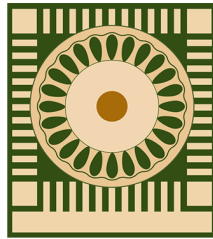


CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, September 15, 2016

7:00 PM

Council Chambers

Planning Commission

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

ROLL CALL**SALUTE TO FLAG****PUBLIC COMMENT:**

(The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.)

ACTION ITEMS:

(The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.)

PUBLIC HEARINGS:

For agenda item No. 1, the Planning Commission may make a recommendation to the City Council.

1. [PH 16-090](#) Recommend Approval and Necessary Actions to Allow Construction of a New Single Family Home on a Site with Slopes that Exceed 20% at the Terminus of Dryden Court (Assessor's Parcel Number 081D-2086-064-00) for Bijan Mashaw (Applicant/Owner). Proposed Project Includes Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Attachments: [Attachment I Planning Commission Staff Report](#)
[Attachment II Area and Zoning Map](#)
[Attachment III Dryden Court Draft Conditions of Approval](#)
[Attachment IV Dryden Court Architectural Plans](#)
[Attachment V Dryden Court Grading and Drainage Plans](#)
[Attachment VI Initial Study MND and MMRP](#)
[Attachment VII Parcel Map 5842 Conditions of Approval](#)

COMMISSION REPORTS:

2. Oral Report on Planning and Zoning Matters
3. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

4. None.

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

NOTE: Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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File #: PH 16-090

DATE: September 15, 2016

TO: Planning Commission

FROM: Leigha Schmidt, AICP, Senior Planner

SUBJECT

Recommend Approval and Necessary Actions to Allow Construction of a New Single Family Home on a Site with Slopes that Exceed 20% at the Terminus of Dryden Court (Assessor's Parcel Number 081D-2086-064-00) for Bijan Mashaw (Applicant/Owner). Proposed Project Includes Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

RECOMMENDATION

That the Planning Commission recommends that the City Council approves the proposed grading permit plans and proposed Site Plan Review application for a new single family home at the terminus of Dryden Court and adopts the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (Attachment VI), subject to Findings described in this staff report and the attached Conditions of Approval (Attachment III).

ATTACHMENTS

- Attachment I - Planning Commission Staff Report
- Attachment II- Area and Zoning Map
- Attachment III - Draft Conditions of Approval
- Attachment IV - Architectural Plans
- Attachment V - Grading and Drainage Plans
- Attachment VI - Mitigated Negative Declaration, Initial Study & Mitigation Monitoring Plan
- Attachment VII - Parcel Map 5842 and Conditions of Approval



SUBJECT

Recommend Approval and Necessary Actions to Allow Construction of a New Single Family Home on a Site with Slopes that Exceed 20% at the Terminus of Dryden Court (Assessor's Parcel Number 081D-2086-064-00) for Bijan Mashaw (Applicant/Owner). Proposed Project Includes Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SUMMARY

Staff is supportive of the proposed project because it complies with the City's Hillside Design Guidelines and applicable Single Family Residential (RS) District standards as described in detail below and in the findings. In particular, the home is nestled into the hillside and the property contains a conservation easement that, along with the proposed home and grading, will minimize impacts to the steeply sloped site.

An Initial Study was prepared for the project due to the fact that grading would occur on slopes exceeding 10%. The initial study concluded that the proposed development would result in a less than significant impact on the environment if all recommendations provided by the Geotechnical Engineer are included on all final construction level drawings and submittals for the project. The identified Mitigation Measure was made a condition of approval for the project.

BACKGROUND

Staff received an application for Site Plan Review in February of this year. Site Plan Review for individual homes is typically subject to staff level administrative review; however, this application is coming before the Planning Commission for a recommendation and ultimately to the City Council for approval because the Hayward Municipal Code (HMC) Section 10-8.23(b) requires City Council review of grading permits on sites with slopes that exceed 20%.

On November 12, 1993, the City of Hayward Planning Commission approved Parcel Map No. 5842, subdividing an approximately 0.89-acre site into two separate parcels. Parcel 1 (approximately 8,686 square feet) was already developed with a two-story single family home. Parcel 2 (approximately 30,088 square foot) is vacant and the subject of this application. The PM 5842 approval contained conditions of approval related to Parcel 2 that called for submittal and City Council approval of a grading permit/plan as well as Site Plan Review for any future home to be located on Parcel 2 (Attachment VII). In addition, a large conservation easement was recorded (Open Space and Conservation Easement 93-276695) on the northwestern portion of the site thereby limiting future development on that portion of the subject site.

DISCUSSION AND STAFF ANALYSIS

Existing Conditions: The roughly rectangular subject parcel is located at the terminus of Dryden Court, north of Dobbel Avenue in the eastern hillsides. The site is vacant and covered in grassland and two clusters of trees at the northern and mid-points of the lot. The site slopes uphill from Dryden Court at gradients that range between 20 to over 30%. Surrounding development includes single family homes to the north, south and east of the project site along Dryden Court and a large, steeply sloped vacant parcel west of the project site.

Zoning/General Plan: The site has a Suburban Residential Density (SDR) General Plan land use designation which is intended to require larger lots in the rural and suburban areas of eastern hills. The site is zoned Single Family Residential (RS) District with Special Lot Standards Combining District (B6). The proposed project conforms to the minimum development standards for both the RSB6 District and the SDR General Plan land use designation as illustrated in Table 1 below.

Table 1. Zoning/General Plan Project Consistency Matrix.			
	Min/Max Required	Proposed	Consistent
Lot Size	6,000 sq. ft.	30,400 square feet (approx.)	Yes
Front Yard Setback	20 feet	92 feet at closest point (approx.)	Yes
Side Yard Setbacks	10 feet	30 feet at closest point (approx..)	Yes
Rear Yard Setbacks	20 feet	45 feet at closest point (approx.)	Yes
Lot Coverage	40%	8.5%	Yes
Height	30 feet	Varying stepped levels; 26 feet tall at tallest point from nearest grade.	Yes

Project Description. The proposed project consists of Site Plan Review for a new, approximately 4,200 square foot single family home and related site grading on an existing 30,400 square foot vacant lot located in an established hillside neighborhood.

The proposed home would be accessed from an approximately 110-foot long, 20-foot wide driveway from Dryden Court. The lower portion of the driveway at the roadway is shared with the parcel/home located immediately south of the project site. There is an existing Maintenance and Reciprocal Easement Agreement between the properties to allow for shared access. The proposed curving driveway would slope 10 to 25% uphill to the garage.

The proposed home would be split into three levels in a stepped configuration to match the topography of the hillside in conformance with the City's Hillside Design Guidelines (see plans, Attachment IV). The home would have three levels ranging between eleven feet and twenty-six feet above grade. The lowest level of the home would have a three car garage; the second level of the home would have the main entrance, kitchen, living and family rooms, deck over the garage and a bedroom/bathroom; and the third level would have a loft and three additional bedrooms. Elevations have projecting building elements/planes, varying rooflines, a belly band and a variety of arching and rectangular windows on all elevations to break up the massing of the home. Building materials would include painted stucco, a ceramic tile roof, stairwell and deck railings. Retaining walls would be utilized in the building structure and would have stone veneer surfacing to minimize their visual impact.

Staff believes that the Commission can make the findings to recommend approval of the Site Plan Review and related Grading Permit applications due to the fact that the proposed design exhibits a stepped architectural design that minimizes the scale of the home from the public right-of-way and neighboring properties, and in that it contains a variety of architectural features and materials to provide an attractive addition to the neighborhood and City.

Grading Permit. The purpose of a grading permit is to ensure the protection of natural and man-made environmental features during the course of grading and clearing activities related to a development. The applicant submitted a Grading Permit with supporting Civic Plans on May 23, 2016 (Attachment V). Staff believes that the proposed grading plans in conjunction with the architectural plans contain adequate information to provide the Commission with information to make a recommendation on the proposed development. According to Section A-A and B-B on Sheet 9 of the Architectural Plans (Attachment IV), the proposed home will have below-grade foundations and walls ranging from eight to ten feet in height which will not be visible due to the fact that the home will be nestled into the hillside. Thus, the proposed development is suitable to the site and designed in a manner to minimize the visual impact of the home to the hillside. Further, the accompanying Geotechnical Report contains specific recommendations to ensure the stability of the slope and the integrity of the structure.

Public Works – Engineering staff completed the review of grading plans and is awaiting the submittal of final plans following Council action. The approved grading permit will include a set of specific and standard conditions of approval for the project. Specific conditions will relate to the submitted Geotechnical Report recommendations that the proposed foundations reach hard bedrock among others which were included as a mitigation measure/condition of approval for the proposed development. General conditions will relate to submittal of an erosion control plan; standards for import, export and containment of materials; and limitations on days and hours of grading work among others to minimize the impacts of grading on the surrounding community.

Findings for the Site Plan Review (SPR) – Pursuant to HMC Section 10-1.3025, the following findings shall be made by the approving authority prior to approval of an SPR.

1. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City in that the proposed single family

home would be located on a vacant single family lot in an established single family residential neighborhood; and in that the home would exhibit a stepped architectural design with varying rooflines, building planes and materials intended to reduce the massing of the home from the public right-of-way and neighboring properties.

