

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/26/07

AGENDA ITEM 11

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: General Plan Amendment No. PL-2006-0395 and Zone Change PL-2006-0393 – Request to Amend the General Plan Land Use Designation from Low-Density Residential to High-Density Residential, and Change the Zoning from Single-Family Residential (RS) to Planned Development (PD) – Chris Zaballos for Zaballos Enterprises (Applicant/Owner) – The Property Is Located at 1728 D Street

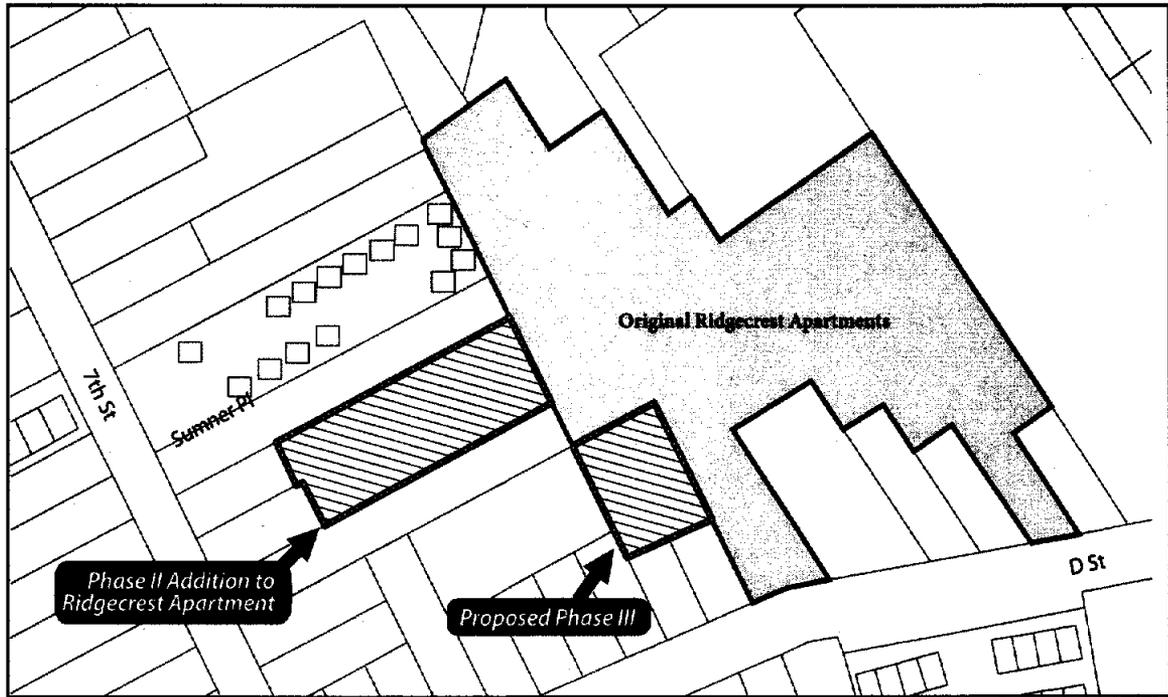
RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution and introduce the attached ordinance approving the Mitigated Negative Declaration, Mitigation Monitoring Plan, General Plan Amendment, Zone Change and Preliminary and Precise Development Plan, subject to the attached conditions of approval.

DISCUSSION:

On May 24, 2007, the Planning Commission voted unanimously (5:0:2) to recommend that the City Council modify the Planned Development District for the Ridgecrest Apartments to allow the construction of four additional apartments. The Ridgecrest Apartments are located on the north side of D Street between Seventh Street and San Felipe Park. The project is surrounded by single-family homes, multi-family properties and a religious facility. The modification would involve a change to the General Plan land use designation from Low-Density Residential (LDR) to High-Density Residential (HDR), a change of the zoning from Single-Family Residential (RS) to Planned Development (PD) and approval of a Preliminary and Precise Development Plan. The original project, approved in 1985, contained 88 units on 4.02 acres (see Phasing Map). In 1991, 11 units on 0.65 acre were added as Phase II. The subject land (Phase III) of 11,160 square feet was merged with the existing project in 2006 to bring the total site area to 4.9 acres. With the addition of the four proposed apartments, the new total would be 103 units. The density for the proposed Phase III would be 15.6 units per acre, while the density for the overall site would be 21.0 units per acre. The current General Plan land use designation for the Phase III area allows up to 8.7 units per acre, so the proposal includes changing the designation to High Density Residential to allow the four units and so that all three phases will have the same designation.

The four new apartments would be constructed with architectural styling, materials and colors consistent with the surrounding apartments. Each apartment would contain 1,405 square feet and would have three bedrooms, two bathrooms and laundry facilities. Nine covered parking spaces, including one guest space, would be provided per City regulations. Each of the four apartments would have a private deck, which would be designed so that the overall site meets the project's minimum open space requirement.

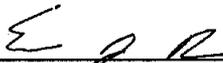


Phasing Map

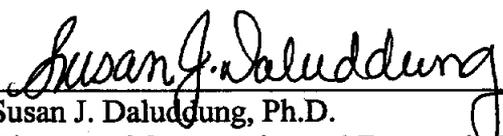
The addition of four new units will add 25 to 30 vehicle trips per day and will not cause a significant increase in traffic. Although parking is permitted on both sides of D Street in the vicinity of the project, the neighborhood has not experienced any parking spillover from the apartments. No members of the public spoke at the Planning Commission public hearing.

Normally, with the approval of a Planned Development, the Council approves a Preliminary Development Plan. The applicant then submits a Precise Plan application whereby staff reviews and approves more detailed plans. In this case, because the scale of the project is relatively small, it is staff's opinion that the attached plans fulfill the requirements of a Precise Plan.

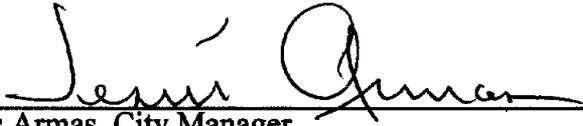
Prepared by:


Erik J. Pearson, AICP
Associate Planner

Recommended by:


Susan J. Daluddung, Ph.D.
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

- Attachments:**
- Exhibit A. Area and Zoning Map**
 - Exhibit B. Conditions of Approval (as recommended by staff and the Planning Commission)**
 - Exhibit C. Minutes of May 24, 2007 Planning Commission Meeting**
 - Exhibit D. May 24, 2007 Planning Commission Agenda Report (with attachments)**
 - Draft Ordinance**
 - Draft Resolution**
 - Plans**

6/21/07

**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**

CONDITIONS OF APPROVAL
Ridgecrest Apartments – Phase III

General Plan Amendment No. PL-2006-0395
Zone Change No. PL-2006-0393

Zaballos Enterprises (Applicant/Owner)

General Plan Amendment No. PL-2006-0395 and Zone Change No. PL-2006-0393 are approved subject to the plans labeled Exhibit "A" and the conditions listed below:

1. This permit becomes void one year after the effective date of approval, unless prior to that time a building permit application has been submitted and accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.
2. If a building permit is issued for construction of improvements authorized by the general plan amendment and zone change approvals, said approvals shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the general plan amendment and zone change approvals.
3. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
4. Prior to application for a Building Permit or a Grading Permit, the plans shall be revised to include the following:
 - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plans.
 - b) Detailed landscaping and irrigation plans (see conditions # 14 through 28).
 - c) A lighting plan, prepared by a qualified illumination engineer meeting the requirements of the City's Building Security Ordinance. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.

The fixtures shall be decorative and designed to keep the light from spilling onto adjacent properties. The lighting and its related photometric plan shall be reviewed and approved by the Planning Director. Lighting standards shall be placed so as to

not conflict with the location of trees or where they would shine directly into windows.

- d) A soils investigation report ensuring that the building foundations are adequately designed for the soil type on-site shall be reviewed and approved by the engineering and building staff.
 - e) The floor plans shall be revised to show that the decks will be enlarged to help meet the minimum open space requirements for the entire Ridgecrest apartment community. Open space areas that meet City standards shall be provided prior to final of permit and certificate of occupancy for any of the four units.
5. The owner shall maintain in good repair all fencing, parking and driveway surfaces, common landscaping, lighting, exterior elevations, trash enclosures, drainage facilities, project signs, etc. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 72 hours of occurrence.
 6. No mechanical equipment, or solar collectors, may be placed on the roof unless it is incorporated into the design of the roof. Prior to construction, documentation shall be provided that the roof-mounted mechanical equipment is adequately screened.
 7. In the event that archaeological resources, prehistoric or historic artifacts are discovered during construction of 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 evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
 8. Construction noise from the development of this site shall adhere to standard restrictions on hours and days of operation as specified in the City of Hayward Municipal Code, Article 1, Section 4.103(2). Construction equipment is required to have sound reduction devices to reduce noise impacts on surrounding properties. The name and telephone number of an individual responsible for responding to complaints regarding noise, and who is hired by the developer, shall be posted at the site during construction.
 9. Grading and construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday. No work shall be done on weekends or national holidays
 10. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
 11. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning standard, must be approved by the Planning Director prior to implementation.
 12. Any future modification to the approved site plan shall require review and approval by the Planning Commission.

Landscaping:

13. Provide protection for all trees that are within 30 feet of construction.
14. Prior to the approval of improvement plans, or issuance of the first building permit, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. Clearly show trees to be removed. Place a chart on the plans showing the value of this trees and trees that are being proposed in addition to any required trees that can be used as mitigation for the tree proposed for removal.
15. The landscape should be coordinated with the landscaping for the adjacent site. The irrigation can be connected to the existing irrigation system.
16. Use herbaceous rather than woody groundcovers adjacent to pedestrian areas and pavement. Live groundcover is to extend under all shrub beds and the spacing used on plant material shall be sufficiently close to provide 100% coverage within two years.
17. River cobbles may be used in addition to native low water use groundcover under the dripline of the existing oak tree.
18. Add colorful perennials such as Agapanthus, Dietes and Daylilies at entryway areas.
19. Drip emitters or a bubbler shall be provided to each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be places on a separate valve.
20. Trees shall be planted according to the City Standard Detail SD-122.
21. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6" high class "B" Portland Cement concrete curb.
22. All above ground utilities, mechanical equipment and trash enclosures shall be screened from the street with shrubs.
23. Trees shall be preserved in accordance with the Tree Preservation Ordinance. Prior to the commencement of clearing and grading operations, all trees to be preserved or removed shall be indicated on the site and landscape plans, and noted with tree protection measures in compliance with City codes. A tree removal permit is required prior to the removal of any tree. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.
24. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. The bond, surety or deposit shall be returned when the project is completed if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees upon completion of the project. Any trees that are removed or damaged during construction shall be replaced with trees of equal size and equal value.
25. Construction Administration services shall be provided by the project landscape architect. Services to include:
 - a) Observation of irrigation system before burying pipes;
 - b) Observation of soil preparation and soil amendments;
 - c) Observation of plant material upon delivery to the site;

- d) Observation of layout and placement of plants material upon delivery to the site;
 - e) Observation of final acceptance; and
 - f) Observation of maintenance period commencement.
26. Landscape improvements shall be installed according to the approved plans, inspected and accepted by the project landscape architect and a Certificate of Substantial Completion (Attachment C in Landscape Design Checklist) completed by the project landscape architect and an Irrigation Schedule shall be submitted to the City Landscape Architect for final site inspection/acceptance prior to the issuance of a Certificate of Occupancy.
27. Landscaping shall be maintained in a healthy, weed-free condition 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 30% die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.

