

FRIENDS OF SAN LORENZO CREEK

Date: April 2, 2018

To: Jay Lee
Associate Planner
City of Hayward, Development Services Department
777 B Street
Hayward, CA 94541-5007

From: Bruce King
Friends of San Lorenzo Creek
3127 Terry Court
Castro Valley, CA 94546
BruceKing8@gmail.com

Subject: Friends of San Lorenzo Creek Comments on
Proposed Site Plans for Housing Development at 4th and B Streets

Dear Development Services Department,

This letter provides comments made on the behalf of the Friends of San Lorenzo Creek (FSLC) on the proposed site plans for housing development at 4th and B Streets. Site Plans were dated November 10, 2017.

According to the City of Hayward, this project (#201704074) is at 22626 4th Street and is described as TTM 8427 and PD for 41 single-family residential units (with 4 open space lots and 1 dedicated lot).

FSLC comments and recommendations focus on ensuring:

- The creek banks, riparian areas, and setbacks are protected from development and restored to a healthy riparian corridor.
- The multi-use pedestrian and bicycle trail meets standards and its alignment and connections are efficient for bicycles and safe.

GENERAL CONCERNS AND REQUIREMENTS

San Lorenzo Creek, Riparian Areas, and Setbacks

FSLC is concerned with the entire drainage system and creeks within in the San Lorenzo Creek watershed and neighboring watersheds. The San Lorenzo Creek watershed is a system of many smaller watersheds that drain 50 square miles of Alameda County into the bay via San Lorenzo Creek. This proposed project is located on roughly 500 feet of the banks of San Lorenzo Creek (See Attachment A).

This project needs to protect and restore San Lorenzo Creek, including its aquatic and terrestrial ecosystems. The terrestrial ecosystem includes the riparian area, riparian corridor, and determined setback area.

- The **riparian area** is the area bordering the watercourse where surface or subsurface hydrology directly influence the ecological processes and plant and animal community structure in that area. Riparian areas are transitional areas between the aquatic and terrestrial ecosystems that influence the exchange of energy and materials between those ecosystems.
- The **riparian corridor** is the contiguous, prescribed management area along both sides and the length of the creek where riparian areas are present. Note that breaks in riparian corridor continuity (e.g., fences or buildings) reduce the riparian area's ecological value (e.g., impair wildlife migration).
- When the Alameda County **Watercourse Protection Ordinance (WPO)** is used, the **setback** area that is determined using WPO criteria is the riparian corridor. The City of Hayward reportedly uses the WPO. See Attachment B for excerpts of WPO setback and development requirements. Note that under the WPO, "development" (e.g., filling, depositing, excavating or removing any natural material) and constructing "structures" (e.g., fences) are not permitted within the setback distance of 20+ feet and within riparian areas. The purpose of setbacks is to safeguard watercourses by preventing activities that would contribute significantly to flooding, erosion or sedimentation, would inhibit access for watercourse maintenance, or would destroy riparian areas or inhibit their restoration.

Pedestrian and Bicycle Trails

This project also needs to meet the standards and guidelines for the Hayward Foothills Trail and align with future north and south pedestrian-bicycle trail connections. See general trail connections and locations for the Hayward Foothills and San Lorenzo Creek Trails in Attachment A. See trail standards and guidelines for the Hayward Foothills Trail in the Special Design District (SD-7), Section 10-1.2640 (pages 12 to 17) in the following overlay district document:

https://www.hayward-ca.gov/sites/default/files/Ch-10_A-1_S-1.2600_special-design-overlay.pdf

SITE PLAN CONDITIONS AND CONCERNS

Site Plan Creek-Related Conditions

Listed below are creek-related conditions that FSLC noted in the site plans. Excerpts of the site plans are shown in Attachment C.

- The back of most houses along San Lorenzo Creek are set at approximately 20 feet from the creek top-of-bank.
- The property line for each creek-side house extends to the creek top-of-bank.
- The backyard of each creek-side house is separated by a 6-foot, wood fence. In addition, each backyard is separated from the creek by a 6-foot, wood-view fence positioned at the creek top-of-bank.
- The backyards of creek-side houses are designated “private open space.”
- The creek bank, and possibly some portion of the creek, are shown as “dedicated open space to the City of Hayward.”

Site Plan Creek-Related Concerns

Creek-related concerns and problems with the November 2017 site plans include:

- The WPO does not allow “development” within the setback, including structures such as fences that are shown in the plans, or the likely movement of soils and natural materials in homeowner’s backyards.
- Fencing each backyard that is in the setback would encourage home owners to “develop their backyards” and would create barriers in the riparian corridor (e.g., impair wildlife migration).
- Creek-side backyards are shown as “private open space,” but no assessments or plans are presented to remove any invasive & non-native plants, restore this open space with appropriate native plants, and manage the space as a riparian area.
- Since “development” is not allowed in the setback, most creek-side houses appear to have little-to-no area in their backyards to use as a walkway around the house or small patio.

RECOMMENDATIONS

Creek-Related Recommendations

- Show locations of property and city-county lines that are in the watercourse or creek-bank areas.
- Show the creek’s watercourse on the plans, including the toe of the creek and 100-year flood elevation.
- Present at least several cross-sectional diagrams of the creek, bank, and setback area that show the setback calculation in accordance with the WPO (e.g., 2:1 slope calculation from the toe of the creek and +20-foot setback).

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- Remove from the plans all WPO-defined “development” from the creek setback area, including fences.
- Provide sufficient space between each creek-side home and the creek setback so that homeowners have a sufficient exterior useable space (e.g., walkway, small patio, exterior home access, etc.).
- Designate the creek banks and setback area a common conservation easement owned by the homeowner’s association.
- Show a wire fence on the plan between the homeowner’s property and the conservation easement.
- Conduct an environmental assessment of the creek, riparian area, and native/non-native plant conditions and needs.
- Include a plan to plant, monitor, and maintain appropriate local native and riparian plants on the creek bank and in the setback.
- Establish an endowment and a competent third-party organization to maintain the conservation easement.
- Incorporate a storm-water management system and plan into the project plans. Follow storm-water requirements and best-management practices.