2. The development takes into consideration physical and environmental constraints in that the proposed project would include below-grade foundations and walls ranging from eight to ten feet in height that would be hidden by existing topography; and in that drainage from the proposed development would be directed into cisterns, rain barrels and vegetated areas to minimize sheet flow from the site. Conditions of approval related to compliance with Geotechnical Engineer recommendations related to foundation supports among other recommendations would ensure that all environmental and physical constraints are adequately addressed in the final design and development of the home.
3. The development complies with the intent of City development policies and regulations in that the home will be split into three levels in a stepped configuration to match the topography of the hillside which is consistent with the City's Hillside Design Guidelines; and in that the home would have varying wall planes and rooflines, a belly band and a variety of arched and rectangular windows as well as a variety of building materials on all elevations to break up the massing of the large single family home; and in that the home would be consistent with the development standards for the RS District.
4. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that the proposed development is for a single family home in an established single family neighborhood; and in that the home would operate in a manner similar to surrounding development.

ENVIRONMENTAL REVIEW

An Initial Study evaluating the potential environmental impacts of this project was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study found that the proposed project would result in potential impacts related to Geology/Soils and Mandatory Findings of Significance (Attachment VI). Specifically, the Geotechnical Report contained specific recommendations that would be required to be included in all future Grading Permit and Building Permit submittals.

A Notice of Intent to Adopt a Negative Declaration (NOI) was filed with the Alameda County Clerk on August 26, 2016 for the requisite twenty-day public review. On the same date, the NOI and the Initial Study were posted at City Hall, on the City's website and delivered to the Hayward libraries. In addition, copies of the NOI were sent to interested parties and property owners within 300 feet of the project site.

The public comment period for the proposed Negative Declaration and Initial Study extends through September 15, 2016 at 5 p.m. CEQA Guidelines Section 15074, states that an advisory body making a recommendation to the decision-making body shall solely consider, rather than adopt, the Mitigated Negative Declaration before making its recommendation. City staff received one comment inquiring whether staff included analysis related to an underground spring on the project site. Staff requested additional source materials related to the claim because there is no evidence in City records, the project materials or supporting studies indicating the presence of an underground stream on the project site. As of the publication of this staff report, staff has not received any additional information related to this claim.

SUSTAINABILITY FEATURES

The proposed single family development will meet the minimum applicable Building Code requirements in the areas of Energy: Electricity/Natural Gas/Other Fossil Fuels; Water: Efficiency and Conservation; Air: Air Emissions of Pollutants; Solid Waste: Waste Diversion and Reduction; and, Transportation: Consistent with the City's Complete Streets Policy.

PUBLIC OUTREACH

On March 2, 2016, initial notices of the proposed project were sent to sixty-three property owners and residents within a 300-foot radius of the project site, as well as interested parties in the neighborhood. Following the initial notice, a neighbor north of the project site inquired about impacts to views and was provided a view study showing that there would be no impact on views from the north of the project site.

On August 26, 2016, a notice related to the release of the Initial Study, MND and this public hearing were sent to all property and business owners and residents within a 300-foot radius of the project site, to all interested parties, and was posted on the City's website.

NEXT STEPS

Following the Planning Commission hearing, the City Council is expected to consider the proposed project, along with the Planning Commission's recommendation, at a noticed public hearing on September 27, 2016. If the City Council approves the project, the applicant will finalize the grading permit and submit building permits for the proposed project.

Prepared by: Leigha Schmidt, AICP, Senior Planner

Approved by:



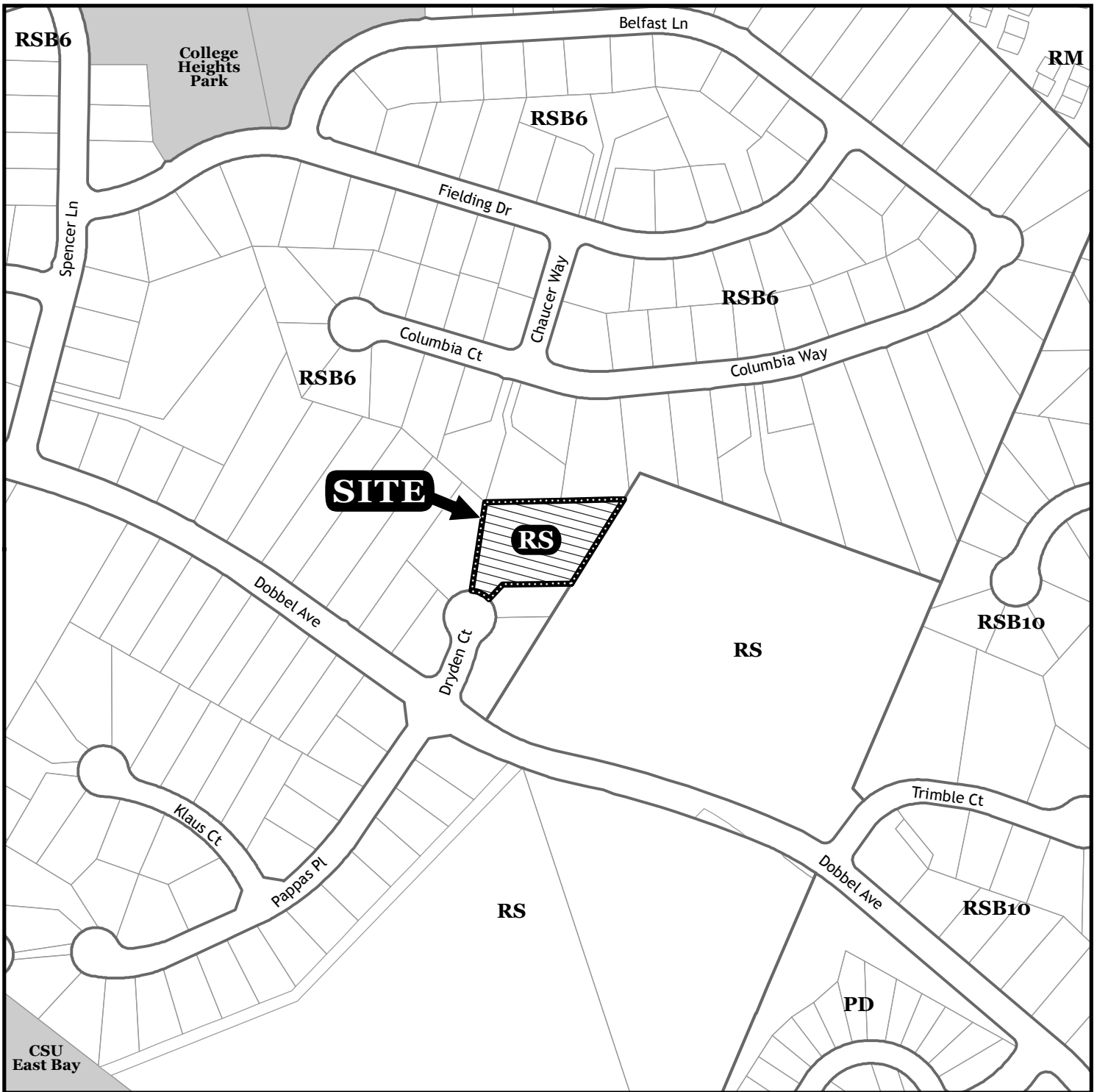
Sara Buizer, AICP, Planning Manager

A handwritten signature in black ink, reading "David Rizk". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

David Rizk, AICP, Development Services Director



Area & Zoning Map



201600993

Address:
2626 Dryden Court

Applicant:
Bijan Mashaw

Owner:
Bijan Mashaw

Zoning Classifications

RESIDENTIAL

- RM Medium Density Residential, min lot size 2500 sqft
- RS Single Family Residential, min lot size 5000 sqft
- RSB6 Single Family Residential, min lot size 6000 sqft
- RSB10 Single Family Residential, min lot size 10000 sqft

OTHER

- PD Planned Development

0 100 200 300 Feet

CITY OF HAYWARD
PLANNING DIVISION
SITE PLAN REVIEW
September 15, 2016

SITE PLAN REVIEW APPLICATION NO. 201600993 – Bijan Mashaw
(Applicant/Owner) – Request to construct a new approximately 4,200 square foot single family home and related site improvements on an approximately 0.7-acre vacant parcel located at the terminus of Dryden Court in the Single Family Residential (RS) District with Special Lot Standards Combining District (B6). (Assessor's Parcel Number 081D-2086-064-00).

CONDITIONS OF APPROVAL

1. Site Plan Review Application No. 201600993 is approved subject to the Architectural Plans dated May 9, 2016 and the Grading and Drainage Plans dated July 13, 2016 (included as Attachments II and III to the accompanying Staff Report) and the conditions listed below. This permit becomes void three years after the effective date of approval, unless (a) either a building permit has been issued or a building permit application has been submitted for processing and said application has not expired; or (b) an extension is requested by September 27, 2019. If a building permit is issued for construction or improvements authorized by the site plan approval, said approval 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 site plan review approval.
2. Mitigation Measure GEO-1: The project could result in impacts related to Geology and Soils in that new construction on the site with slopes ranging from 20 to over 30% could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills. Impacts can be mitigated to a level of less than significant if construction level drawings include new foundation supports to extend to reach hard bedrock and all additional applicable Geotechnical Engineer recommendations set forth in the Summit Engineering report dated February 2016. Building permit plan submittal shall be accompanied by a design level report prepared by a licensed civil engineer that includes the following:
 - Review of the foundation, grading and drainage plans;
 - Inspection of excavation operations, and particularly those for drilled pier foundations, placement of fill and backfill materials and installation of surface drains and sub-drains behind retaining walls; and,

- Preparation and submittal of a Final Soil's Engineer Report prior to issuance of a Certificate of Occupancy for the structure that indicates whether construction was done according to expected soils characteristics, or new features were encountered which required special engineering conditions.
3. The applicant shall submit a final complete Grading Permit and supporting materials to the satisfaction of the City Engineer. All materials shall be reviewed and approved by the Public Works – Engineering Division prior to the issuance of Grading Permits and commencement of work on the proposed project.
 4. Unless otherwise stated, project must comply with all Conditions of Approvals for Parcel Map 5842.
 5. Applicant shall record, or provide evidence of, a reciprocal easement and maintenance agreement with the adjacent property to the south of the project site (APN 81D-2086-063-00) for the maintenance of the common facilities, including but not limited to the common driveway, prior to the issuance of Building Permits.
 6. 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.
 7. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
 8. Any proposal for alterations to the proposed site plan and/or design including exterior colors and materials, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
 9. Any graffiti painted on the property shall be painted out or removed within 72 hours of occurrence or notification by the City's Code Enforcement.
 10. The garage shall be maintained for off-street parking and shall not be converted to a living or storage area. Individual laundry facilities, water heater or the HVAC unit shall not be located within the garage unless there is adequate space to accommodate three cars within the garage. An automatic garage door opening mechanism shall be provided for the garage door.