Solid Waste & Recycling:

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

Fire Department:

30. Maintain the existing driveway approach as a dedicated fire lane. Fire lane signage and red-painted curbing will be enforced along the existing driveway.
31. The new proposed parking lot area and the existing driveway will serve as a turnaround area for our fire apparatus. This area shall be maintained free of obstruction at all times. Fire lane signage and red-painted curbing will be enforced for the new parking lot area as well.
32. Previous PM submittals reflected existing fire hydrant locations at the D Street driveway entrance and also on the private driveway (approximately 230 feet away) at the first intersection. This submittal does not reflect the fire hydrant along the driveway at the first intersection. HFD will confirm that the fire hydrant exists. However, if it does not exist (at the intersection), a fire hydrant will be required at that location.
33. If a fire hydrant is required, it shall be installed per City of Hayward Standards.
34. Type of fire hydrant shall be double steamer.
35. Minimum fire flow shall be 3,000 gallons per minute (gpm) at 20 PSI. An allowance of up to 50% will be granted for the fire flow with automatic fire sprinklers in the building.
36. Crash posts and blue fire hydrant marker requirements will be implemented as part of the fire hydrant installation.

37. The proposed 2-story apartment building is approximately 5500 square feet in size. The building will be required to have automatic fire sprinklers installed per NFPA 13 Standards. A dedicated underground fire service line shall also be installed as part of the fire sprinkler system. The underground fire service line shall be designed and installed per NFPA 24 Standards.
38. The building will be required to have central station monitoring for the fire sprinkler system if the system is comprised of more than 100 fire sprinkler heads.
39. Each unit shall be equipped with residential smoke detectors hardwired with battery back-up as required per the California Building Code.
40. Each unit shall have an audible warning device installed as part of the fire sprinkler system to alert the occupants of any fire sprinkler system actuation.
41. Portable fire extinguishers shall be installed in a common area on the first and second floor of the building. Portable fire extinguishers shall have a minimum rating of 2A:10BC.
42. A minimum 4-inch self-illuminated building address shall be installed. Address numbers shall be installed on the front of the building so as to be clearly visible from the nearest access way. If self-illuminated numbers are not used, a minimum 6-inch number shall be installed on a contrasting background.
43. Building exiting shall be in conformance with the California Building Code, Chapter 10.
44. Composition roof shingles are acceptable roofing materials for this building (Class C rating or better).
45. Fire permits will be required for the installation of fire sprinklers and waterflow monitoring equipment.

Engineering:

46. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable. It is highly recommended that a grassy swale be installed to intercept the surface runoff.
47. If the project will create or replace 10,000 square feet or more of impervious surface, the project must comply with the hydraulic sizing design criteria for stormwater quality treatment.
48. The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3.d of the ACCWP NPDES permit (page 22). In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5 – 12 has a section titled "BMP Design Criteria for Flow and Volume." This should be available on their website at www.cabmphandbooks.com.
49. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete a Development Building Application

Form Information: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.

50. Trash enclosures and/or recycling area(s) shall be covered.
51. The owner shall prepare a Storm Treatment Measures Maintenance Agreement (available in the Engineering and Transportation Division); the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
52. 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, landscaping should be designed and operated to treat stormwater runoff. Landscaping shall also comply with the City's "water efficient landscape ordinance" or equivalent.
53. All on-site and off-site storm drain inlets shall be labeled with "No Dumping – Drains to Bay or equivalent, using methods approved by the City.
54. Show the proposed drainage system of the project.
55. The proposed sanitary lateral and the existing water service shall have 6 feet minimum separation.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, May 24, 2007, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

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

ROLL CALL

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

Staff Members Present: Conneely, Patenaude, Rizk, Lens

General Public Present: Approximately 9

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

- 1. General Plan Amendment No. PL-2006-0395 and Zone Change PL-2006-0393 – Chris Zaballos for Zaballos Enterprises (Applicant/Owner) – Request to Change the General Plan Land Use Designation from Low-Density Residential to High-Density Residential and Change the Zoning from a Single-Family Residential (RS) District to a Planned Development (PD) District to Build Four Apartments as Part of the Ridgcrest Apartment Complex - The 4.9 Acre Project Site is Located Adjacent and North of 1744 and 1748 D Street**

Staff report submitted by Associate Planner Pearson, dated May 24, 2007, was filed.

Principal Planner Patenaude presented the report.

In response to Commissioner Mendall's inquiry regarding rezoning the proposed project as Medium-Density as opposed to High-Density, Principal Planner Patenaude indicated that the project would be incorporated into the Planned Development District as proposed.

In reference to Commissioner Lavelle's inquiry regarding parking ratios, Principal Planner Patenaude indicated that there are a total of nine spaces with 2.1 spaces per unit including one for guest parking. In response to Commissioner Lavelle's inquiry regarding transit bus service, Mr. Patenaude indicated that AC Transit Route 95 serves the area.

Regarding Commissioner Zermeño's inquiry for traffic concerns, Principal Planner Patenaude

DRAFT

indicated that the proposed four new units would not cause a significant increase in traffic for D Street.

Commissioner Thnay expressed that the environmental capacity for the two-lane D Street may become unbearable for residents in the area.

Chair McKillop opened the public hearing at 7:47 p.m.

Mr. Chris Zaballos, applicant, indicated that the proposed project adds continuity to D Street. He kindly asked for the Commissioners support.

In response to Commissioner Mendall's inquiry, Mr. Zaballos indicated that separate electric meters will be provided for the four units.

In response to Commissioner Lavelle's inquiry, Mr. Zaballos responded that the rent for the three-bedroom unit with two parking spaces underneath would be approximately \$1,550.

Chair McKillop closed the public hearing at 7:50 p.m.

Commissioner Thnay moved, seconded by Commissioner Zermeño, and unanimously approved with Commissioners Sacks and Peixoto absent, to recommend to City Council to adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and approve the General Plan Amendment, Zone Change and Preliminary and Precise Development Plan subject to the findings and conditions.

- 2. Site Plan Review No PL-2005-0594 – Mission Paradise – Mohammad Shaiq (Applicant) / Mission Paradise LLC (Owner) – Mixed-Use Project with 21,017 Square Feet of Retail Area and 92 Residential Units – The 1.9 Acre Project Site is Located at 28000 Mission Boulevard between Webster and Hancock Streets (Continued From February 8, 2007)**

Staff report submitted by Principal Planner Patenaude, dated May 24, 2007, was filed.

Principal Planner Patenaude made the staff report indicating that the item was continued from the February 8, 2007, meeting in order for the applicant to respond to concerns raised, which have been addressed in the staff report.

In response to Commissioner Mendall, Principal Planner Patenaude clarified that the mechanical penthouse equipment would exceed the 60 feet but would not be visible.

Chair McKillop opened the public hearing at 8:19 p.m.

Mr. Michael Stanton, architect for the project, presented an animated presentation providing solutions to concerns previously raised by the Commissioners regarding energy conservation, trees and planters, up-lighting recessed trees at entrances, treatment of podium with group open space and children's play area, meeting room, bicycle parking, east side façade treatment adjacent to the



CITY OF HAYWARD AGENDA REPORT

Meeting Date 05/24/07
Agenda Item 1

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner

SUBJECT: **General Plan Amendment No. PL-2006-0395 and Zone Change PL-2006-0393 – Chris Zaballos for Zaballos Enterprises (Applicant/Owner) – Request to Change the General Plan Land Use Designation from Low-Density Residential to High-Density Residential and Change the Zoning from a Single-Family Residential (RS) District to a Planned Development (PD) District to Build Four Apartments**

The Project Site is Located to the Rear of 1744 and 1748 D Street

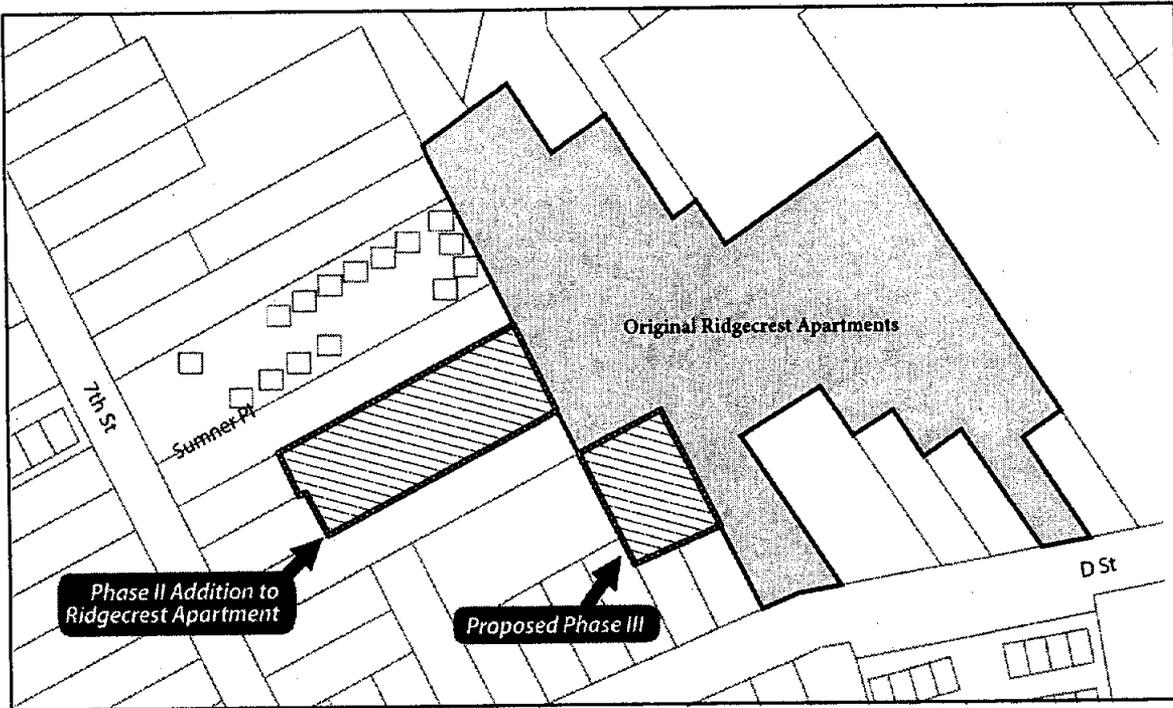
RECOMMENDATION

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

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and
2. Approve the General Plan Amendment, Zone Change and Preliminary and Precise Development Plan subject to the attached findings and conditions.