Trail-Related Recommendations

The two-way, multi-use pedestrian and bicycle trail should:

- Be consistent with the standards and guidelines specified in the Hayward Foothills Trail Special Design District (SD-7), including trail widths.
- Meet standards for a Class 1 bike path.
- Be as straight as possible and align well with future north and south trail connections. The north trail connection will cross A Street and proceed along the Castro Valley-side of San Lorenzo Creek. Near-term and better-future connections between the pedestrian-bike trail should be determined and/or conceptualized. Alignments and street-crossings should provide for safety and bicycle-travel efficiency across streets, including traffic-congested A Street.

I look forward to discussing and addressing the above comments with you. Please keep me informed of further actions, plans, or meetings related to this project.

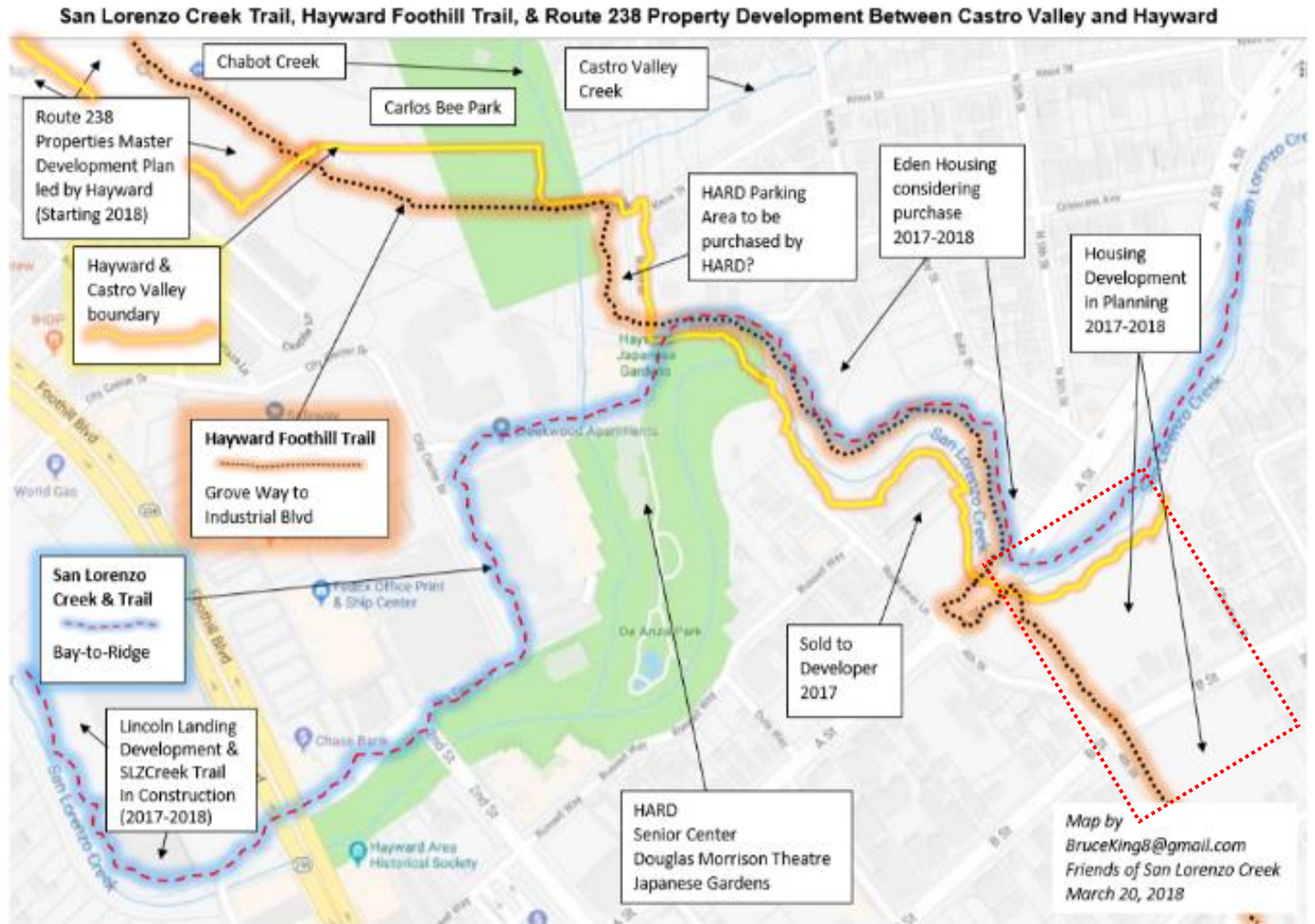
Sincerely,



Bruce King
On Behalf of the Friends of San Lorenzo Creek

ATTACHMENT A

Project, Creek, Trail, Park, and Nearby Development Locations



ATTACHMENT B

Excerpts of the Watercourse Protection Ordinance Setback and Development Requirements

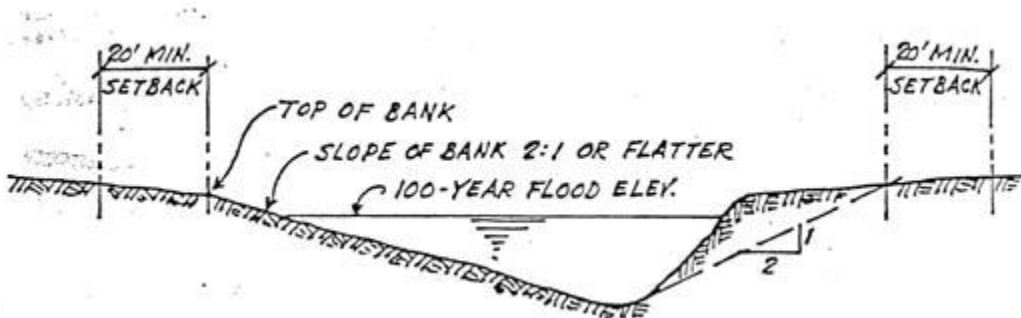
Alameda County General Ordinances, Chapter 13.12

Section 13.12.040 - Jurisdiction

This chapter shall apply to the unincorporated area of Alameda County.