11. Prior to building permit issuance, developer must pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, utility connection fees.
12. Unless indicated otherwise, the design for development shall comply with the following:
 - a. All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
 - b. All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments, including Green Building standards.
 - c. Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments.
13. Violation of these conditions or the Hayward Municipal Code is cause for revocation of permit after a public hearing before the duly authorized review body.

Building Division

14. Provide all the governing codes on plans. Applicable codes shall include the 2013 CA Building Code; 2013 CA Electrical Code; 2013 CA Mechanical Code; 2013 CA Plumbing Code; 2013 CA Green Building Standards Code; 2013 CA Energy Efficiency Standards and the City of Hayward Municipal Code and Ordinances.
15. The property is located within a Wildland-Urban Interface Fire Area therefore all materials and construction methods for exterior wildfire exposure shall comply with CRC Section R327. See also Condition Nos. 70-74 under Fire Department below.
16. Supplemental building construction and improvement tax is required at the time of issuance of building permit.
17. School fee payment is required prior to issuance of building permit.

Development Services – Landscaping

18. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.

19. Mulch shall be dark brown and may not be black.
20. Fertilizer shall be Organic Materials Review Institute (OMRI)-certified and shall not include the use of synthetic fertilizers.
21. The applicant shall submit detailed landscape and irrigation plans, including water budget calculations with the building permit submittal.
22. Upon completion of landscape and irrigation installation, City Landscape Architect shall conduct an inspection for compliance with the approved landscape and irrigation improvement plans. Prior to requesting a landscape inspection, Attachment C. Document of Final Acceptance and Appendix C. Certificate of Completion Part 1 through Part 7 shall be completed by the project landscape architect based on site inspection of all landscape and irrigation installation.
23. Landscaping shall be maintained in a healthy, weed-free condition at all times.

Development Services – Engineering

24. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape unless otherwise indicated herein.
25. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along project frontage, including but not limited to the following
 - a. Remove and replace damaged curb, gutter, driveway, and sidewalk along the project frontage, as directed by City inspector.
 - b. Remove, replace, and plant street trees along project frontages per City Landscape Architect direction.
26. Prior to building permit issuance, developer shall execute a public improvement agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the agreement.
27. Plans for all public improvements shall be prepared on Mylar (22-inch by 34-inch sheets) and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of

- traffic. All improvements must be in accordance with the City of Hayward standard detail and specs and built to the City Engineer's satisfaction, and accepted by the City prior to issuance of any first certificate of occupancy for the project.
28. All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
 29. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from the City.
 30. It is applicant's responsibility to get permits or approvals from all affected agencies or private parties. A copy of these conditions of approval shall be included with the building permit application submittal.

Water Quality

31. Developer shall comply with the regional permits requirements for both pre-construction and post-construction requirements. Storm water management shall be in compliance with Municipal Regional Permit.
32. Project shall incorporate at least one of the following Best Management Practice (BMP) site measures to ensure compliance with the C3 storm water control measure requirements and shall be indicated on the building plan set:
 - a. Direct runoff into cisterns or rain barrel for use.
 - b. Direct roof runoff onto vegetated area.
 - c. Direct runoff driveways, walkways, or patios onto vegetated areas.
 - d. Construct sidewalks, walkways, and/or patios with permeable surface.
 - e. Construct driveways, and/or uncovered parking lots with permeable surfaces. (permeable pavers, shall have a 100% permeability by using Hydro-Flo Pavers or equal).
33. Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

34. Developer shall perform all elements of the best management practices for compliance with the requirements of the National Pollution Elimination Discharge System Permit as regulated by the San Francisco Bay Regional Water Quality Control Board. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including but not limited to construction activities, to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482.

Storm Drain

35. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
36. Improvements for storm drain systems shall incorporate the following:
 - a. The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
 - b. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.
 - c. On-site storm runoff shall be captured and conveyed thru an energy dissipater structure prior to discharging into the street.
 - d. No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
 - e. Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

Utilities

37. All service to the development shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
38. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.
39. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.
40. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.

During Construction

41. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
 - a. Grading and site construction activities shall be limited to the hours 8:00 AM to 5:00 PM Monday through Friday with no work on weekends and Holidays unless revised hours and days are authorized by the City Engineer. Building construction hours are subject to Building Official's approval;
 - b. Grading and construction equipment shall be properly muffled;
 - c. Unnecessary idling of grading and construction equipment is prohibited;
 - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
 - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information.
 - f. Applicant/developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted,

including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction.

- g. Daily clean-up of trash and debris shall occur on project street frontages, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
- h. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
- i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
- j. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
- k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
- l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
- n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
- o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
- p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;

- r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
 - s. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
 - t. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
 - u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;
 - v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and,
 - w. Applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
42. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. Applicant shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
43. In the event that human remains, 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 retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

Prior to Occupancy

44. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
45. All site improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
46. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.
47. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
48. All public improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
49. The developer shall submit an AutoCAD file format (release 2010 or later) in a CD of approved 'as-built' improvement plans indicating the following:
 - a. Approved landscape and irrigation improvements;
 - b. All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.;
 - c. All the site improvements, except landscaping species, buildings and appurtenant structures; and
 - d. Final Geotechnical Report.

Public Works – Utilities (Water and Sewer Service)

50. Water & Sewer Service are available and subject to standard conditions and fees in effect at time of application and payment of fees.

- a. Water Services – Based on the water fixtures shown on the plans, it is estimated the finished structures will have a potential domestic water demand of 42.5 fixture units, which requires a minimum one-inch domestic water meter. Note that this estimate does not include any allowance for residential fire sprinklers or irrigation. Please note that a separate fire permit is required for the fire sprinkler system installation. The water meter size will be determined by the Fire Department's requirements for that permit; however, the minimum size water meter for residential fire sprinklers is one-inch. Residential combined domestic and fire services are allowed, per City Standard Detail (SD)-216.
 - Per SD-216, flow-through fire sprinkler systems do not require the installation of an above ground backflow prevention assembly. This will require the installation of a N36 meter box or a B16 and a B9 meter box.
 - The owner/developer is required to pay water facilities fees and installation charges for connections to water mains and work performed by City forces.
 - b. Sewer Services – The owner/developer is responsible for payment of sewer capacity fees.
51. Water meters must be located a minimum of two feet from top of the driveway flares as per City SD 213 thru 218.
 52. Water mains and services, including the meters, must be located “at least 10 feet horizontally from and one foot vertically above, any parallel pipeline conveying untreated sewage” (such as a sanitary sewer lateral) per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. Note that the CA Waterworks Standards allow for horizontal separation of water and sewer lines to be less than 10 feet “by utilizing upgraded piping material” and is approved by the “Department.” “Upgraded piping material” generally means to use piping material with a pressure rating at least one (1) grade above the minimum pressure rating that is required for the application.
 53. The sanitary sewer lateral shall be installed per City SD-312. Cleanouts shall be installed at the house connection and changes in alignment.
 54. The owner/developer is responsible for payment of sewer connection fees at the current rates that the time the application for water and sewer service is submitted

Public Works – Solid Waste

55. Standard refuse, yard trimmings, and recycling containers shall be used. The total space required for the Standard Service (one thirty-two-gallon garbage cart, one sixty-four-gallon yard trimmings cart, and two-eighteen-gallon recycling bins) is approximately three feet by nine feet. Sufficient space is required to be designated in the garage or behind a fence to allow residents to keep the containers out of public view.
56. Residents are required to place their refuse and yard trimmings carts and recycling bins at the curb for weekly collection service by contracted service providers.
57. Pursuant to Hayward Municipal Code 5-1.16, residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection, and are required to retrieve them no later than midnight the day the carts are emptied.
58. All materials generated during construction and demolition must be delivered to an authorized facility to maximize recycling. To obtain a building permit, submit a City of Hayward Construction & Demolition Debris Recycling Statement available from Jennifer Yee, Sustainability Technician at (510) 583-4709.

Fire Department

59. Submit for proper building permits for the construction of the building to the Building Department.
60. Residential units are required to install fire sprinkler systems in accordance with NFPA 13D.
61. Maximum 80 PSI water pressure should be used when water data indicates a higher static pressure. Residual pressure should be adjusted accordingly.
62. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meter shall be minimum one-inch in diameter.
63. An audible alarm bell (device) shall be installed on the fire sprinkler system riser.
64. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.

65. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup.
66. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
67. A minimum 4-inch self-illuminated address shall be installed on the front of the dwelling in a location so as to be visible from the street. Otherwise, a minimum 6-inch address shall be installed on a contrasting background and shall be in a location approved by the Fire Department.
68. Materials and Construction Method for Exterior Wildfire Exposure – The building is located within the City of Hayward Wildland/Urban Interface Area, and shall meet the construction requirements (as reflected on the approved plans) as stated in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, which includes Class A roofing materials and exterior non-combustible siding materials (stucco), double-pane windows. Shake or treated wood shake roofs are prohibited. The building construction shall comply with the requirements contained in the 2013 California Residential Code Section R327.
69. Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.
70. Outdoor storage of firewood, kindling, or compost material within 30 feet of any structure is prohibited, unless the material is stored in an approved bin or enclosure.
71. The chimney shall be located a minimum of ten feet away from existing tree canopies.
72. Attic vents shall be covered with metal mesh in accordance with Chapter 7A of California Building Code. The dimensions of mesh openings shall be a minimum 1/16-inch and shall not exceed 1/8-inch.

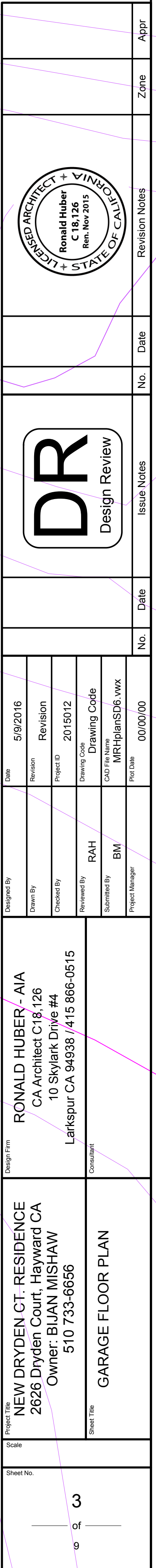


A 3D architectural rendering of a modern, two-story building with a red roof and yellow walls, situated on a green hillside. The building features large arched windows and a balcony. A paved road with white stripes leads up to the building, and a large tree is visible on the left.

A 3D architectural rendering of a two-story house. The house has a red roof, yellow walls, and a grey base. It features a large front porch with a red awning, a balcony, and a garage. The house is situated on a green hillside with a road in the foreground.

VIEW FROM EAST NEIGHBOR

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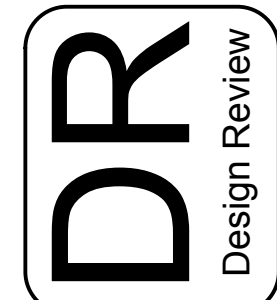
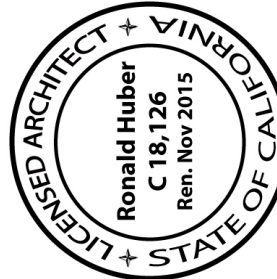


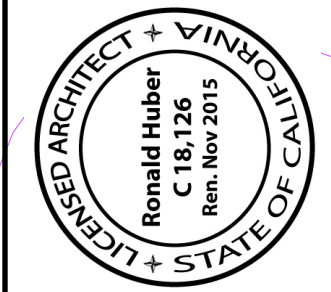
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SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

Project No.		Scale		Sheet No.	
NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656		2ND FLOOR PLAN		5 of 9	
Design Firm		Consultant		Revision Notes	
RONALD HUBER - AIA CA Architect C18,126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515		2ND FLOOR PLAN		No.	
Designed By		Date		Date	
Drawn By		5/9/2016		Date	
Checked By		Revision		No.	
Reviewed By		Project ID		Date	
Submitted By		2015012		Date	
Project Manager		Drawing Code		Date	
RAH		C:\Users\RAH\Documents\2015012\2015012.vwx		Date	
BM		00/00/00		Date	
Project Manager		00/00/00		Date	
Zone		Revision Notes		Date	
Appr		Revision Notes		Date	
Zone		Revision Notes		Date	
Appr		Revision Notes		Date	





DR
Design Review

Designed By	Date	5/9/2016
Drawn By	Revision	
Checked By	Project ID	2015012
Reviewed By	Drawing Code	
Submitted By	CAD File Name	WRT1planSD6.wrx
Project Manager	BM	00/00/00

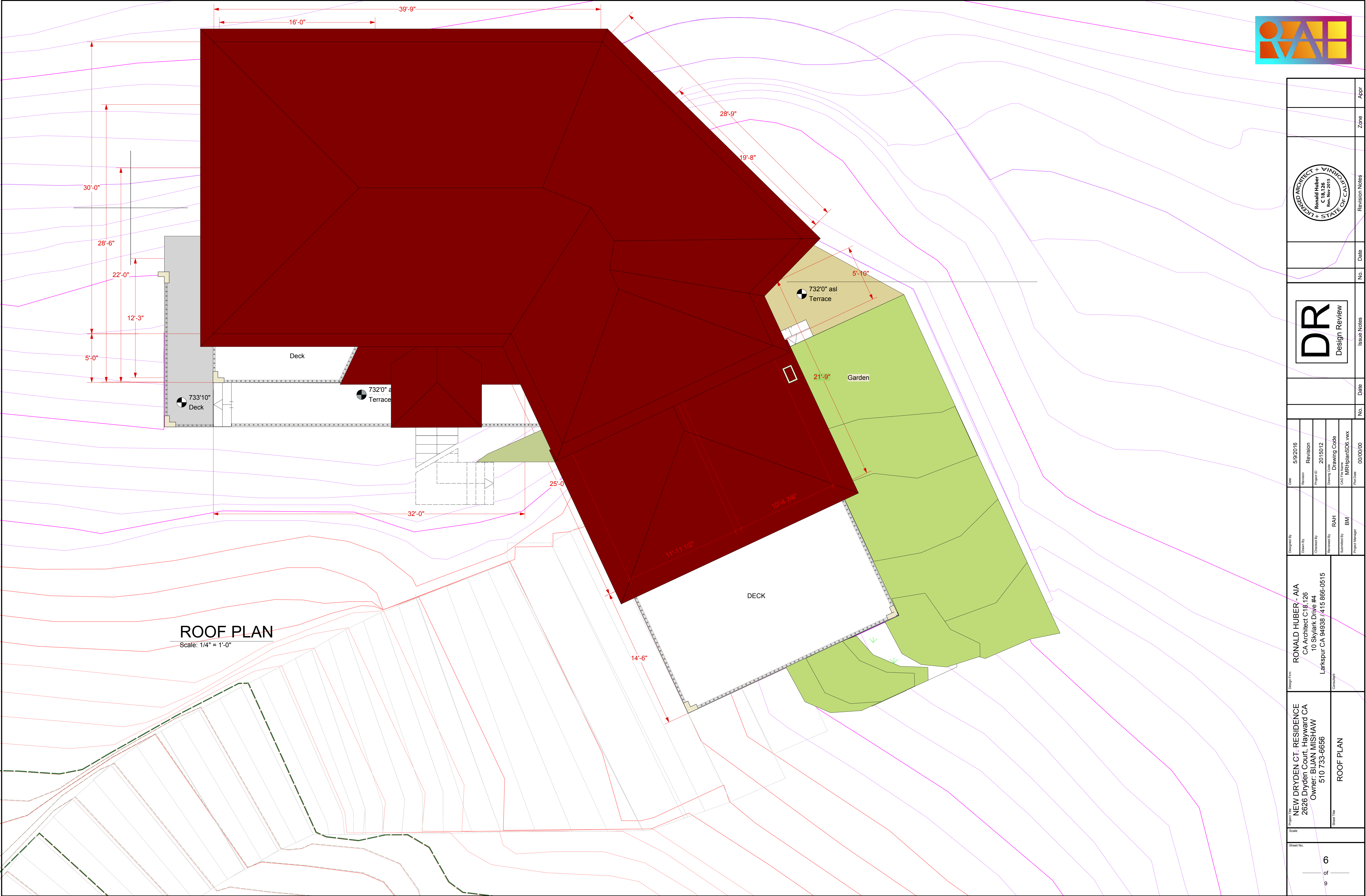
Design Firm
RONALD HUBER - AIA
CA Architect C18,126
10 Skylark Drive #4
Larkspur CA 94938 / 415 866-0515

Consultant
Project Manager

Project Name
NEW DRYDEN CT. RESIDENCE
2626 Dryden Court, Hayward CA
Owner: BIJAN MISHAW
510 733-6656

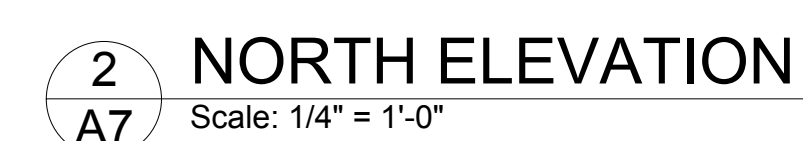
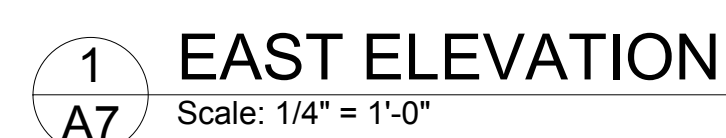
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ROOF PLAN