DISCUSSION

The Ridgecrest Apartment community is located on the north side of D Street between Seventh Street and San Felipe Park. The community is surrounded by single family homes, multi-family properties and a church. The original Ridgecrest Apartments project was approved as a Planned Development in 1985 for 88 units on 4.02 acres. Phase II of Ridgecrest was approved in 1991 for an additional 11 units on 0.65 acres (see map below). The applicant has requested a third phase involving the subject property requiring that the General Plan land use designation be changed from Low Density Residential (LDR), which allows a maximum density of 8.7 units per acre, to High Density Residential (HDR), which allows up to 34.8 units per acre and would match the designation for the rest of the complex. With 103 units on a total of 4.9 acres, the density for all three phases combined would be 21.0 units per acre. This minor expansion to the apartment complex would be a modification to the original Planned Development and Precise Development Plan.



Phasing Map

The four new apartments would be constructed with the same architecture, materials and colors as the surrounding apartments. Each apartment would be 1,405 square feet and would have 3 bedrooms, 2 full bathrooms and laundry facilities. The apartments would be served by an existing driveway within the community. Nine covered parking spaces, including one guest space, would be provided.

A minimum of 350 square feet of open space per unit is required by the Zoning Ordinance. The required open space may be provided entirely with group open space or with a combination of group open space and private open space. A minimum of 100 square feet of group open space per unit is required. Although the proposal does not include any new group open space, the existing community contains 12,520 square feet where 9,900 square feet is currently required. As the unit count would increase to 103 apartments, the required group open space would increase to 10,300 square feet.

The proposal includes a private 72-square-foot deck or balcony for each new apartment. The private open space is doubled before applying it to the total open space required, so the total open space provided by the four apartments would be 576 square feet. The existing complex was approved with 30,800 square feet of open space and Phase II added 3,936 square feet. The total open space with the additional units would be 35,312 square feet, while 36,050 square feet of open space is required for 103 units. While the overall community would be 738 square feet short of the total open space requirement, a condition of approval has been included to ensure that the development provides the required open space. The residents of the new apartments would have access to all the amenities of the existing community including a pool and spa,

children's play area, barbeque and picnic area and fitness room. These facilities provide a higher level of service to the residents than that normally found at multi-family residential projects. Finally, San Felipe Park offers other outdoor recreational opportunities and is located a short walk (approximately 1,000 feet) away on D Street. This park provides barbeque and picnic areas, a tot lot, play fields, a basketball court, and a community center building with meeting rooms.

Normally, with the approval of a Planned Development, the Planning Commission approves a Preliminary Development Plan. The applicant then submits a Precise Plan application whereby staff reviews and approves more detailed plans. In this case, because the scale of the project is relatively small, it is staff's opinion that the attached plans fulfill the requirements of a Precise Plan.

ENVIRONMENTAL REVIEW

An Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan have been prepared pursuant to the California Environmental Quality Act (CEQA) guidelines. No significant environmental impacts are expected to result from the project.

PUBLIC NOTICE

On August 29, 2006, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the former members of the Upper B Street Task Force.

Staff received three e-mails registering opposition to the project due to concerns about traffic and parking. D Street is a two-lane street and is designated as a collector street in the Upper B Street Neighborhood Plan. As of October 2006, D Street had 11,400 daily trips on the segment east of Fifth Street. According to the traffic engineering consultant who prepared the City's traffic modeling program, a two-lane collector street has a capacity of 24,000 vehicles per day. The addition of four new units will add 25 to 30 vehicle trips per day. The City's transportation planning staff has determined that there is currently not a traffic problem on D Street and that the four new units will not cause a significant increase in traffic. The project site is located near the Hayward city limits and there have been several recent residential projects developed in the County that have contributed to the existing traffic levels.

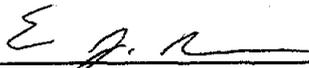
According to the on-site manager at Ridgecrest Apartments, the parking spaces within the community rarely reach full occupancy. The manager is not aware of any residents or guests parking on D Street. Parking is permitted on both sides of D Street in the vicinity of the project.

On April 26, 2007, a notice advertising the date of the Planning Commission public hearing and the availability of the Draft Mitigated Negative Declaration was mailed to the 300-foot radius mailing list and the former members of the Upper B Street Task Force. A notice was also published in the Daily Review on May 2, 2007.

CONCLUSION

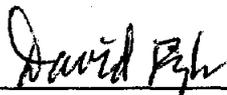
Staff supports the proposed General Plan and Zoning changes as they would allow a minor expansion of an existing apartment community. This infill project would not front on any public streets and would not negatively impact surrounding properties. The proposal is consistent with all General Plan policies, the City of Hayward Zoning Ordinance and other development standards.

Prepared by:



Erik J. Pearson, AICP
Associate Planner

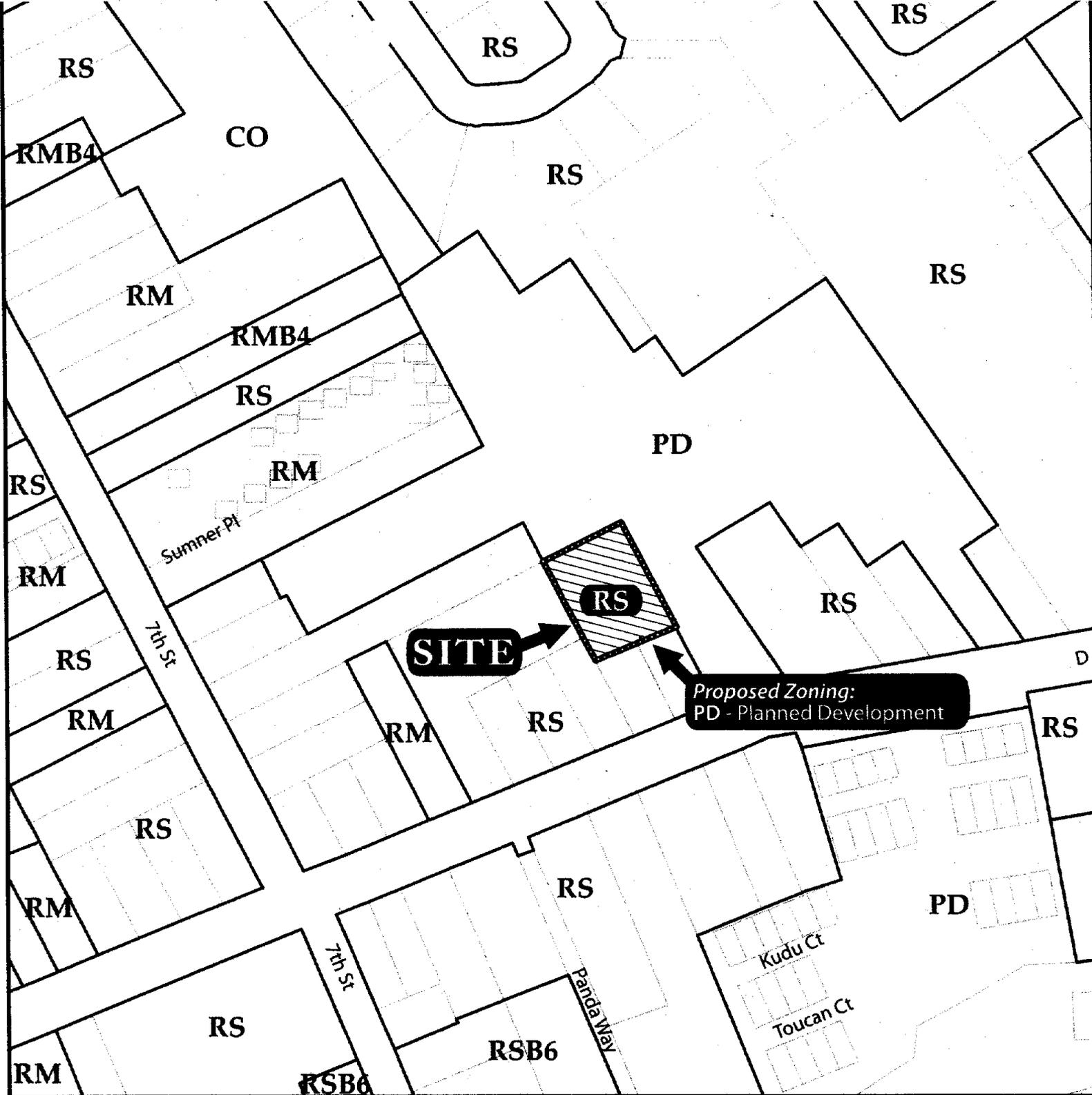
Recommended by:



David Rizk, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Findings for Approval
- C. Conditions of Approval
- D. Environmental Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan
- E. E-mails from Neighbors Plans



Area & Zoning Map

PL-2006-0393 ZC & Mod of PD

Address: 1744 & 1748 D Street

Applicant: Chris Zaballos

Owner: Zaballos Enterprises

Zoning Classifications

RESIDENTIAL

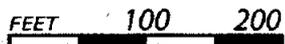
- RM Medium Density Residential, min. lot size 2500 sqft
- RMB4 Medium Density Residential, min. lot size 4000 sqft
- RS Single Family Residential, min. lot size 5000 sqft
- RSB6 Single Family Residential, min. lot size 6000 sqft

COMMERCIAL

- CO Commercial Office

OTHER

- PD Planned Development



FINDINGS FOR APPROVAL
Ridgecrest Apartments – Phase III

General Plan Amendment No. PL-2006-0395
Zone Change No. PL-2006-0393

Zaballos Enterprises (Applicant/Owner)

Findings for Approval – California Environmental Quality Act:

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

Findings for Approval – General Plan Amendment:

- B. That the proposed General Plan Amendment will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the High-Density Residential land use designation will allow additional housing units within an existing apartment community.
- C. That the proposed General Plan Amendment is in conformance with the City's General Plan policies, the Upper B Street Neighborhood Plan and the Zoning Ordinance, as amended, and will result in a development that will be compatible with surrounding land uses and zoning in that the new apartments will be adjacent to an existing apartment community and will not adversely impact surrounding single-family homes.
- D. That the streets and public facilities, existing or proposed, are adequate to serve all uses permitted when the property is redesignated in that the existing streets and facilities are designed to serve multi-family development.
- E. That the proposed General Plan Amendment will result in development that will be compatible with surrounding residential land uses and zoning, in that the amendment would allow four additional residential units on the project site.

Findings for Approval – Zone Change:

- F. Substantial proof exists that the proposed zone change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that it will provide an opportunity to develop a minor expansion to an existing apartment community.
- G. The proposed change is in conformance with the purposes of the Zoning Ordinance and all applicable, officially adopted policies and plans, in that the proposed development would meet all applicable design and performance standards.