Section 13.12.320: Setback Criteria (Excerpts only)

Section A - Typical where 100-year storm flow is contained within banks of existing watercourse.



Section 13.12.310: Requirements (Excerpts only)

- The purpose of setbacks is to safeguard watercourses by preventing activities that would contribute significantly to flooding, erosion or sedimentation, would inhibit access for watercourse maintenance, or would destroy riparian areas or inhibit their restoration. Accordingly, no development shall be permitted within setbacks, except as otherwise provided herein.
- In certain situations, where, in the opinion of the director of public works, it would be in the public interest to permit limited development within a setback, the director of public works may grant a permit for said development provided that the above-specified purpose would be satisfied.
- The director of public works shall make the determination as to setback limits and any permitted development within a setback.

In addition, WPO Section 13.12.030 defines the following terms:

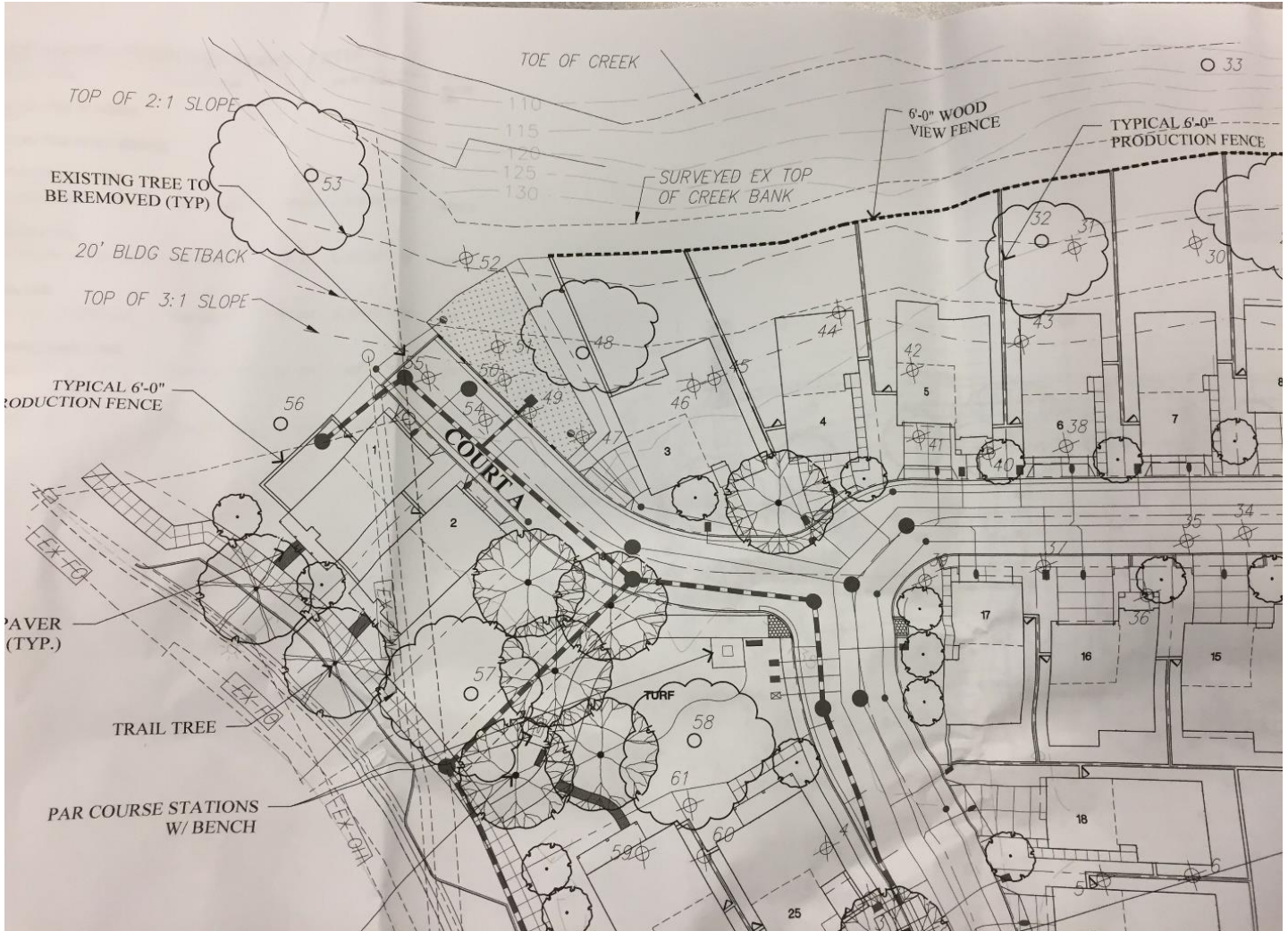
- "Development" means any act of filling, depositing, excavating or removing any natural material, or constructing, reconstructing or enlarging any structure, which requires a permit issued by the director of public works.
- "Structure" means any works or constructions of any kind, including those of earth or rock, permanent or temporary, and including fences, poles, buildings, pavings, inlets, levees, tide gates, spillways, drop structures and similar facilities.

 See all definitions and requirements of the WPO (~9 pages) online at:

- The body of the ordinance, but not the setback criteria is at:
https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT13P_USE_CH13.12WAPR
- The Set Back Criteria diagrams can be found at: <http://friendsofsanlorenzocreek.org/ord13-12-320.htm>

ATTACHMENT C
Project Site Plan Excerpts

Creekside Houses, Creek Setbacks, Property Lines, and Fences



Excerpted from Site Plans dated November 10, 2017

ATTACHMENT C
Project Site Plan Excerpts
(continued)

Creekside Houses and Designated Open Spaces



Excerpted from Site Plans dated November 10, 2017

From: Bruce King <bruceking8@gmail.com>
Sent: Tuesday, April 3, 2018 12:08 PM
To: Jay Lee
Cc: Sara Buizer; Hank Ackerman
Subject: Re: FSLC Comments on 4th & B Streets Housing Development Project

Hi Jay,

Here's a couple of more pieces of information and thoughts related to the 4th and B project:

- There is a housing project on Crow Creek in Castro Valley (Roberts Ranch) that is currently under construction that incorporates all of WPO creek setback, conservation easement, and property line elements that I discussed in my comments on the 4th and B project. The project being constructed, along with a bridge that cross Crow Creek, and can be seen from end of Crow Canyon Place (map at <https://www.google.com/maps/place/5299-5123+Crow+Canyon+Pl,+Castro+Valley,+CA+94552/@37.6961733,-122.0568259,19z/data=!4m5!3m4!1s0x808f924bf0e30609:0xf2a741a1055ec2c8!8m2!3d37.6961892!4d-122.0558228?hl=en&authuser=0>)
- Does the CEQA analysis for this project have an impact question such as the following question that was in a similar environmental analysis that I recently reviewed? Section 9.0, Impact and Impact Discussion 3.10(b): The impact question states..."Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including...zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect?" If there is such a question in the 4th and B CEQA analysis, this would be the place in the CEQA analysis to discuss the Water Course Protection Ordinance.
- If the environmental consultants or anyone else wants technical documents that support setbacks to protect streams and riparian areas, one of the best compilations and summaries is the Technical Support Document for the Clean Water Rule (e.g., https://www.epa.gov/sites/production/files/2015-05/documents/technical_support_document_for_the_clean_water_rule_1.pdf) and related stacks of documents. Federal progress on watershed management and protection under the Clean Water Rule was halted in 2017 by the new administration and congress.

Bruce

On Tue, Apr 3, 2018 at 9:28 AM, Jay Lee <Jay.Lee@hayward-ca.gov> wrote:

Hi Bruce,

Thank you for visiting our office a few days ago and for this letter. We will review it in detail and see if we can address/incorporate the comments. Many of the comments will be addressed by the California Environmental Quality Act (CEQA) analysis, which is underway. The letter will also be made available to the Planning Commission. I'll keep you posted.

Best regards.

Jay Lee, AICP

Associate Planner

City of Hayward

[777 B St.](#)

[Hayward, CA 94541](#)

jay.lee@hayward-ca.gov

(510) 583-4207

From: Bruce King [mailto:bruceking8@gmail.com]

Sent: Monday, April 2, 2018 4:01 PM

To: Jay Lee <Jay.Lee@hayward-ca.gov>

Cc: Sara Buizer <Sara.Buizer@hayward-ca.gov>; Hank Ackerman <Hank@acpwa.org>; Paul McCreary <mccp@haywardrec.org>

Subject: FSLC Comments on 4th & B Streets Housing Development Project

Jay (City of Hayward Planner),

Attached are comments from Friends of San Lorenzo Creek (FSLC) on the 4th & B Streets housing development proposed project.

Comments are focused on San Lorenzo Creek and its riparian/setback area, along with a some comments on the Hayward Foothills Trail.

I welcome your input. Please keep me informed about upcoming progress or dates related to this project.

Bruce King

Friends of San Lorenzo Creek

510-209-1410

FRIENDS OF SAN LORENZO CREEK

Date: June 15, 2018

To: Jay Lee
Associate Planner
City of Hayward, Development Services Department
777 B Street
Hayward, CA 94541-5007

From: Bruce King
Friends of San Lorenzo Creek
3127 Terry Court
Castro Valley, CA 94546
BruceKing8@gmail.com

Subject: Friends of San Lorenzo Creek Comments on
The Draft Initial Study - Mitigated Negative Declaration for
The Housing Development at 4th and B Streets

Dear Development Services Department,

This letter provides comments made on the behalf of the Friends of San Lorenzo Creek (FSLC) on the Draft Initial Study - Mitigated Negative Declaration (IS-MND) dated May 2018 for the housing development at 4th and B Streets.

According to the City of Hayward, this project (#201704074) is at 22626 4th Street and is described as TTM 8427 and PD for 41 single-family residential units (with 4 open space lots and 1 dedicated lot). Refer to previous April 2, 2018, FSLC comments on the proposed site plans that provide additional background to comments made in this letter.

BACKGROUND TO COMMENTS

The science behind healthy creeks, plants & animals, watersheds, and water quality shows the need for a healthy, wider, riparian area and corridor along creeks. If you look at a Google satellite image of our local creeks you will typically see heavily vegetated areas in and surrounding the natural creeks, and the extent of this vegetation is typically in proportion to the lack of current development or past human disturbance. At this proposed housing site, significant natural riparian vegetation has been removed over time by previous urban development on the site. But, there is a continuous natural riparian corridor that extends upstream into the hills above Hayward, downstream to Foothill Boulevard, and up into reaches of the Chabot Creek and Castro Valley Creek tributaries starting at the Japanese Gardens and Carlos Bee Park. It is also notable that in 2016 Caltrans completed a restoration of the San Lorenzo Creek riparian corridor just downstream of this project site.

The City of Hayward applies the Alameda County Watercourse Protection Ordinance (WPO) to proposed development along creeks, including this proposed project. See Attachment A of these comments for excerpts from the WPO. The WPO establishes the setback area as a MINIMUM 2:1+20-foot setback with no "development," and states that "...the purpose of setbacks is to safeguard watercourses by preventing activities that would contribute significantly to flooding, erosion or sedimentation, would inhibit access for watercourse maintenance, or would destroy riparian areas or inhibit their restoration." In this case, fences, private back yards, and likely development that does not require permits (e.g., planting grass, paving, etc.) do damage the remaining riparian areas and inhibit their restoration. Fences, for example, block foraging and migration of many animals. Human activity, development, and private ownership inhibits riparian areas and their restoration by inhibiting natural habitat succession and/or future organized & human-directed replanting to achieve the native riparian area habitat.

Under the WPO the director of public works in "certain situations" can permit "limited development" within a setback, if the development is "in the public's interest" and the WPO's purpose and objectives are satisfied. In this case:

- There is no unique, "certain situation" that drives the need to have the backyards, fences, and WPO-defined development within the setback and riparian corridor. The same situation exists at most residential developments along creeks.
- The proposed development is not "limited" and it does not need to occur within the minimum setback. The developer appears to be asking for exceptions for all ten homes on the creek.
- There is no "public's interest" that outweighs the creek as a natural resource and public benefit.
- Fences with private backyards and human "development" do inhibit riparian area restoration, one of the stated objectives under the WPO's purpose.