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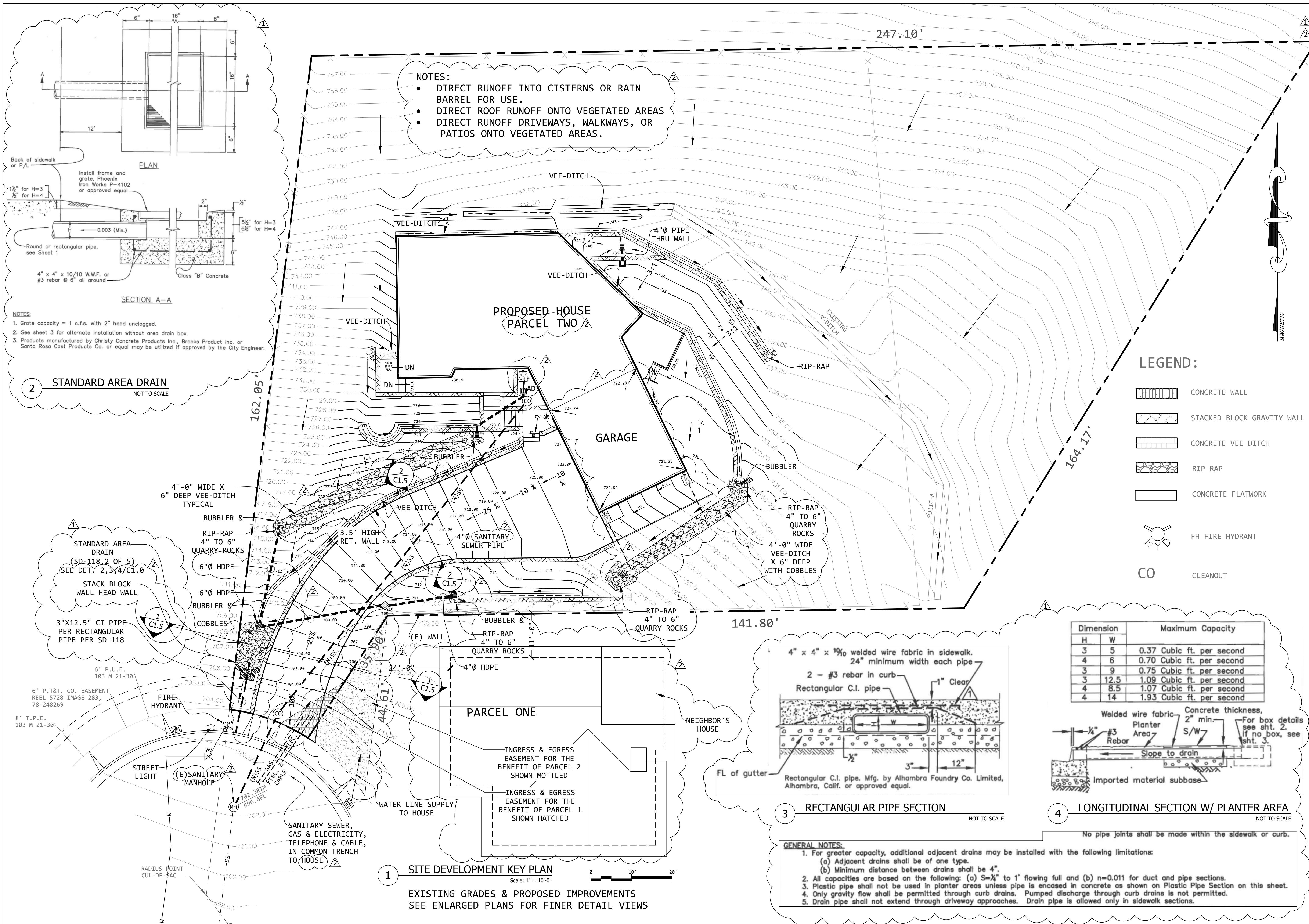


Project No. NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656	Design Firm RONALD HUBER - AIA CA Architect C18,126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515	Drawings By Designed By Checked By Reviewed By Estimated By Project Manager	Date 5/9/2016 Revision Project ID 2015012 Drawing Code CAD File Name MRH-planS06.wrk Plot Date	 	Date Date Date Date Date Date	Date Date Date Date Date Date
Scale						
Sheet No.	Sheet Title SOUTH & WEST ELEVATIONS					



Project Title Scale	Design Firm NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BJAN MISHAW 510 733-6656	Designed By	Date							
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		Reviewed By	2015PlansSD6.vwk							
		Project Manager								

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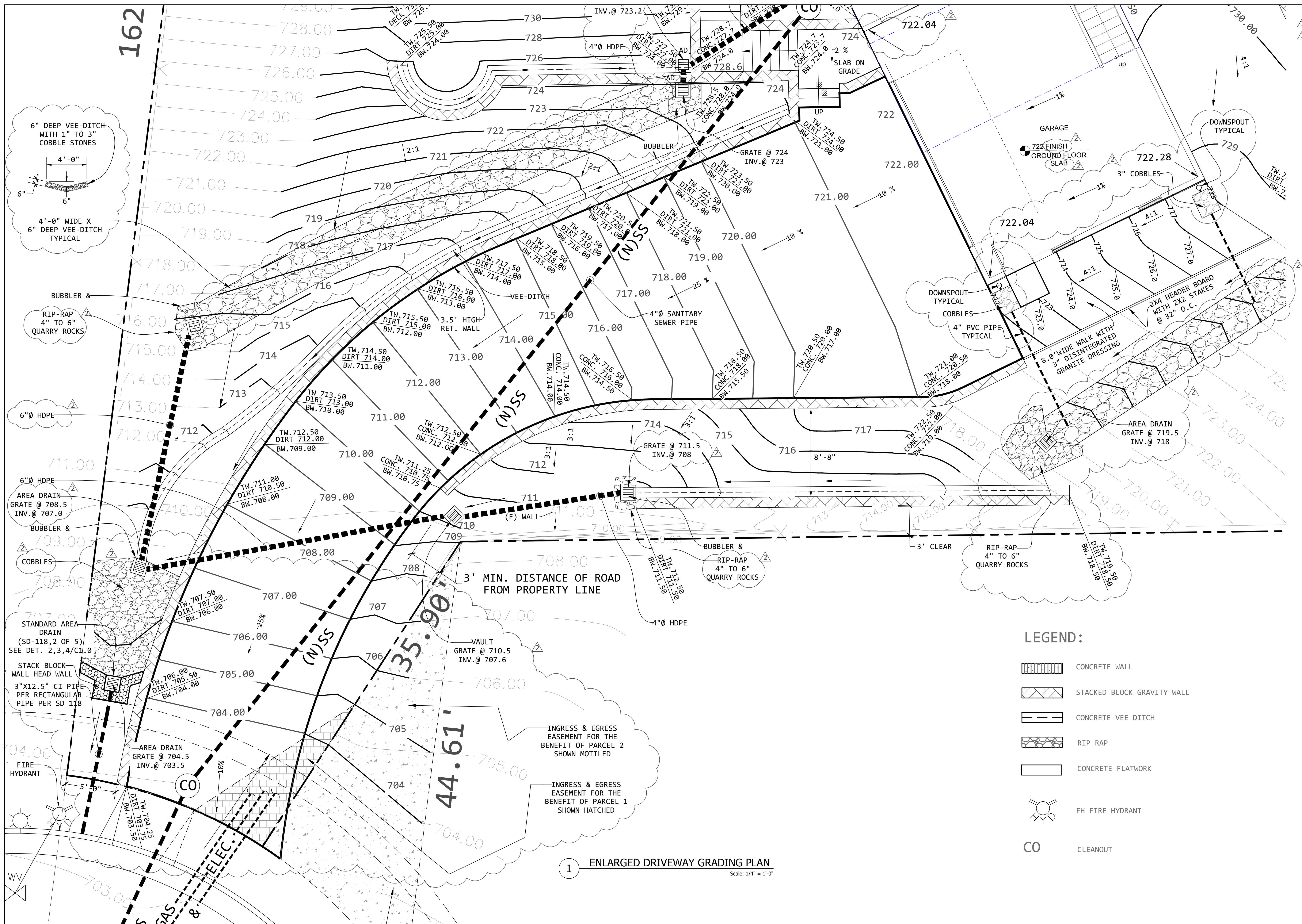


KEMBCON ENGINEERS
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MILLBRAE, CA 94030
VOICE 650.343.8310
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ENLARGE SITE
GRADING PLAN

PAGE :