- H. Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified to Planned Development in that surrounding streets are fully developed with all utilities present.
- I. All uses permitted under the Planned Development zoning district will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations in that the proposed apartment units are not permitted under the current Residential Single-Family zoning, but they will be compatible with other surrounding uses.

Findings for Approval– Preliminary Development Plan:

- J. The development is in substantial harmony with the surrounding area, conforms to the General Plan, the Upper B Street Neighborhood Plan and applicable City policies.
- K. Existing and proposed streets and utilities are adequate to serve the development.
- L. The development creates a residential environment of sustained desirability and stability, in that the project meets the intent of the Upper B Street Neighborhood Plan and the existing community is a well-maintained property that adds stability to the neighborhood.
- M. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. Although the total open space provided would be 738 square feet short of the 36,050 required, the community would still have more than the minimum group open space required. New residents would have access to all the amenities of the existing community including a pool and spa, children's play area, barbeque and picnic area and fitness room. These amenities are of a higher quality than those normally found within multi-family developments. Also, San Felipe Park is close by and also has high-quality amenities.

CONDITIONS OF APPROVAL
Ridgecrest Apartments – Phase III

General Plan Amendment No. PL-2006-0395
Zone Change No. PL-2006-0393

Zaballos Enterprises (Applicant/Owner)

General Plan Amendment No. PL-2006-0395 and Zone Change No. PL-2006-0393 are approved subject to the plans labeled Exhibit "A" and the conditions listed below:

1. This permit becomes void one year after the effective date of approval, unless prior to that time a building permit application has been submitted and accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.
2. If a building permit is issued for construction of improvements authorized by the general plan amendment and zone change approvals, said approvals shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the general plan amendment and zone change approvals.
3. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
4. Prior to application for a Building Permit or a Grading Permit, the plans shall be revised to include the following:
 - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plans.
 - b) Detailed landscaping and irrigation plans (see conditions # 14 through 28).
 - c) A lighting plan, prepared by a qualified illumination engineer meeting the requirements of the City's Building Security Ordinance. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.

The fixtures shall be decorative and designed to keep the light from spilling onto adjacent properties. The lighting and its related photometric plan shall be reviewed and approved by the Planning Director. Lighting standards shall be placed so as to not conflict with the location of trees or where they would shine directly into windows.

- d) A soils investigation report ensuring that the building foundations are adequately designed for the soil type on-site shall be reviewed and approved by the engineering and building staff.
 - e) The plans shall be revised to show that minimum open space requirements will be met for the entire Ridgecrest apartment community that meets City standards, and such space shall be provided prior to final of permit and certificate of occupancy for any of the four units.
5. Prior to issuance of a building or grading permit, the applicant shall obtain water quality and health-based clearance for the proposed residential development site from the California Department of Toxic Substance Control (DTSC). Grading allowances may be granted if approved by DTSC.
 6. The owner shall maintain in good repair all fencing, parking and driveway surfaces, common landscaping, lighting, exterior elevations, trash enclosures, drainage facilities, project signs, etc. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 72 hours of occurrence.
 7. No mechanical equipment, or solar collectors, may be placed on the roof unless it is incorporated into the design of the roof. Prior to construction, documentation shall be provided that the roof-mounted mechanical equipment is adequately screened.
 8. In the event that archaeological resources, prehistoric or historic artifacts are discovered during construction of 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 evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
 9. Construction noise from the development of this site shall adhere to standard restrictions on hours and days of operation as specified in the City of Hayward Municipal Code, Article 1, Section 4.103(2). Construction equipment is required to have sound reduction devices to reduce noise impacts on surrounding properties. The name and telephone number of an individual responsible for responding to complaints regarding noise, and who is hired by the developer, shall be posted at the site during construction.
 10. Grading and construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday. No work shall be done on weekends or national holidays
 11. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
 12. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning standard, must be approved by the Planning Director prior to implementation.
 13. Any future modification to the approved site plan shall require review and approval by the Planning Commission.

Landscaping:

14. Provide protection for all trees that are within 30 feet of construction.
15. Prior to the approval of improvement plans, or issuance of the first building permit, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. Clearly show trees to be removed. Place a chart on the plans showing the value of this trees and trees that are being proposed in addition to any required trees that can be used as mitigation for the tree proposed for removal.
16. The landscape should be coordinated with the landscaping for the adjacent site. The irrigation can be connected to the existing irrigation system.
17. Use herbaceous rather than woody groundcovers adjacent to pedestrian areas and pavement. Live groundcover is to extend under all shrub beds and the spacing used on plant material shall be sufficiently close to provide 100% coverage within two years.
18. River cobbles may be used in addition to native low water use groundcover under the dripline of the existing oak tree.
19. Add colorful perennials such as Agapanthus, Dietes and Daylilies at entryway areas.
20. Drip emitters or a bubbler shall be provided to each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be places on a separate valve.
21. Trees shall be planted according to the City Standard Detail SD-122.
22. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6" high class "B" Portland Cement concrete curb.
23. All above ground utilities, mechanical equipment and trash enclosures shall be screened from the street with shrubs.
24. Trees shall be preserved in accordance with the Tree Preservation Ordinance. Prior to the commencement of clearing and grading operations, all trees to be preserved or removed shall be indicated on the site and landscape plans, and noted with tree protection measures in compliance with City codes. A tree removal permit is required prior to the removal of any tree. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.
25. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. The bond, surety or deposit shall be returned when the project is completed if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees upon completion of the project. Any trees that are removed or damaged during construction shall be replaced with trees of equal size and equal value.
26. Construction Administration services shall be provided by the project landscape architect. Services to include:
 - a) Observation of irrigation system before burying pipes;
 - b) Observation of soil preparation and soil amendments;

- c) Observation of plant material upon delivery to the site;
 - d) Observation of layout and placement of plants material upon delivery to the site;
 - e) Observation of final acceptance; and
 - f) Observation of maintenance period commencement.
27. Landscape improvements shall be installed according to the approved plans, inspected and accepted by the project landscape architect and a Certificate of Substantial Completion (Attachment C in Landscape Design Checklist) completed by the project landscape architect and an Irrigation Schedule shall be submitted to the City Landscape Architect for final site inspection/acceptance prior to the issuance of a Certificate of Occupancy.
28. Landscaping shall be maintained in a healthy, weed-free condition 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 30% die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.

Solid Waste & Recycling:

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

Fire Department:

31. Maintain the existing driveway approach as a dedicated fire lane. Fire lane signage and red-painted curbing will be enforced along the existing driveway.
32. The new proposed parking lot area and the existing driveway will serve as a turnaround area for our fire apparatus. This area shall be maintained free of obstruction at all times. Fire lane signage and red-painted curbing will be enforced for the new parking lot area as well.
33. Previous PM submittals reflected existing fire hydrant locations at the D Street driveway entrance and also on the private driveway (approximately 230 feet away) at the first intersection. This submittal does not reflect the fire hydrant along the driveway at the first intersection. HFD will confirm that the fire hydrant exists. However, if it does not exist (at the intersection), a fire hydrant will be required at that location.
34. If a fire hydrant is required, it shall be installed per City of Hayward Standards.
35. Type of fire hydrant shall be double steamer.
36. Minimum fire flow shall be 3,000 gallons per minute (gpm) at 20 PSI. An allowance of up to 50% will be granted for the fire flow with automatic fire sprinklers in the building.
37. Crash posts and blue fire hydrant marker requirements will be implemented as part of the fire hydrant installation.

38. The proposed 2-story apartment building is approximately 5500 square feet in size. The building will be required to have automatic fire sprinklers installed per NFPA 13 Standards. A dedicated underground fire service line shall also be installed as part of the fire sprinkler system. The underground fire service line shall be designed and installed per NFPA 24 Standards.
39. The building will be required to have central station monitoring for the fire sprinkler system if the system is comprised of more than 100 fire sprinkler heads.
40. Each unit shall be equipped with residential smoke detectors hardwired with battery back-up as required per the California Building Code.
41. Each unit shall have an audible warning device installed as part of the fire sprinkler system to alert the occupants of any fire sprinkler system actuation.
42. Portable fire extinguishers shall be installed in a common area on the first and second floor of the building. Portable fire extinguishers shall have a minimum rating of 2A:10BC.
43. A minimum 4-inch self-illuminated building address shall be installed. Address numbers shall be installed on the front of the building so as to be clearly visible from the nearest access way. If self-illuminated numbers are not used, a minimum 6-inch number shall be installed on a contrasting background.
44. Building exiting shall be in conformance with the California Building Code, Chapter 10.
45. Composition roof shingles are acceptable roofing materials for this building (Class C rating or better).
46. Fire permits will be required for the installation of fire sprinklers and waterflow monitoring equipment.

Engineering:

47. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable. It is highly recommended that a grassy swale be installed to intercept the surface runoff.
48. If the project will create or replace 10,000 square feet or more of impervious surface, the project must comply with the hydraulic sizing design criteria for stormwater quality treatment.
49. The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3.d of the ACCWP NPDES permit (page 22). In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5 – 12 has a section titled "BMP Design Criteria for Flow and Volume." This should be available on their website at www.cabmphandbooks.com.
50. Prior to the issuance of a grading permit and/or the beginning of any construction activity on-site, the Developer's Engineer shall complete a Development Building Application Form Information: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.

51. Trash enclosures and/or recycling area(s) shall be covered.
52. The owner shall prepare a Storm Treatment Measures Maintenance Agreement (available in the Engineering and Transportation Division); the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
53. 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, landscaping should be designed and operated to treat stormwater runoff. Landscaping shall also comply with the City's "water efficient landscape ordinance" or equivalent.
54. All on-site and off-site storm drain inlets shall be labeled with "No Dumping – Drains to Bay or equivalent, using methods approved by the City.
55. Show the proposed drainage system of the project.
56. The proposed sanitary lateral and the existing water service shall have 6 feet minimum separation.



**CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION**

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

I. PROJECT DESCRIPTION:

General Plan Amendment No. PL-20062006-0395 and Zone Change PL-2006-0393 — Chris Zaballos for Zaballos Enterprises (Applicant/Owner) – Request to Change the General Plan Land Use Designation from Low Density Residential to High Density Residential and Change the Zoning From a Single-Family Residential (RS) District to a Planned Development (PD) District and Build Four New Apartments. The Project Is Located at 1728 D Street in Hayward, California.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

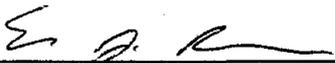
The proposed project could not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare does not affect area views. Landscape plans will be required to ensure that the number and sizes of trees is not substantially reduced during construction of the project
3. The project will not have an adverse effect on agricultural land since the property is surrounded by urban uses and it is too small to be used for agriculture.
4. The project will not result in significant impacts related to changes into air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit. This program will include sprinkling the site with water as needed to keep dust to a minimum.
5. The project will not result in significant impacts to biological resources such as wildlife and wetlands. Trees to be removed will be replaced with new trees of equal value.