SPECIFIC COMMENTS ON THE IS-MND

Comment #1

Section 4.0 Biological Resources, Regulatory Setting, City of Hayward (page 29).

Include Watercourse Protection Ordinance in Regulatory Setting

The City of Hayward applies the Alameda County Watercourse Protection Ordinance (WPO) to proposed development along creeks, including this proposed project. The following should be included this regulatory setting section of the IS-MND: A discussion of the WPO, the stated purposes of the WPO (including protection of riparian areas and their ability to be restored), the WPO's 2:1 plus minimum 20-foot creek setback, WPO definitions of "development," and the proposed project's backyard encroachment into the WPO setback and riparian area.

Comment #2

Section 4.0 Biological Resources, Question "e" (page 27 and 36).

Include Backyard Development as an Impact & Conflict with Ordinances Protecting Resources

Question "e" asks: "Would the project... conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?" The answer to this question is "yes." The noted impact for this item should be changed from "less than significant with mitigation incorporated" to "potentially significant impact," unless the backyards and fences of the creek-side homes are removed from the plans. These backyards will result in foreseeable

Friends of San Lorenzo Creek Comments on
The May 2018 Draft IS-MND for Housing Development at 4th and B Streets
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WPO-defined “development,” prevent restoration of the riparian setback area, and interfere substantially with the movement of wildlife species and the native resident wildlife corridor.

Comment #3

Section 4.0 Biological Resources, Question “d” (page 27 and 36).

Include Backyard Development as an Impact to the Migratory Wildlife Corridor

Question “d” asks: “Would the project 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? The answer to this question is “yes.” As described above, this site is a vital connection and part of the riparian corridor that extends up and down stream of this site. The noted impact for this item should be changed from “less than significant with mitigation incorporated” to “potentially significant impact,” unless the backyards and fences of the creek-side homes are removed from the plans. These backyards will result in foreseeable WPO-defined “development,” prevent restoration of the riparian setback area, and interfere substantially with the movement of wildlife species and the native resident wildlife corridor.

Comment #4

Section 4.0 Biological Resources, Question “e,” Mitigation BIO-5, Tree Replacement (page 37).

Include Replacement of Native Trees in the Creek Setback as a Mitigation

Native tree replanting needs to be included in the creek setback areas. Natural riparian areas along creeks typically extend well beyond the minimum setbacks established for urban development and this project. This includes native trees and the wildlife that depend on the creek and trees. Table 5 notes that 52 of the 66 protected (i.e., native) trees will be removed. The project plans do not include planting any of the replacement trees within the creek setback areas. Replanting of native trees in the creek setback areas needs to be included as part of this mitigation.

Comment #5

Mitigation BIO-2, Designated No-Access Area (page 34).

Remove Permanent “No Access” Signs as a Mitigation

The requirement for permanent “no access” signage to be placed along the bank of San Lorenzo Creek should be removed as a mitigation measure. This measure does little to protect the riparian corridor that is not being proposed for restoration as part of this project but does create a future problem if the home-owners or others want or need to access the creek bank areas with appropriate approvals. Signage may be appropriate to control trespassing but should not be included as a permanent requirement in the IS-MND that cannot be changed.

Sincerely,



Bruce King
On Behalf of the Friends of San Lorenzo Creek

ATTACHMENT A

Excerpts of the Watercourse Protection Ordinance Setback and Development Requirements

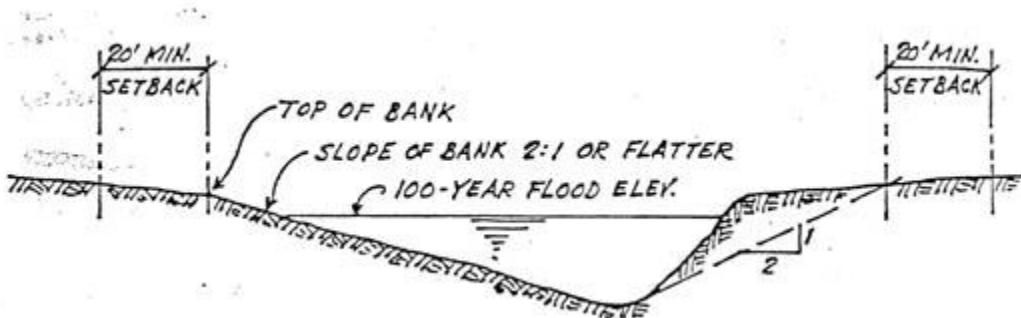
Alameda County General Ordinances, Chapter 13.12

Section 13.12.040 - Jurisdiction

This chapter shall apply to the unincorporated area of Alameda County.

Section 13.12.320: Setback Criteria (Excerpts only)

Section A - Typical where 100-year storm flow is contained within banks of existing watercourse.



Section 13.12.310: Requirements (Excerpts only)

- The purpose of setbacks is to safeguard watercourses by preventing activities that would contribute significantly to flooding, erosion or sedimentation, would inhibit access for watercourse maintenance, or would destroy riparian areas or inhibit their restoration. Accordingly, no development shall be permitted within setbacks, except as otherwise provided herein.
- In certain situations, where, in the opinion of the director of public works, it would be in the public interest to permit limited development within a setback, the director of public works may grant a permit for said development provided that the above-specified purpose would be satisfied.
- The director of public works shall make the determination as to setback limits and any permitted development within a setback.

In addition, WPO Section 13.12.030 defines the following terms:

- "Development" means any act of filling, depositing, excavating or removing any natural material, or constructing, reconstructing or enlarging any structure, which requires a permit issued by the director of public works.
- "Structure" means any works or constructions of any kind, including those of earth or rock, permanent or temporary, and including fences, poles, buildings, pavings, inlets, levees, tide gates, spillways, drop structures and similar facilities.