C1.1

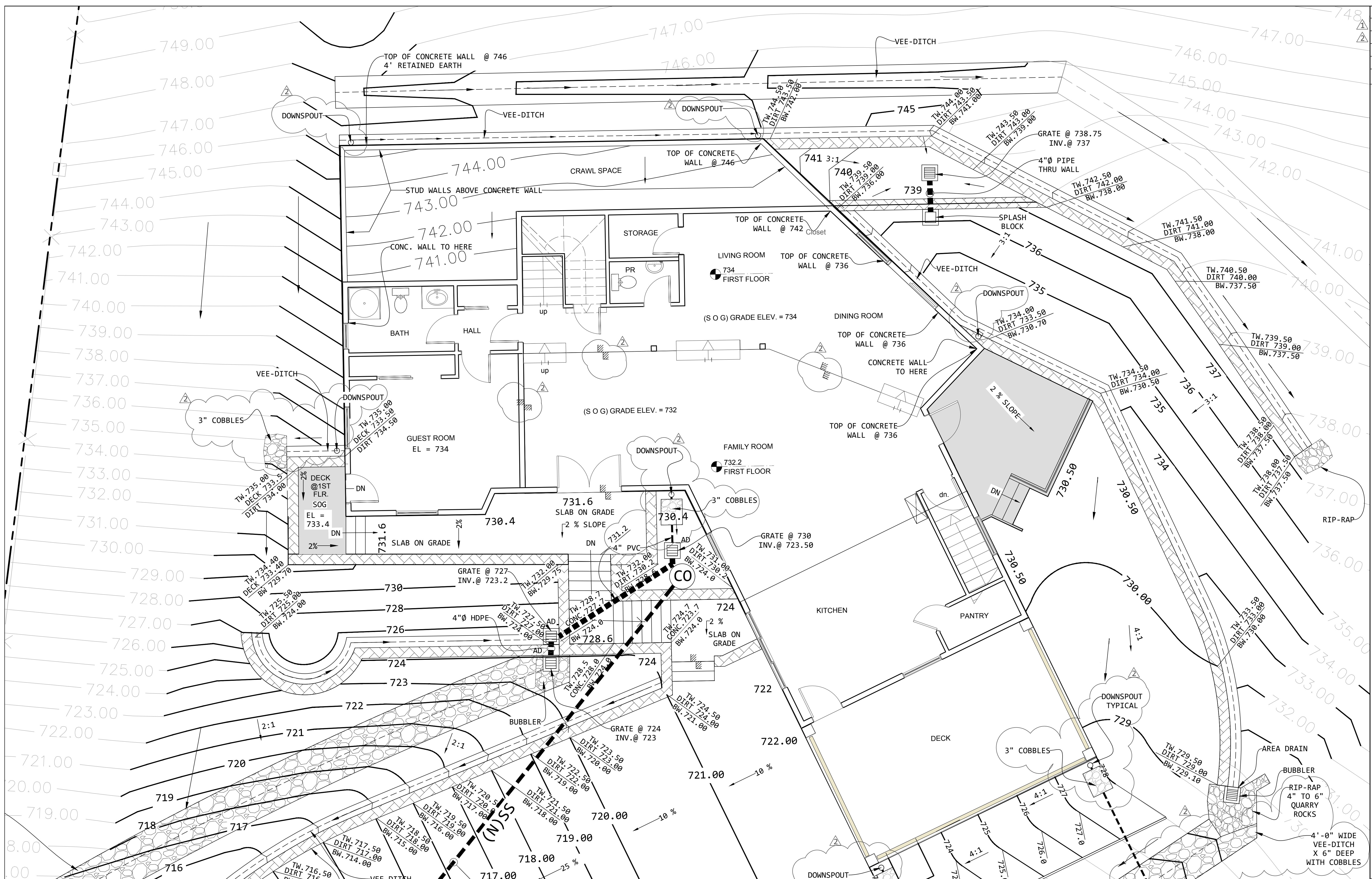


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ENLARGE SITE GRADING
PLAN @ FIRST FLOOR

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

REVISIONS	BY
MAY 19, 2016	
JULY 8, 2016	

7/13/2016

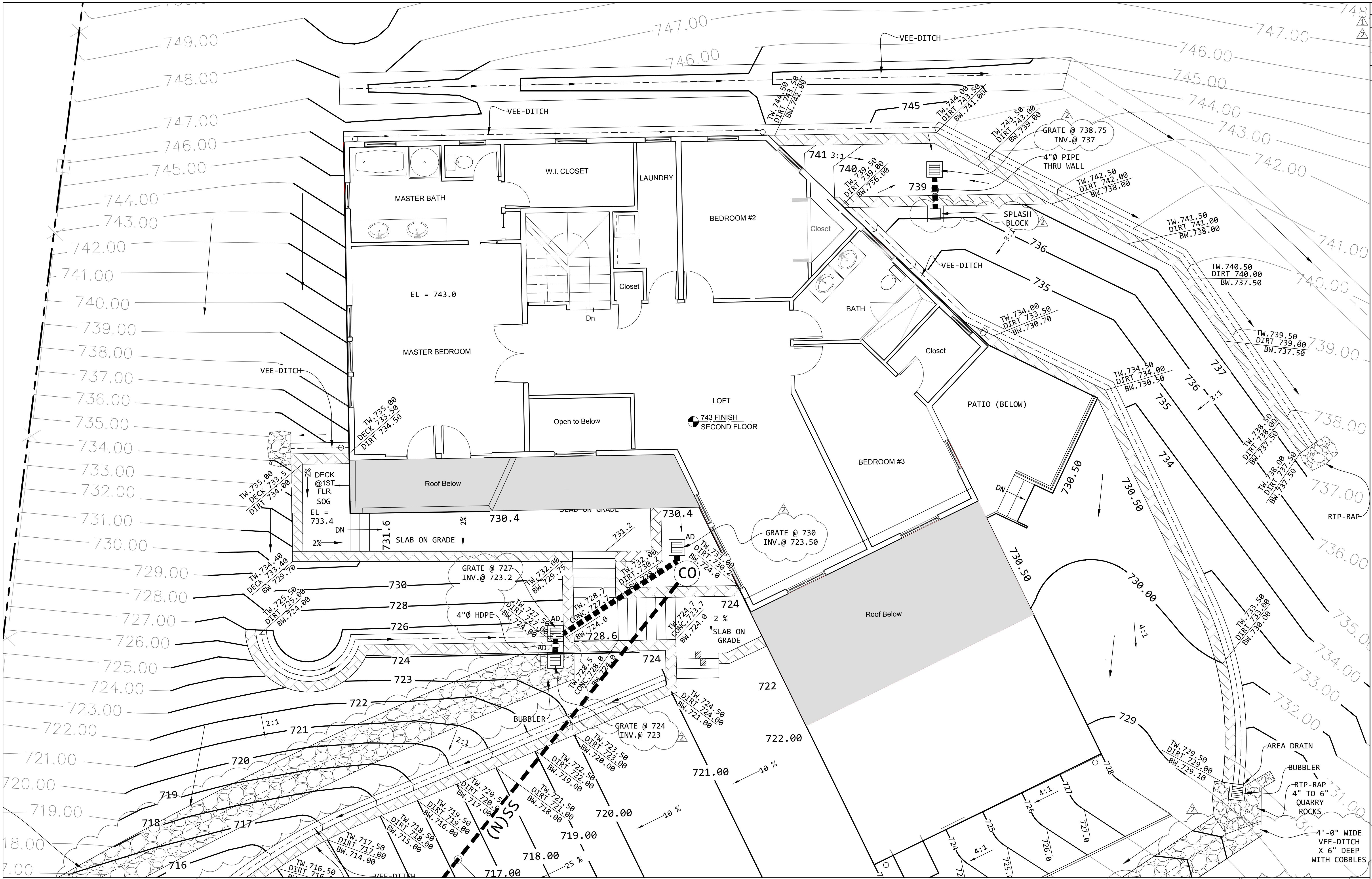
KEMBCON ENGINEERS
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New Single Family Home
2626 Dryden Court
Hayward, CA
94542

ENLARGE SITE GRADING
PLAN @ SECOND FLOOR

DATE: 1-DEC-15
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1 ENLARGED SITE GRADING PLAN @ SECOND FLOOR

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

REVISIONS	BY
1 MAY 19, 2016	
2 JULY 8, 2016	

7/13/2016

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Single Family Home
2626 Dryden Court
Hayward, CA
94542

SECTIONS

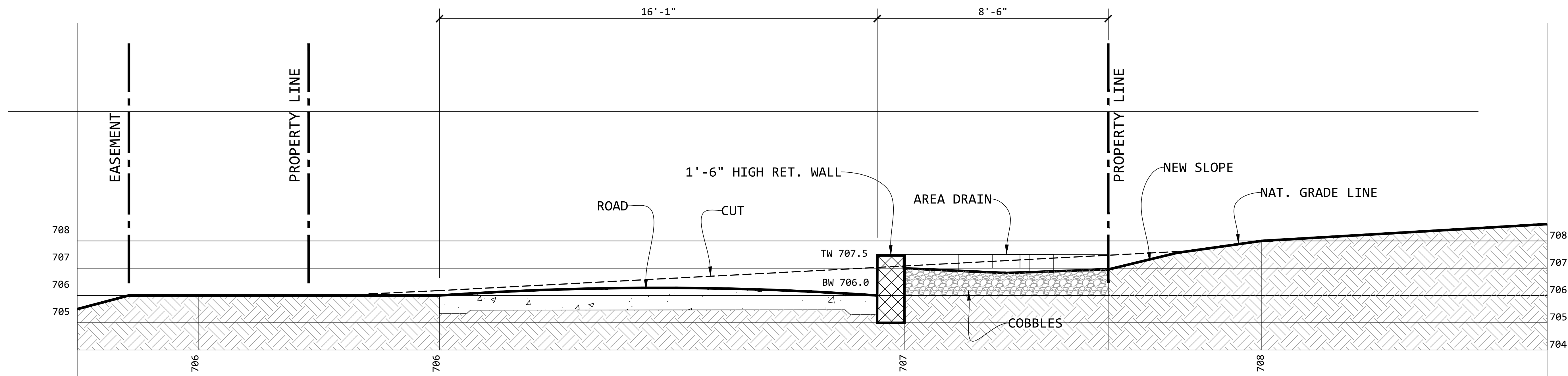
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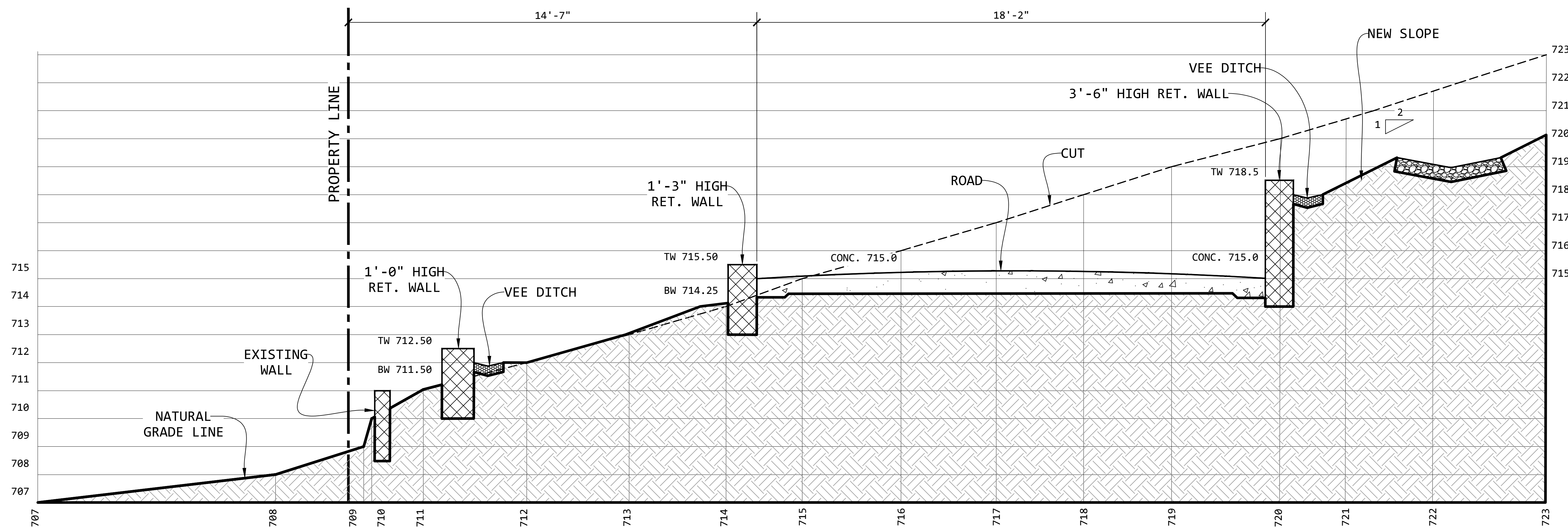
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1 SECTION 1-1 @ ROAD 706.00 ELEVATION
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2 SECTION 2-2 @ ROAD 715.00 ELEVATION
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CITY OF HAYWARD