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 site is not located within a "State of California Earthquake Fault Zone", however, construction will be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground shaking. Furthermore, a soils investigation report will be required to ensure that building foundations are adequately designed for the soil type on-site.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will meet all water quality standards. Drainage improvements will be made to accommodate storm water runoff.
10. The project is consistent with the policies of the City General Policies Plan, the City of Hayward Design Guidelines and the Zoning Ordinance.
11. The project could not result in a significant impact to mineral resources because extraction of mineral resources would be infeasible due to the property being surrounded by urban uses.
12. The project will not have a significant noise impact. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday.
13. The project will not result in a significant impact to public services.
14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

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



Erik J. Pearson, AICP Associate Planner
Dated: May 1, 2007

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

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4210, or e-mail erik.pearson@hayward-ca.gov.

DISTRIBUTION/POSTING

Provide copies to all organizations and individuals requesting it in writing.

- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.

- 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 COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division**

INITIAL STUDY CHECKLIST FORM

Project title: **General Plan Amendment PL- 2006-0395 and Zone Change PL-2006-0393 – Request to Change the General Plan Land Use Designation from Low Density Residential to High Density Residential and Change the Zoning From a Single-Family Residential (RS) District to a Planned Development (PD) District and Build Four New Apartments.**

Lead agency name and address: City of Hayward, 777 “B” Street, Hayward, CA 94541-5007

Contact persons and phone numbers: Erik J. Pearson, Associate Planner (510) 583-4210

Project location: The property is located at 1782 D Street in Hayward, California.

Project sponsor’s name and address:
Chris Zaballos
Zaballos Enterprises
22320 Foothill Boulevard, Suite 660
Hayward, CA 94541

General Plan: Low Density Residential (LDR)

Zoning: Single-Family Residential (RS)

Description of project: Request to change the General Plan land use designation from Low Density Residential to High Density Residential and change the zoning from a Single-Family Residential (RS) District to a Planned Development (PD) District and build four new apartments. The four new apartments would become a part of the existing Ridgcrest Apartments, a 99-unit apartment complex.

Surrounding land uses and setting: The property is surrounded by single-family development on the west and south, across D Street. The property is bordered on the north and east by the Ridgcrest Apartments.

Other public agencies whose approval is required: None.

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input 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.



Signature

Erik J. Pearson, AICP Associate Planner

May 1, 2007
Date

City of Hayward

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?
<i>Comment: The project will not affect any scenic vista.</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?
<i>Comment: The project will not damage scenic resources. One tree would be removed and it is not considered to be a scenic resource.</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?
<i>Comment: The project site is surrounded by existing development.</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?
<i>Comment: Specific lighting plans have not yet been prepared.</i>
<i>Mitigation: A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Implementation of this mitigation measure will reduce light and glare impacts to a level of insignificance.

Monitoring: Condition of Approval

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
<i>Comment: The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
<i>Comment: The project site is not zoned for agricultural use, nor is it subject to a Williamson Act contract.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: The project site is not near any farmland and could not result in the conversion of farmland.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: The project will not conflict with the Bay Area 2000 Clean Air Plan or the City of Hayward General Plan policies relating to Air Quality.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Comments: The Bay Area air basin currently exceeds both federal and state standards for ozone and state standards for particulate matter <10 microns in diameter (PM10). The project is of a relatively small scale and is not expected to generate enough vehicle trips to make a significant contribution to the existing air quality violation.

Impacts: Air pollutants, especially suspended particulates, would be generated intermittently during the construction period. This is a potentially significant impact.

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

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

Monitoring: Condition of Approval

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: The project will not result in a cumulatively considerable net increase of any criteria pollutant.

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations?
<i>Comment: The project will not expose sensitive receptors to substantial pollutant concentrations.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?
<i>Comment: The project will not create objectionable odors affecting a substantial number of people.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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?
<i>Comment: The property is a relatively small parcel surrounded by urban development and does not provide a habitat for any species of concern.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: The site contains no riparian or sensitive habitat.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: The site contains no wetlands.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: The site does not contain habitat used by migratory fish or wildlife nor is it a migratory wildlife corridor.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
<i>Comment: The project is in conformance with the General Polices Plan and will conform to the requirements of the Tree Preservation Ordinance. Only one tree would be removed. Replacement trees will be planted to equal the value of the trees removed to the extent possible.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Comment: There are no habitat conservation plans affecting the property.</i> | | | | |

V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Comment: The project will not affect any historical resources as defined in §15064.5.</i> | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Comment: No known archaeological resources exist in on-site.</i> | | | | |
| <i>Impacts: If previously unknown resources are encountered during future grading activities, the developer and the City of Hayward will take appropriate measures.</i> | | | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Comment: No known paleontological resources exist on-site.</i> | | | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Comments: No known human remains are located on-site.</i> | | | | |
| <i>Impacts: If any remains are found, all work will be stopped and police called to investigate.</i> | | | | |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Comment: The project is not located within the Hayward Fault Zone.</i> | | | | |

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
<i>Comment: There is no evidence of hazardous materials at the site nor will hazardous materials be used or transported at or near the site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: The project is not located within an airport zone.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: See VII e.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<i>Comment: The project will not interfere with any known emergency response plan or emergency evacuation plan. The Hayward Fire Department serves the area. Emergency response times will be maintained.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) 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?
<i>Comment: The project is not located within the boundaries of the City's Urban/Wildland Interface Zone.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a) Violate any water quality standards or waste discharge requirements?
<i>Comment: The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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)?
<i>Comment: The site will be served with water by the City of Hayward. Therefore, water quality standards will not be violated and groundwater supplies will not be depleted. Recharge of the groundwater table will be decreased as the proposal involves increasing the percentage of the site covered with impervious surfaces. This impact is deemed insignificant as there are no known wells nearby that would see a drop in production.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?
<i>Comment: The project is not located near a stream or a river. Development of the site will not result in substantial erosion or siltation on-or off-site.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?
<i>Comment: The project is within an urban area and runoff will leave the site via the City's storm drain system. Drainage patterns on the site will not cause flooding.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
<i>Comment: The amount of run-off from the project will not exceed the capacity of the stormwater drainage system. See VIII a.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>f) Otherwise substantially degrade water quality?
<i>Comment: See VIII a.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
Comment: According to FEMA Flood Insurance Rate Maps (panel # 065033-0004C dated February 9, 2000), this site is not within the 100-year flood hazard area. | <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: See VIII g. | <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: The site is not within the 100-year flood zone, is not near any levees and is not located downstream of a dam. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?
Comment: The project is not in a location that would allow these phenomena to affect the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. LAND USE AND PLANNING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?
Comment: The project will not physically divide the existing community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Comment: The area is designated on the General Policies Plan Map as Low Density Residential (LDR), which allows up to 8.7 dwelling units per net acre. The proposal includes an amendment to the General Plan to change the designation to High-Density Residential (HDR), which allows up to 34.8 units per net acre. The current zoning designation is Single-Family Residential (RS). The applicant has requested to change the zoning to a Planned Development (PD) district which would allow the construction of four additional apartment units. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
Comment: See IV f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *The project will not result in a significant impact to mineral resources since the subject site is located in an urbanized area that does not contain mineral resources that could be feasibly removed.*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *See X a.*

XI. NOISE - Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment:

Construction of the homes may result in noise or noise levels in excess of standards established in the Noise Element of the Hayward General Plan or the Municipal Code, or applicable standards of other agencies if any, will be temporary in nature during the construction of the homes and associated improvements. All City noise standards are required to be met and maintained upon completion of construction. Grading and construction will be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday. No work will be done on weekends or national holidays.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment: *Any exposure of persons to excessive groundborne vibration or groundborne noise levels would be temporary in nature during the construction of the homes and associated improvements.*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *See XI a*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment: *See XI a*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *See VII e.*

- | | <i>Potentially
Significant
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Mitigation
Incorporation</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|-------------------------------------|
| 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?
<i>Comment: See VII e.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
<i>Comment: Four new apartments are proposed. The associated infrastructure to be constructed will not facilitate any further development.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
<i>Comment: No housing will be displaced.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<i>Comment: See XII b.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. PUBLIC SERVICES

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection?
<i>Comment: The proposed project would have no effect upon, or result in only a minimal need for new or altered government services in fire and police protection, schools, maintenance of public facilities, including roads, and in other government services.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities?
<i>Comment: No other public facilities will be significantly impacted.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment: *The project will add to the number of people using area parks, however the increase will not be significant enough to cause deterioration of the facilities.*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *The proposal does not include the construction of recreational facilities.*

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment: *According to an analysis by the City's transportation planners, the proposal will not cause a substantial increase in traffic for surrounding streets and no traffic study was required.*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *See XV a.*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *The project will not affect air traffic patterns.*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *The proposal has no hazardous design features or incompatible uses.*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: *The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards.*

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| f) Result in inadequate parking capacity?
<i>Comment: The City's Off-Street Parking regulations 2.1 parking spaces per unit. The four units require 8.4 spaces and 9 would be provided.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
<i>Comment: The project does not conflict with adopted policies supporting alternative transportation.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
<i>Comment: The project will not exceed wastewater treatment requirements.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
<i>Comment: The City's existing wastewater treatment facilities are capable of handling the wastewater to be generated by the project.</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?
<i>Comment: The City's existing storm water drainage facilities are capable of handling the storm water to be generated by the project.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
<i>Comment: The City of Hayward supplies water to the site and has sufficient water to serve the project.</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?
<i>Comment: The City of Hayward operates its own wastewater facility. This facility has the capacity to accommodate the amount of wastewater that will be generated by the project.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
<i>Comment: Waste Management of Alameda County will dispose the solid waste. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year 2034.</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?
<i>Comment: The project study area participates in the Waste Management of Alameda County recycling program. Construction and operation of the project will comply with all federal, state and local statutes and regulations related to solid waste.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Attachments:

A - Area/Zoning Map

MITIGATION MONITORING PROGRAM

General Plan Amendment No. PL-2006-0395

Zone Change No. PL-2006-0393

Zaballos Enterprises (Applicant/Owner)

1. AESTHETICS

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

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: Building Inspector will ensure that lights are installed per approved plan.

2. AGRICULTURE RESOURCES— *No mitigation required*

3. AIR QUALITY

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall do the following:

- 1) Control dust by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions.
- 2) Cover stockpiles of sand, soil and similar materials with a tarp. Cover trucks hauling dirt or debris to avoid spillage.
- 3) Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.
- 4) Street sweeping shall be conducted to control dust and dirt tracked from the project site.
- 5) Designate a person to oversee the implementation of the dust control program.

Implementation Responsibility: Applicant

Verification Responsibility: Construction Inspector

Monitoring Schedule during Plan Review: Prior to issuance of a grading permit.

Monitoring Schedule during Construction/Implementation: Construction Inspector and/or Building Inspector will ensure that the above measures are carried out.