 See all definitions and requirements of the WPO (~9 pages) online at:

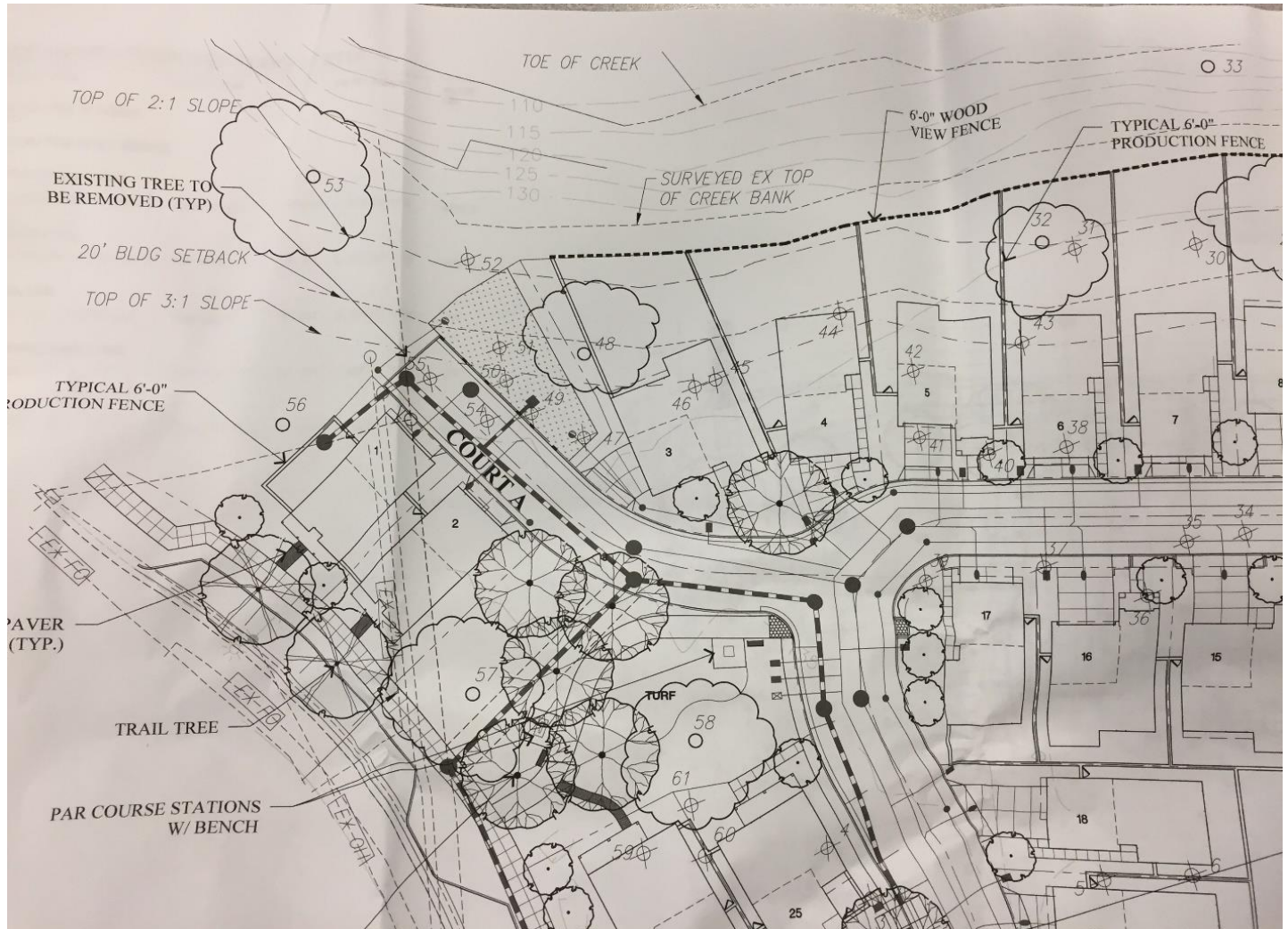
- The body of the ordinance, but not the setback criteria is at:
https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT13P_USE_CH13.12WAPR
- The Set Back Criteria diagrams can be found at: <http://friendsofsanlorenzocreek.org/ord13-12-320.htm>

Friends of San Lorenzo Creek Comments on
The May 2018 Draft IS-MND for Housing Development at 4th and B Streets
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ATTACHMENT B

Project Site Plan Excerpts

Creekside Houses, Creek Setbacks, Property Lines, and Fences



Excerpted from Site Plans dated November 10, 2017

From: leigh scott <leighrobear@comcast.net>
Sent: Thursday, July 27, 2017 10:35 AM
To: Jay Lee
Subject: Re: 22626 4th Street zone change

Traffic related, for sure.

The loop is already a pain in the ass; I have friends in Hayward who don't patronize downtown businesses because of the loop. Shame, that.

I did understand that single-family homes were being proposed. Most families have two cars - the thought of 82 more cars competing on B Street is a bit boggling. And that seems like a lot of homes for 4 acres.

Not to be a complete nattering nabob of negativity, I'm excited, in general, about the improvements in Hayward - the library, the town square, the relocation of the Dirty Bird to B Street.

And that section of B Street, with all the boarded up CalTrans' homes, has been an eyesore for quite some time.

Thanks for the prompt and thorough response. Hayward is lucky to have you.

Leigh

On Jul 27, 2017, at 10:18 AM, Jay Lee wrote:

> Hi Leigh,

>

> I actually have driven along B Street around that time. Yes, it's a bit busy. The City will definitely look at traffic impacts as we review this project. It's still early in the process, but our transportation engineers are looking at the project. We may require a traffic study, but traffic impacts will definitely be analyzed in the required environmental analysis that will be completed. If there will be significant impacts, mitigation measures will be required.

>

> Also, to provide a little bit more information about the project, the applicant is currently proposing 41 single-family homes (not multifamily units). However, this number may end up being lower depending on whether they can meet the density requirements in the General Plan. Are your concerns with the density primary related to traffic?

>

> Thank you for your comments. Please also feel free to stop by and look at the plans if you'd like to further discuss.

>

> Jay Lee, AICP

> Associate Planner

> City of Hayward

> 777 B St.

> Hayward, CA 94541

> jay.lee@hayward-ca.gov

> (510) 583-4207

>

> -----Original Message-----

> From: leigh scott [<mailto:leighrobear@comcast.net>]

> Sent: Thursday, July 27, 2017 9:30 AM

> To: Jay Lee <Jay.Lee@hayward-ca.gov>

> Subject: 22626 4th Street zone change

>

>

> Hi,

>

> I'm Leigh. I live on 5th Street.