DRAFT MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that the proposed project described in detail below would not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended:

I. PROJECT DESCRIPTION:

Title: Dryden Court Single Family Home (Application No. 201600993)

Description: The proposed project includes Site Plan Review for construction of an approximately 4,200 square foot single family home and related site improvements on an approximately 0.7-acre (30,490 square feet) vacant parcel located at the terminus of Dryden Court.

The proposed project includes grading and development on slopes exceeding 30% within the vicinity of the development area. The project will minimize the height of retaining walls by incorporating below grade foundations and walls and stepping the design to follow the natural terrain. The proposed three-story home will range from 15 to 26 feet in height measured from the mid-point of the respective sloped roofs to the nearest adjacent grades. The project includes construction of an approximately 110 foot long curving driveway, landscaping, and extension of existing drainage ditches on the site to direct stormwater run-off. The proposed home will connect to existing utilities in Dryden Court.

Location: Terminus of Dryden Court; Assessor's Parcel Number: 081D-2086-064-00.

Approvals: Site Plan Review; Grading Permit

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project, with the mitigation measures included in the Initial Study prepared for this project, will not have a significant effect on the environment.

III. 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 was found to have either no impact or less than significant impacts in the areas of Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology or Water Quality, Land Use, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

3. The project could result in impacts related to Geology and Soils in that new construction on the site with slopes ranging from 20 to over 30% could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills. Impacts can be mitigated to a level of less than significant if construction level drawings include new foundation supports to extend to reach hard bedrock and all additional applicable Geotechnical Engineer recommendations set forth in the Summit Engineering report dated February 2016. Building permit plan submittal shall be accompanied by a design level report prepared by a licensed civil engineer that includes the following:
- Review of the foundation, grading and drainage plans;
 - Inspection of excavation operations, and particularly those for drilled pier foundations, placement of fill and backfill materials and installation of surface drains and sub-drains behind retaining walls; and,
 - Preparation and submittal of a Final Soil's Engineer Report prior to issuance of a Certificate of Occupancy for the structure that indicates whether construction was done according to expected soils characteristics, or new features were encountered which required special engineering conditions.
4. With regard to the Mandatory Findings of Significance, the proposed project could result in impacts that could cause an adverse effect on human beings as described above and in the attached Initial Study; however those impacts can be mitigated to a level of less than significant as described above and in the Initial Study.

IV. LEAD AGENCY REPRESENTATIVE AND PERSON WHO PREPARED THE INITIAL STUDY:


 Leigha Schmidt, AICP, Senior Planner

8/26/16
 Date

V. CONTACT INFORMATION

For additional information, please contact the project Planner, Leigha Schmidt at the City of Hayward Planning Division at 510-583-4113.

Written comments may be sent to Leigha Schmidt via email at leigha.schmidt@hayward-ca.gov or at City of Hayward Planning Division, 777 B Street, Hayward, CA 94541.

VI. COPY OF ENVIRONMENTAL CHECKLIST

Copies of the Initial Study are also available for public review at Hayward City Hall, at 777 B Street, Hayward on the First Floor Permitting Center, Monday through Thursday from 8 a.m. to 5 p.m.; at the Hayward Public Library located at 835 C Street and the Weekes Branch Library located at 27300 Patrick Avenue in Hayward. Please see the Library and Community Services webpage at <http://www.library.ci.hayward.ca.us/> for library days and hours.

Additionally, the Initial Study and all appendices are available on the City's website at <http://www.hayward-ca.gov/content/projects-under-environmental-review-0>.



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Dryden Court Single Family Home (Application No. 201600993)

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

Contact person: Leigha Schmidt, Senior Planner

Project location: Terminus Dryden Court; Assessor's Parcel Number: 081D-2086-064-00.

Project sponsor: Bijan Mashaw, 26886 Parkside Dr., Hayward, CA 94542

Existing General Plan Designation: Single Family Residential with Special Lot Standards Combining District, Minimum 6,000 Square Foot Lot (RSB6)

Existing Zoning: Suburban Density Residential (SDR)

Project Description: The proposed project includes Site Plan Review for construction of an approximately 4,200 square foot single family home and related site improvements on an approximately 0.7-acre (30,490 square feet) vacant parcel located at the terminus of Dryden Court.

The proposed project includes grading and development on slopes exceeding 30% within the vicinity of the development area. The project will minimize the height of retaining walls by incorporating below grade foundations and walls and stepping the design to follow the natural terrain. The proposed three-story home will range from 15 to 26 feet in height measured from the mid-point of the respective sloped roofs to the nearest adjacent grades. The project includes construction of an approximately 110 foot long curving driveway, landscaping, and extension of existing drainage ditches on the site to direct stormwater run-off. The proposed home will connect to existing utilities in Dryden Court.

Requested Local Approvals: The Lead Agency will take the following actions in order to carry out the project:

- Site Plan Review
- Grading Permit

Surrounding land uses and setting: The 0.7-acre project site is roughly rectangular in shape and steeply sloped from the north to the south (at Dryden Court). Surrounding land uses include single family

residential development and vacant land.

Other public agencies whose approval is required: None

Attachments

Attachment I - Aerial Map

Attachment II - Architectural Plans

Attachment III - Civil, Grading and Drainage Plans

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Leigha Schmidt, Senior Planner



Date

EVALUATION OF ENVIRONMENTAL IMPACTS:**ENVIRONMENTAL ISSUES:**

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

I. AESTHETICS -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no designated scenic vistas in the vicinity of the project, and the project has been designed specifically to protect the views afforded to neighboring properties and the right-of-way due to the location of the house on the property at the end of an approximately 110 foot long curved driveway and the stepped architectural design. Thus, less than significant impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within a state scenic highway, and it is fully development with an existing building and site improvements; thus, no impact
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.htm, accessed on August 23, 2016; Google Earth).

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The existing site is on a hillside with steeply sloped areas. The proposed home would feature a stepped design and would be built into the hillside thus reducing the visual impact of the large-scale single family home. Further, the home would be located on the southern portion of the site and would be accessed via an approximately 110 foot long curved driveway thus reducing the visibility and massing of the home from the public right-of-way. Grading would occur on the site with cuts and retaining walls that would be incorporated into the design of the home and hidden by the hillside. The only visible retaining wall (garage) would reach about nine feet in height. As designed, the project would not substantially degrade the character or quality of the site and its surroundings. Thus, less than significant impact.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

nighttime views in the area?

The proposed project would result in development of a currently vacant site and would thus introduce sources of new light to the site. However, the proposed single family home is consistent with surrounding development and will be subject to standard conditions of approval requiring that all exterior lighting be confined to the property and not cast direct light or glare onto adjacent properties. Thus the new development will result in a less than significant impact related to lighting and glare.

II. AGRICULTURE AND FOREST RESOURCES:

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

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact (Zoning Map, Google Earth).

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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The proposed project is not zoned for agricultural uses nor is the property under Williamson Act contract; thus no impact (Zoning Map, Google Earth).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

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The project does not involve the rezoning of forest land or timberland; thus, no impact (Zoning Map, Google Earth).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact (Zoning Map, Google Earth).

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

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The proposed project would not result in a conversion of Farmland to non-agricultural uses nor would it result in conversion of any farmland (Zoning Map, Google Earth). Thus, no impact.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

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The project involves development of a currently vacant parcel and will thus result in an increase in stationary and mobile source emissions over the baseline condition. However, the proposed project is consistent with the subject zoning and General Plan land use designation for the property, which envisioned the proposed development of a single family home. Development of the subject site with a single family home will not conflict with the goals of the regional air quality plan; thus less than significant impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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The Bay Area Air Quality Management District (BAAQMD) established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant construction-related or ongoing operational air quality impacts (BAAQMD 2011 CEQA Guidelines, Table 3.1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes). Based on the District's criteria, the proposed development consisting of development of one single family home is well below the screening level for a significant impact related to air quality impacts. Thus, less than significant impact.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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As noted in III.a and III.b above, the proposed project is below the screening size for projects that are

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expected to result in significant air pollutant emissions. Therefore emissions from the proposed project are expected to be well below the BAAQMD significance thresholds for both construction exhaust and operational emissions for regional criteria pollutants.