4. BIOLOGICAL RESOURCES— *No mitigation required*

5. **CULTURAL RESOURCES – No mitigation required**
6. **GEOLOGY AND SOILS– No mitigation required**
7. **HAZARDS AND HAZARDOUS MATERIALS– No mitigation required**
8. **HYDROLOGY AND WATER QUALITY– No mitigation required**
9. **LAND USE & PLANNING– No mitigation required**
10. **MINERAL RESOURCES– No mitigation required**
11. **NOISE– No mitigation required**
12. **POPULATION & HOUSING – No mitigation required**
13. **PUBLIC SERVICES– No mitigation required**
14. **RECREATION– No mitigation required**
15. **TRANSPORTATION/TRAFFIC– No mitigation required**
16. **UTILITIES AND SERVICE SYSTEMS– No mitigation required**

Erik Pearson

From: diane borgia [borgiadd@yahoo.com]
Sent: Tuesday, September 05, 2006 6:50 PM
To: Erik Pearson
Subject: re: PL -2006-0393 & PL-2006-0395 GPA

I am not in favor of any more building along D street
- at this time.
The morning and evening traffic along A,B,C & D is
already horrendous.
Until solutions can be found to ease the traffic jams
that exist - no new homes should be built.

Erik Pearson

From: Florine Banks [fdbanks@sbcglobal.net]
Sent: Monday, September 04, 2006 5:12 PM
To: Erik Pearson
Subject: Ref: property 1744 &1748 D St.

In recent years I think this area of D Street has been over developed. We have a lot of traffic from up above and around 1744 their is very little parking. More units will only add to the problem of parking on the street when family and friend come to visit., The two new houses just bulit are right on the street so people will need to park somewhere. I say no to this addition. Florine Banks, 1771 Gazelle Way

Erik Pearson

From: Monica Ruiz [amiga@earthlink.net]
Sent: Monday, September 11, 2006 6:29 PM
To: Tim Koonze; Erik Pearson
Subject: opposed to request to change general plan

WE are opposed to the changes in the general plan at the addresses of 1744, 1748, and 1717 D Street. As residents in this community we have observed an increase of traffic without any regards to the residents that have resided on this street for numerous of years. We are opposed to any increas of traffic. Hayward government continues to develop without any regards to the traffic problems it is encouraging with these irresponsible decisions.

Mr. & Mrs. Tapia
1767 D Street
Hayward, CA 94541

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 07-

Introduced by Council Member _____

**RESOLUTION ADOPTING MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING
PROGRAM AND APPROVING GENERAL PLAN
AMENDMENT PL 2006-0395, ZONE CHANGE
APPLICATION PL 2006-0393 AND PRELIMINARY AND
PRECISE DEVELOPMENT PLAN**

WHEREAS, Chris Zaballos for Zaballos Enterprises (Applicant/Owner) has submitted General Plan Amendment Application No. PL 2006-0395 and Zone Change Application No. PL 2006-0393, which concerns a request to amend the General Plan Land Use designation from Low-Density Residential to High-Density Residential, and change the zoning from Single-Family Residential (RS) to Planned Development (PD) to allow the addition of four new apartments, located at 1728 D Street; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed applications on May 24, 2007, and recommended that the City Council modify the Planned Development District for the Ridgecrest Apartments to allow for construction of the four additional apartments, and that the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program and approve the General Plan Amendment, the Zone Change Application, and the Preliminary and Precise Development Plan; and

WHEREAS, notice of the hearing was published in the manner required by law and the hearing was duly held; and

WHEREAS, the City Council of the City of Hayward hereby finds and determines as follows:

CEQA

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

GENERAL PLAN AMENDMENT

2. That the proposed General Plan Amendment will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the High-Density Residential land use designation will allow additional housing units within an existing apartment community.
3. That the proposed General Plan Amendment is in conformance with the City's General Plan policies, the Upper B Street Neighborhood Plan and the Zoning Ordinance, as amended, and will result in a development that will be compatible with surrounding land uses and zoning in that the new apartments will be adjacent to an existing apartment community and will not adversely impact surrounding single-family homes.
4. That the streets and public facilities, existing or proposed, are adequate to serve all uses permitted when the property is redesignated in that the existing streets and facilities are designed to serve multi-family development.
5. That the proposed General Plan Amendment will result in development that will be compatible with surrounding residential land uses and zoning, in that the amendment would allow four additional residential units on the project site.

ZONE CHANGE APPLICATION

6. Substantial proof exists that the proposed Zone Change will promote the public health, safety, convenience and general welfare of the residents of Hayward in that it will provide an opportunity to develop a minor expansion to an existing apartment community.
7. The proposed change in conformance with the purposes of the Zoning Ordinance and all applicable, officially adopted policies and plans, in that the proposed development would meet all applicable design and performance standards.
8. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified to Planned Development in that the surrounding streets will be developed with all utilities present.
9. All uses permitted under the Planned Development zoning district will be compatible with present and potential future uses, and further, a beneficial effect will be achieved which is not obtainable under the existing

regulations in that the proposed apartment units are not permitted under the current Residential Single-Family zoning, but they will be compatible with other surrounding uses.

PRELIMINARY DEVELOPMENT PLAN

10. The development is in substantial harmony with the surrounding area, conforms to the General Plan, the Upper B Street Neighborhood Plan and applicable City policies.
11. Existing and proposed streets and utilities are adequate to serve the development.
12. The development creates a residential environment of sustained desirability and stability, in that the project meets the intent of the Upper B Street Neighborhood Plan and the existing community is a well-maintained property that adds stability to the neighborhood.
13. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. Although the total open space provided would be 738 square feet short of the 26,050 required. New residents would have access to all the amenities of the existing community including a pool and spa, children's play area, barbeque and picnic area and fitness room. These amenities are of a higher quality than those normally found within multi-family developments. Also, San Felipe Park is close by and also has high-quality amenities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward, based on the foregoing findings, that the Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program are hereby adopted and General Plan Amendment No. PL 2006-0395, Zone Change Application No. PL 2006-0393, and the Preliminary and Precise Development Plan are hereby approved, subject to the attached conditions of approval and the adoption of the companion ordinance reclassifying the Property from Single-Family Residential (RS) District to Planned Development (PD) District.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1
OF THE HAYWARD MUNICIPAL CODE BY REZONING
CERTAIN TERRITORY IN CONNECTION WITH ZONE
CHANGE APPLICATION NO. PL-2006-0393 RELATING TO
PROPERTY LOCATED TO THE REAR OF 1744 AND 1748 D
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 1728 D Street from Single-Family Residential (RS District to Planned Development (PD) District at the Ridgecrest Apartments to construct 4 new apartments.

The City Council has adopted a companion resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving General Plan Amendment No. PL 2006-0395, Zone Change Application No. PL-2006-0393 and the Preliminary and Precise Development Plan which findings contained therein are incorporated herein by reference.

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 the 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 that the remainder of the ordinance, absent the excised portion, can be reasonably interpreted to give effect to intentions of the City Council.

Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the _____ day of _____, 2007, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the _____ day of _____, 2007, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



www.ATIa.com
 3940 Blackhawk Road, Danville, CA 94526 T: 925.844.8800
 2510 Douglas Boulevard, Roseville, CA 95661 T: 916.772.1800
 1201-H Newport Blvd., Costa Mesa, CA 92627 T: 949.754.5200

DATE	REVISIONS/ISSUE
11-1-06	CITY PLANNING CORRECTIONS
2-1-07	CITY PLANNING CORRECTIONS
4-2-07	CITY PLANNING CORRECTIONS

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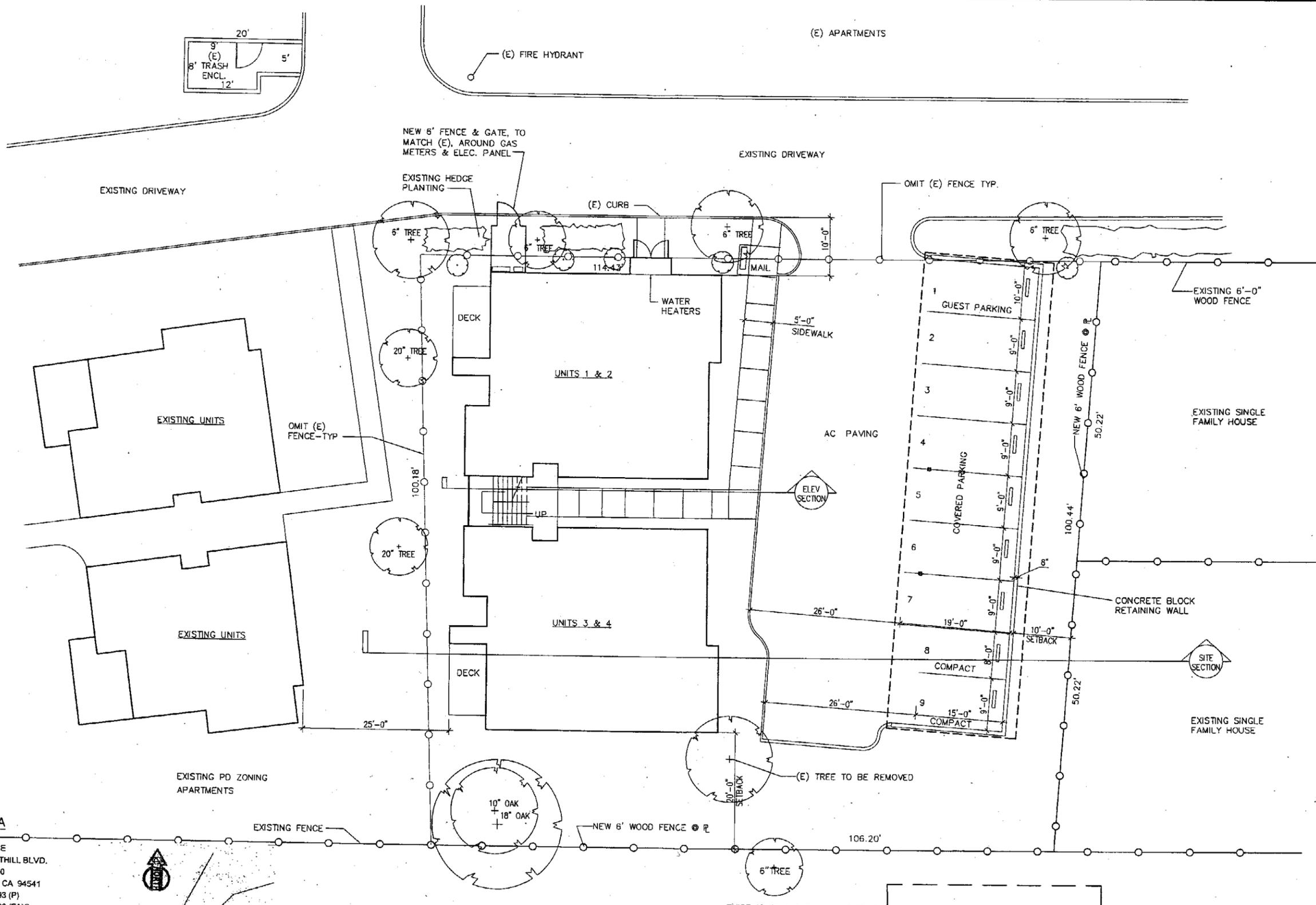
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 PROFESSIONAL STAMP:
 APPROVALS:

PROJECT TITLE:
ZABALLOS & SONS
RIDGECREST APARTMENTS
PHASE 3
1728 D STREET
HAYWARD, CA

SHEET TITLE:
SITE PLAN

DATE:
 07/10/06
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 DRAWN BY:
 JVM
 CHECKED BY:
 SCALE:
 As Noted
 JOB NO:
 Z0621
 SHEET NO:

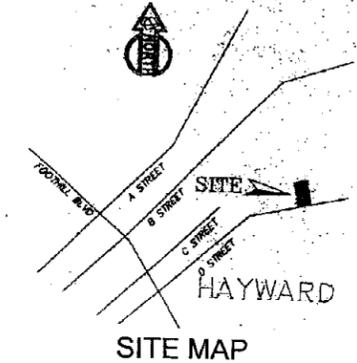
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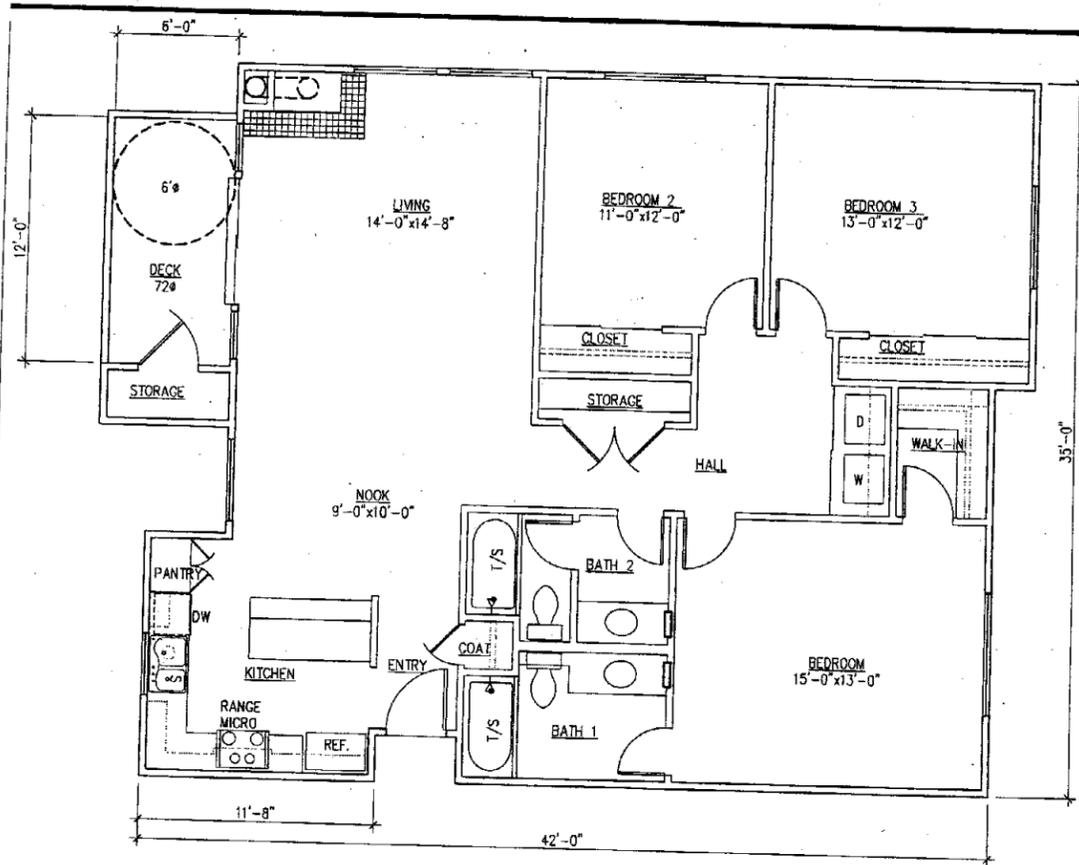
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PROJECT DATA
 OWNER / APPLICANT
 ZABALLOS ENTERPRISE
 22320 FOOTHILL BLVD.
 SUITE #660
 HAYWARD, CA 94541
 510-581-5993 (P)
 510-581-0892 (FAX)
 CHRIS ZABALLOS

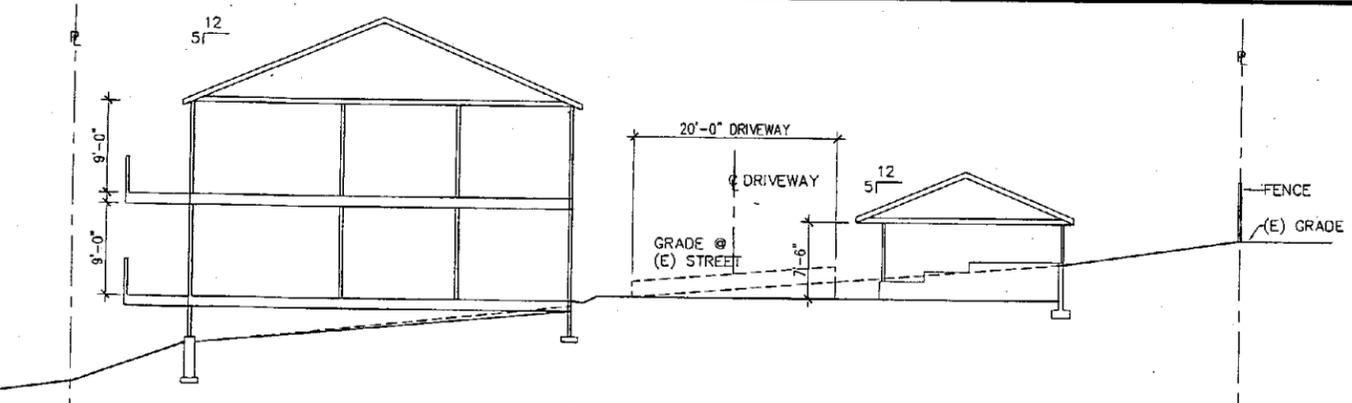
SITE AREA: 11,160 SQ. FT.
 BUILDING AREA: 5620 SQ. FT.
 BUILDING COVERAGE: 24.8%
 TYPE OF CONSTRUCTION: TYPE VN
 TYPE OF OCCUPANCY: R-1
 BUILDING USE: APARTMENT
 NUMBER OF PARKING SPACES:
 REQUIRED: 9 SPACES
 PROVIDED: 9 STANDARD SPACES



SITE PLAN
 SCALE: 1/8"=1'-0"
 PLAN NORTH

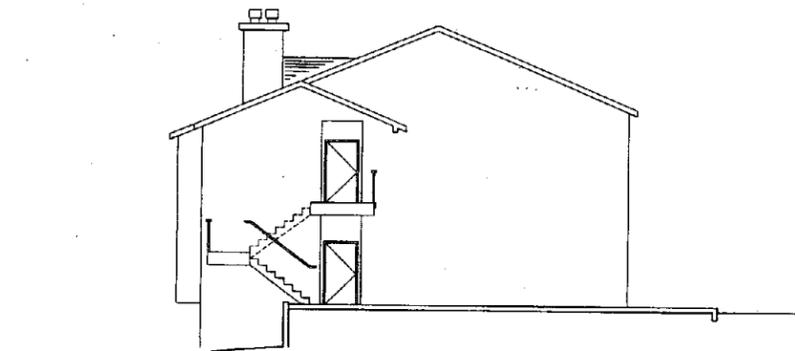


FLOOR PLAN 1
1405 SQ. FT.
SCALE: 1/4"=1'-0"

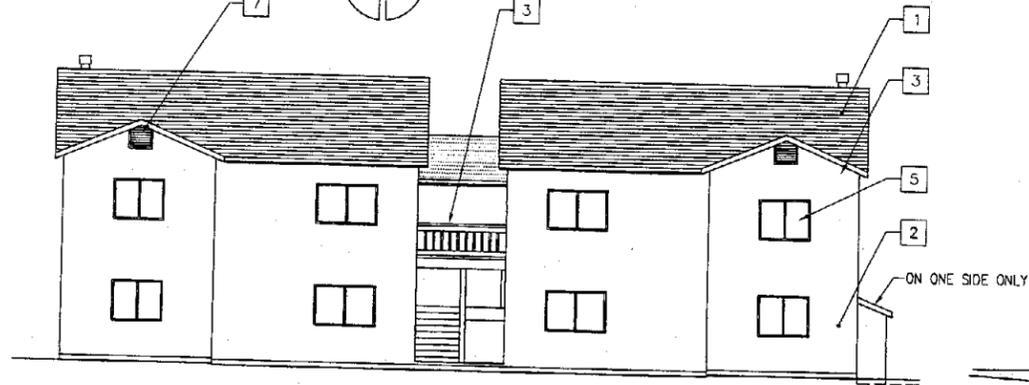


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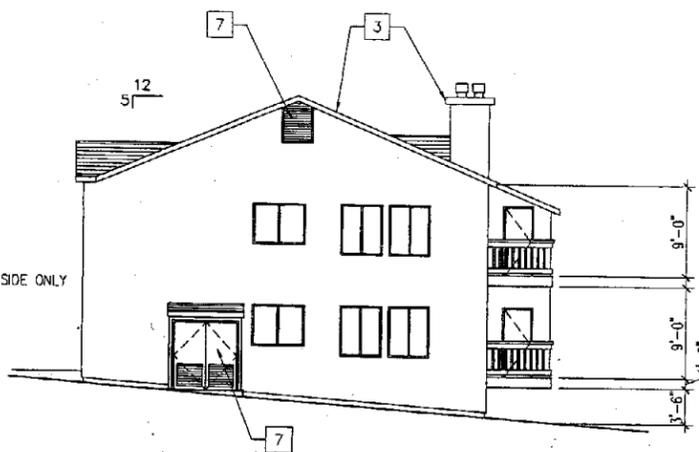
NO.	MATERIAL & COLOR SCHEDULE
1	COMP. SHINGLES TO MATCH (E)
2	CEMENT PLASTER COLOR TO MATCH (E)
3	WOOD TRIM & GUTTERS COLOR TO MATCH (E)
4	WOOD LATH TO MATCH (E)
5	VINYL WINDOWS COLOR - ALMOND
6	CONC. BLOCK WALL - GRAY
7	COLOR TO MATCH (E) SIDING