>

> Thanks for the heads-up postcard about the proposed zoning change.

>

> I hate to be a NIMBY, but have you tried driving on B Street heading toward Castro Valley any time after 3 pm?

> It's just crazy. I think a lot of commuters are using B Street as an alternative to 238.

>

> I know the housing shortage is real, but a housing development this dense would be better placed in an area of Hayward that has more open space.

>

> Thanks for the opportunity to weigh in.

>

> I hope you're having a good week,

>

> Leigh Scott

>

Blake Simpson
1444 C Street
Hayward, California, 94541
E: bsimpsonwray@gmail.com
M: 650.515.1537

July 28, 2017

Mr. Jay Lee
City of Hayward Planning Division
777 B Street
Hayward, California, 94541

Re: Petition calling for maintaining current zoning in the general plan for AREA 22626 4th Street, Hayward, California, 94541

Mr. Lee,

We, the undersigned, call for swift action by the City of Hayward Planning Division, Transportation Division and Permit Division to take the following actions to protect our health, and that of our families from harm, to protect our property values, and to preserve the aesthetic appeal and character of our neighborhoods.

On July 21, 2017, we received notification of a request by ***Dutra Enterprises, Inc (Tony Dutra, Applicant)*** to modify the current zoning of AREA: 22626 4TH STREET from a **RS (Single-Family Residential) Zoning District** to a **PD (Planned Development) designated Low Density Residential (LDR) District**. The intent of this petition is to bring to your attention some serious concerns the residents of Upper B Street and neighboring property owners have regarding this notice as well as our expectations for resolution.

The undersigned hereby express outrage at the continued negligent planning of, and destruction to the long standing and historical parts of Hayward. The residents of Upper B Street and neighboring property owners are dedicated and supportive members of the community and have a deep desire to maintain the aesthetic and charm of their downtown area.

We urge the City of Hayward Planning Division, Transportation Division and Permit Division to address the following concerns and requests:


1. RS homes allow for fewer, but larger (appropriately zoned) homes to be built on this 4.1- acre property which aligns with the current homes surrounding this area
2. A zone change to PD will result in more homes that are smaller square footage (below the standard RS approved size) to be built in the same space
3. 41 homes on a 4.1 - acre site creates congestion, reduced air quality, and potential damage to environment elements surrounding this property
4. 41 homes with dual car garages would allow for at least 82 cars in a 4.1 - acre area and surrounding streets, increasing traffic on an already dangerous intersection and highly congested thruway between downtown Hayward and Castro Valley

5. This area boasts historical homes that have been recognized by the State of California as Historical Preservation homes and any architectural designs should celebrate and compliment the style and charm of the surrounding streets
6. The homes should remain RS zoned to protect any height stipulations that are otherwise not considered in the PD zoning options as the surrounding historical homes are the tallest in the area at 35 ft respectively
7. Multiple walkways as well as a communal (park) area should be considered in any new development plans to ensure natural surroundings are preserved and celebrated
8. With increased traffic - both foot and vehicular- sidewalks on all surrounding streets should be repaired as well as street lights added on both sides of all surrounding streets for additional safety
9. Alternatives for controlling traffic speeds should be addressed prior to completion of the RS zoned community as any increase in vehicle traffic will result in additional cars on the road (i.e. speed bumps, small intersection round-about circles)
10. The planting of city trees should happen in all possible areas to create a balance between the newly constructed community and existing one.



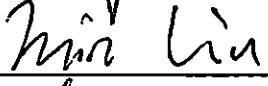

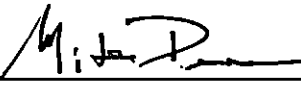
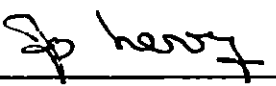

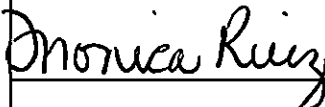
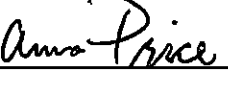
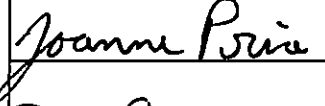
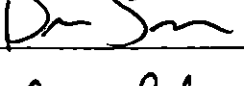
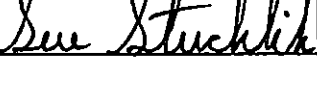
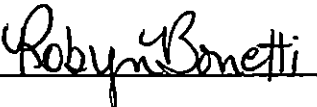
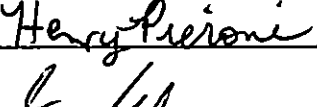
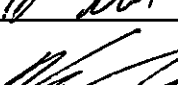
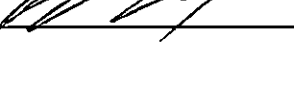
While we appreciate the revitalization, efforts being made by the City of Hayward, please understand that you no longer have squatters, criminals or other non-residents in these homes. In the past 4 years, the values of the homes in this area have jumped more than \$300k with the two most recent homes on C street selling for \$850 - 930k respectively. We are the new (and longtime) residents of Hayward. We vote, we pay taxes, and we have chosen to live in this city for a number of reasons including the charm and character of the homes and surroundings. The City of Hayward should be focused on the long-range plan for this city which includes an infrastructure that celebrates families, education, community and public safety. All of this can be achieved without the layer of greed and short-term financial windfall the city will receive by allowing **Dutra Enterprises** to overstuff a small patch of land with 41 homes, 82 cars and a (possible) addition of 123 residents. This city has an opportunity to make some thoughtful and significant changes to the downtown area and we would hope it would be with the interest of its current residents top of mind.

Thank you for your attention to this matter. If you have any questions or would like more information, I can be reached at 650.515.1537 or at bsimpsonwray@gmail.com. Signatures of other concerned residents are below.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake Simpson". The signature is written in a cursive, flowing style.

