kelly.mcadoo@hayward-ca.gov.

City of Hayward – 2014 Revenue Measure Feasibility Project

**ATTACHMENT III – Preliminary List of Critical City Funding Needs
March 4, 2014**

Capital Projects	Annual Debt Service Payment¹ or Annual Cost
Library & Community Learning Center Total unfunded cost: \$50,000,000	\$3,990,000
New Fire Station #6 Training Center Total unfunded cost: \$8,200,000	\$654,400
Other Fire Station Retrofits/Improvements Total unfunded cost: \$10,000,000	\$798,000
Street Repairs² 2 miles of overlay and 4 miles of slurry seal	\$1,000,000
New Police Facility & Jail Total unfunded cost: \$85,000,000	\$6,783,000
Restoration of Services	Annual Debt Service Payment³ or Annual Cost
Restoring 5 Police Officers Cost per officer: \$200,000/year	\$1,000,000
Restoring 5 Maintenance Workers Cost per worker: \$100,000/year	\$500,000
Maintain Current Services (Closing the General Fund Budget Deficit for FY2015)	\$2,600,000

¹ Annual debt service payment based on 20-year amortization of bond funding

² Current annual gas tax/Measure B funding for overlay/slurry seal = \$4 million

³ Annual debt service payment based on 20-year amortization of bond funding