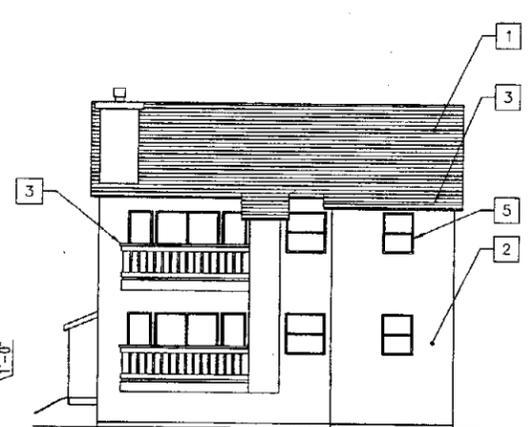
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SCALE: 1/8"=1'-0"



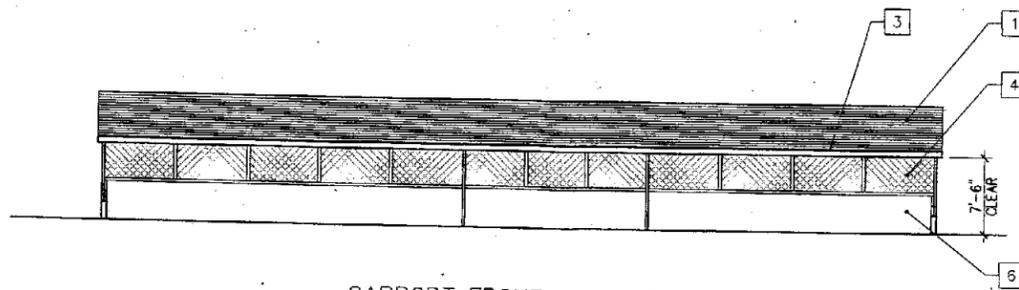
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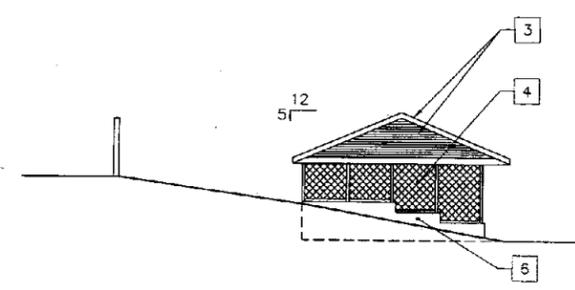
LEFT & RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



CARPORT FRONT ELEVATION
SCALE: 1/8"=1'-0"



CARPORT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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1901-H Newport Blvd., Costa Mesa, CA 92627 T: 949.764.9200

ITEM	REVISION/ISSUE	DATE
	CITY PLANNING CORRECTIONS	11-1-06
	CITY PLANNING CORRECTIONS	2-1-07
	CITY PLANNING CORRECTIONS	4-2-07

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PROFESSIONAL STAMP:

APPROVALS:

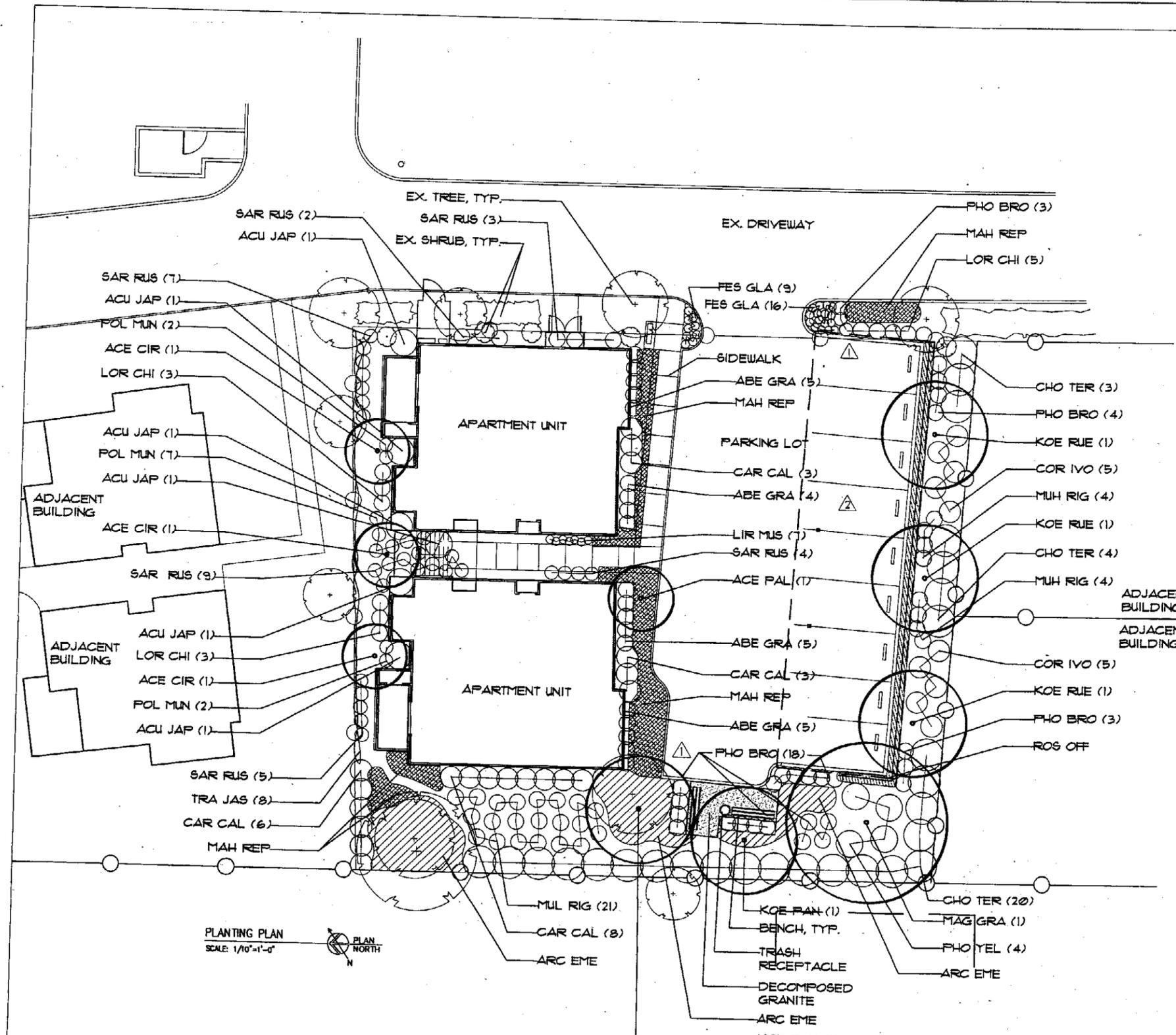
PROJECT TITLE:
ZABALLOS & SONS
RIDGECREST APARTMENTS
PHASE 3
1728 D STREET
HAYWARD, CA

ELEVATIONS & SECTIONS

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CHECKED BY:
SCALE: As Noted
JOB NO: Z0621
SHEET NO:

A1.2

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PLANTING PLAN
SCALE 1/10" = 1'-0"

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
GROUNDCOVER					
	MAHONIA REPENS	CREeping MAHONIA	30	1 GAL	5' ON CENTER
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	12	1 GAL	5' ON CENTER
VINES					
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	8	1 GAL	10' ON CENTER
SHRUBS - LOW FOUNDATION					
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	15	5 GAL	
	SARCOCOCCA BURSIPOLIA	SWEET BOX	30	5 GAL	
	POLYSTICHUM MINUTUM	DEER FERN	11	1 GAL	
	LILOPE MUSCARI	BLUE TURF LILY	7	1 GAL	
	LOBOPETALUM CHINENSE	N/A	11	1 GAL	
SHRUBS - MEDIUM					
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	20	5 GAL	
	CHOISTA TERNATA	MEXICAN ORANGE	27	5 GAL	
	ACUBA JAPONICA 'VARIEGATA'	JAPANESE ACUBA	6	1 GAL	
	PHORMIUM 'YELLOW WAVE'	PHORMIUM	4	1 GAL	
	PHORMIUM 'BRONZE BABY'	PHORMIUM	20	1 GAL	
	MULLENBERGIA RIGENS	DEER GRASS	29	1 GAL	
	FESTUCA GLAUCA	BLUE FESCUE	25	1 GAL	
SHRUBS - FLOWERING ACCENT					
	CORREA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	10	1 GAL	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	15	1 GAL	
TREES - PARKING LOT					
	KOELFUERIA PANICULATA	GOLDENRAIN TREE	5	15 GAL	
TREES - INTERIOR					
	ACER CINCINATUM	VINE MAPLE	3	15 GAL	STANDARD
	ACER PALMATUM	JAPANESE MAPLE	1	15 GAL	STANDARD
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1	15 GAL	
	EXISTING TREE - SEE NOTE PLANTING NOTE 3 BELOW				
	EXISTING SHRUB				
	EXISTING SHRUB				

PLANTING NOTES:

1. ALL LANDSCAPE PLANTING AREAS TO RECEIVE BARK CHIP MULCH.
2. DECOMPOSED GRANITE TO BE CONTAINED WITH 2X6 WOOD HEADER
3. EXISTING TREES TO BE PROTECTED AS PER ARBORIST TREE ASSESSMENT APPRAISAL REPORT, PREPARED BY RALPH OSTERLING CONSULTANTS, INC., DATED MAY 3, 2006.

IRRIGATION NOTES:

IRRIGATION IMPROVEMENTS WILL BE INCLUDED INSTALLATION OF AN AUTOMATIC IRRIGATION CONTROL SYSTEM.

REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td>△</td> <td>11/08/06</td> <td>PER CITY COMMENTS - 11/01/06</td> <td>DTR</td> <td>HN</td> </tr> <tr> <td>△</td> <td>04/02/07</td> <td>ADD CITY COMMENTS - 04/02/07</td> <td></td> <td></td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		MARK	DATE	DESCRIPTION	BY	CHKD	△	11/08/06	PER CITY COMMENTS - 11/01/06	DTR	HN	△	04/02/07	ADD CITY COMMENTS - 04/02/07			△					SCALE: 1/10" = 1'-0" ORIGINAL SCALE IN INCHES FOR REDUCED PLAN 	PROJECT LAND ARCH: H. NAKAGAWARA DESIGNED BY: D. TILSON-R DRAWN BY: D. TILSON-R CHECKED BY: H. NAKAGAWARA	REG. NO. _____ DATE _____ ORSEE DESIGN ASSOCIATES 350 W. JULIAN BLDG 9, SAN JOSE CA 95110 408.283.2123	CIP _____ FILE# _____ DWG# _____ DATE: 11/08/06	RIDGECREST APARTMENTS - PHASE III HAYWARD, CA PLANTING PLAN	SHEET 1 OF 1
MARK	DATE	DESCRIPTION	BY	CHKD																							
△	11/08/06	PER CITY COMMENTS - 11/01/06	DTR	HN																							
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