Blake Simpson

RESIDENT SIGNATURE	RESIDENT NAME (printed)	RESIDENT ADDRESS	CONTACT INFO (optional)
	Blake Simpson	1444 C Street	650.515.1537
	RICARDO WRAY	1444 C STREET	650-515-1538
	Min Liu	1421 C street	650-850-2117
	Amanda Deen	1431 C Street	(619) 988-6205
	Mike Deen	1431 C Street	(619) 988-6205
	So LEVY	1787 D th St.	(510) 888-1943
	Rich TAPIA	1767 D ST.	510 - 773-6612
	Monica Ruiz	1767 D St.	510-846-3014
	Anna Price	1506 C Street	510-915-9543
	Joanne Price	1506 C St.	510-915-0248
	Don Stuchlik	1506 C Street	(510) 329-5442
	Sue Stuchlik	1506 C St.	(510) 461-3175
	Robyn Bonetti	22652 Zaballos Ct.	510-461-0711
	Henry Pieroni	22652 Zaballos Ct.	510-461-0714
	Sean Chapel	22670 Beech st	801 859 1465
	Nancy Wilson	3047 Madson St	510-717-9940

From: Sara Buizer
Sent: Thursday, July 27, 2017 10:06 AM
To: Jay Lee
Subject: FW: Project Number: 201704074

Jay:

Can you respond and let her know what properties are part of the proposed application.

Sara Buizer, AICP
Planning Manager
777 B Street
Hayward, CA 94541
(510) 583-4191
sara.buizer@hayward-ca.gov

PERMIT CENTER HOURS: Our Permit Center is Open Monday through Thursday from 8am to 5pm. The permit center is closed on Fridays.

From: Tamara Flores [<mailto:arauzflores@gmail.com>]
Sent: Thursday, July 27, 2017 10:04 AM
To: Sara Buizer <Sara.Buizer@hayward-ca.gov>
Subject: Project Number: 201704074

Hello Sarah,

My name is Tamara Flores. I am a resident of Hayward for over 10+ years and have fallen in love with this beautiful city!

I was informed via the Nextdoor app that the beautiful Victorian houses on B street would all be demolished to build 41 new single -Family residential units (Project # 201704074), is this correct?

I hope that is not the case as these homes bring so much charm to this city! I was hoping that the City of Hayward would keep a few of those houses and make it historical as we don't see these homes so often and it's a real treat. I wished I had the monies to purchase them and fix them up myself. I know Caltrans owns most of them and it is a shame that they would let them sit there for years and do nothing to persevere them. I know the 1442 B St Hayward house went pending not too long ago so I am confused....will this project only affect the homes on the corner of 4th street and Bstreet?

I am hoping more of these beautiful homes can be saved. I would appreciate clarification on this matter as I would like to be informed and prepare my self mentally if that was going to happen.

Thank you for your time.

Tamara Arauz Flores

From: Ginny Delaney <virginia.cox@gmail.com>
Sent: Monday, August 7, 2017 7:06 PM
To: Jay Lee
Cc: Joe Delaney
Subject: Feedback on 22626 4th Street Development

Dear Jay,

We are writing to offer our support, and to voice our concerns for the planned development at 22626 4th Street.

We live at 22716 4th Street in a home that we bought two years ago. The land being proposed for development has been an eyesore and a magnet for transient populations the entire time we have lived here. So we are delighted that the area is being developed. Even the density of 41 homes in 4.1 acres (0.1 acre per home) seems reasonable to us.

Our concerns lie with the impact of the additional traffic in this area.

- Our intersection (4th, Valley, and C Streets) receives high traffic, especially during commuting times. We have witnessed several accidents at this intersection, and noticed cars speeding between C and D street.
- We feel that the development at 22626 4th Street should encompass the improvement of 4th and Valley streets, including repaving and the addition of sidewalks and curbs.
- Also, we urge the city to include refurbishment of local roads like Russell Way, which will likely bear increased traffic as a result of this development, in your traffic planning process.

We appreciate the opportunity to provide feedback on this development. Please don't hesitate to let us know if you have any questions.

Warmly,

Ginny and Joe Delaney

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Ginny Delaney, Ph.D.

virginia.cox@gmail.com

510-225-5980

Joe Delaney, Ph.D.

joseph.delaney.07@gmail.com

510-926-8866

From: diane <diane-riggs@sbcglobal.net>
Sent: Tuesday, August 8, 2017 9:52 PM
To: Jay Lee
Subject: 201704074 - 22626 4th Street

Greetings ~

I would like to comment on the project plans for 22626 4th Street:

First I would like to say how excited and happy I am to see infill of previously blighted properties.

However, as a Community Association Manager for over 30 years, I have seen how difficult it can be when there is a parking shortage in a new development or community. We all know that people do NOT use their garages as time goes on. PLEASE consider ensuring that there is an abundance of parking so that the rest of the neighborhood is not negatively impacted!!

Thanks for your consideration,

Diane Riggs

1785 Antelope Court

Hayward, CA 94541

From: Ginny Delaney <virginia.cox@gmail.com>
Sent: Tuesday, May 22, 2018 10:50 PM
To: Jay Lee
Subject: 4th and B residential project

Hi Jay,

I got the postcard in the mail today for the planning meeting. Thanks for the heads up.

Where can I find more details about the layout of the project? My neighbors are concerned about the density and traffic, but I'm very supportive of the project and want to better understand the details so I can counter their fear and negativity on Nextdoor.

Thanks,

Ginny

Please pardon any typos, this was sent from my mobile device.

From: Sherman Lewis <sherman@csuhayward.us>
Sent: Tuesday, April 3, 2018 9:19 AM
To: Jay Lee
Cc: Sara Buizer; Hank Ackerman; Paul McCreary
Subject: 4th & B Streets Housing Development Project
Attachments: 4th & B Streets FSLC Comments 2108 Mar 28.pdf

Mr. Lee-

The HAPA and I have not had time to look into this. We just now read the comments by Bruce King of the Friends of San Lorenzo Creek and we are, frankly, blown away by the high quality and detail of all his remarks. We really could not do a better job, or even as good.

The best we can do is simply back him up, and urge you to realize this quality of input is rare from any source. Value it; act on it.

--

Sherman Lewis
President, Hayward Area Planning Association
510-538-3692
sherman@csuhayward.us