While the project falls below the potentially significant threshold, it is important to note that any construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM₁₀ and PM_{2.5}. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. Standard conditions of approval related to construction activities to minimize fugitive dust and particulate matter will be incorporated into the project approval, thus less than significant impact.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
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The proposed project involves development of a currently vacant site with a new single family home. The site is located in a single family neighborhood and is surrounded by similar development and vacant land. There are no sources of pollutant concentrations near the site and the proposed single family home will not result in exposure of sensitive receptors to substantial pollutant concentrations. Thus no impact.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
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The proposed project would not include any significant and permanent sources of significant odors (i.e. landfill, composting station, food manufacturer) that could create objectionable odors affecting a substantial number of people. Thus, no impact.

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?	☐	☐	☒	☐
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is composed of ruderal groundcover and scattered trees and is surrounded on the north, south and western boundaries by development (City of Hayward Background Conditions Report, Figure 7-1, Existing Vegetation Communities; Google Earth). Ruderal communities are generally composed of vacant parcels that have been disked or previously disturbed in some manner. While development of the site will result in permanent disturbance of a portion of the currently vacant site that likely hosts urban wildlife such as mice, gophers, squirrels among others, it will not have a substantial impact on any valuable habitat that is known to host candidate, sensitive or special status species. Thus, less than significant impact.

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?

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As noted above, the project site is located in an area identified as ruderal which is generally composed of vacant parcels that have been disked or previously disturbed in some manner. While development of the site with a single family home will result in permanent disturbance of a portion of the currently vacant site which is likely hosting some urban wildlife such as mice, gophers, squirrels and other small rodents, it will not have a substantial impact on any riparian habitat or other identified sensitive natural communities; thus, less than significant impact.

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?

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The project site does not contain any wetlands; thus, no impact (City of Hayward Background Conditions Report, Figure 7-1, Existing Vegetation Communities; Google Earth).

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

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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native wildlife nursery sites?

As noted above, the project site is located in an area identified as ruderal which is generally composed of vacant parcels that have been disked or previously disturbed in some manner. While development of the site with a single family home will result in permanent disturbance of a portion of the currently vacant site which is likely hosting some urban wildlife such as mice, gophers, squirrels and other small rodents, it will not eliminate a migratory wildlife corridor or impede the use of native wildlife nursery sites due to the fact that the site is located at the end of a cul de sac with development on three sides in an existing residential neighborhood (Google Earth). Thus, less than significant impact.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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As noted above, the site has a ruderal groundcover and scattered trees (City of Hayward Background Conditions Report, Figure 7-1, Existing Vegetation Communities; Google Earth). Several of the existing trees at the southern portion of the site will be removed to accommodate the proposed development (Google Earth, Site Plan). Tree removal is subject to the City of Hayward's Tree Preservation Ordinance which requires submittal of specific plans related to the tree species, size and health of those being removed and specifies replacement with equal value or equal size tree thus resulting in a less than significant impact related to tree removal.

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?

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The City of Hayward does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.

V. CULTURAL RESOURCES -- Would the project:

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a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no known historic resources associated with the site or the adjacent parcels (City of Hayward Background Conditions Report, Figures 1-3 and 1-4, and Table 1-2). In the unlikely event that historic or cultural resources are discovered during excavation related to later phases of the project, standard conditions of approval for all development projects require the contractor to stop all work adjacent to the find and contact the City of Hayward Development Services Department to preserve and record the uncovered materials (General Plan Policy Natural Resources (NR)-7.2).

If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, there will be a less than significant impact related to the project (Hayward 2040 General Plan Background Report and City of Hayward Historical Resources Survey & Inventory Report, July 2010).

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

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No known archaeological resources exist on the site (City of Hayward Background Conditions Report, Figures 1-3 and 1-4, and Table 1-2). In the unlikely event that historical or cultural resources are discovered in later phases of work, standard conditions of approval for all development projects would apply as described in V.a above. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, there will be a less than significant impact related to the project (General Plan).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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No known paleontological resources exist on the site (City of Hayward Background Conditions Report, 7-137 and 7-138). Other than the steep slope which is characteristic of the surrounding area, there are no unique geological features on or near the site (Google Earth). In the unlikely event that paleontological resources are discovered during later phases of development, standard conditions of approval for all development projects would apply as described in V.a above.

If standard procedures are followed in the event cultural, historical or paleontological resources are uncovered at the project site, there will be a less than significant impact related to the project (General Plan).

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

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cemeteries?

There is no recorded information related to the location of known human remains or cemeteries near the project site; however, standard procedures for grading operations shall be followed during development, which require that if any such remains or resources are discovered, grading operations shall be halted, the City and County Coroner shall be notified and the resources/remains shall be evaluated by a qualified professional. Further, if necessary, mitigation plans shall be formulated and implemented prior to commencement of grading operations (General Plan Policy NR-7.2). These standard measures would be conditions of approval should the project be approved thus resulting in a less than significant impact related to the potential disturbance of human remains.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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The project site is not located on or near a known earthquake fault nor is it located within a seismic hazard area or within the State's Earthquake Fault Zone (Hayward 2040 General Plan Background Report, Figure 9-1). However, Hayward is located in a seismically active region and a major earthquake could be expected to occur in the future that would expose people and property to strong seismic ground shaking, liquefaction and soil instability, even outside of known areas. It is essential to note that all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements which will minimize impacts related to such activity but site specific mitigation is required to minimize these impacts due to the heavily sloped topography.

According to a Geotechnical Feasibility Study Report prepared by GFK & Associates (August 2015) and a subsequent Update Geotechnical and Soil Investigation Report was prepared by Summit Engineering (October 2015), the proposed site is suitable for the proposed residence provided that new foundation supports are extended to reach hard bedrock among other recommendations in the report. However, as noted in the Geotechnical and Soil Investigation Report, the report's conclusions were general in nature and additional recommendations were provided to reduce geological-related

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazards to a less than significant impact.

Geo-1 Impact: New construction on the subject site which has slopes between 20 and over 30% could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills in the existing steeply sloped site.

Geo-1 Mitigation Measure: Construction level drawings prepared for the proposed residence shall include new foundation supports to extend to reach hard bedrock, and complies with all Geotechnical Engineer recommendations set forth in the Summit Engineering report dated February 2016. Building permit plan submittal shall be accompanied by a design level report prepared by a licensed civil engineer that includes the following:

- Review of the foundation, grading and drainage plans;
- Inspection of excavation operations, and particularly those for drilled pier foundations, placement of fill and backfill materials and installation of surface drains and sub-drains behind retaining walls; and,
- Preparation and submittal of a Final Soil's Engineer Report prior to issuance of a Certificate of Occupancy for the structure that indicates whether construction was done according to expected soils characteristics, or new features were encountered which required special engineering conditions.

ii) Strong seismic ground shaking?

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See VI.a. Implementation of **Mitigation Measure GEO-1** would reduce the impact to a level of less than significant.

iii) Seismic-related ground failure, including liquefaction?

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See VI.a. Implementation of **Mitigation Measure GEO-1** would reduce the impact to a level of less than significant.

iv) Landslides?

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According to the Geotechnical Feasibility Study Report prepared by GFK Associates, investigation into the site does not reveal a record of or potential for landslides. Compliance with **Mitigation Measure Geo-1** will ensure that all the construction-level design will minimize any potential landslide related impacts to level of less than significant.

b) Result in substantial soil erosion or the

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss of topsoil?

The project will be subject to standard planning and building permit review and inspection processes that would require standard construction-related erosion control measures set forth in the Hayward Municipal Code (HMC), including but not limited to graveling construction entrances and protecting drain inlets. Thus, the potential impacts to soil erosion or loss of topsoil is considered less than significant.

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?

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As noted in VI.a.i above, the proposed project site is vulnerable to unstable geological activity. Implementation of **Mitigation Measure GEO-1** would reduce the impact to a level of less than significant.

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?

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According to a Geotechnical Feasibility Study Report prepared by GFK & Associates (August 2015) and a subsequent Update Geotechnical and Soil Investigation Report was prepared by Summit Engineering (October 2015), the proposed site is suitable for the proposed residence provided that new foundation supports are extended to reach hard bedrock among other recommendations set forth in the Summit Engineering report dated February 2016. In addition, as noted in VI.a.iii above, implementation of **Mitigation Measure GEO-1** would reduce the impact of unstable soils to a level of less than significant.

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

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The proposed project would not involve the use of septic tanks or alternative waste water disposal systems. Thus, no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS -- Would the project:

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

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The BAAQMD has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of a single family home with associated grading (Project Description). Single-family home projects with less than 56 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO₂e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects; thus less than significant impact.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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As discussed in VII.a above, the project will not exceed the threshold for operational greenhouse gases. Further, the project would not conflict with the City's adopted Climate Action Plan and General Plan policies and programs adopted for the purpose of reducing the emissions of GHG; thus, no impact.

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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The project which involves construction of a single family home and related grading activity would not involve the transport, use or disposal of hazardous materials; thus, no impact.

b) Create a significant hazard to the public or the environment through reasonably

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The project which involves construction of a single family home and related grading activity would not involve the use of hazardous materials that could result in the release of hazardous materials into the environment; thus, no impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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The project which involves construction of a single family home and related grading activity and would not emit hazardous emissions nor would it result in the handling of hazardous materials; thus, no impact.

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?

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The proposed project site is located in a residential area and is surrounded by single family residential development. The site is not listed on the State of California's Department of Toxic Substances Control's Envirostor webpage (<http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>, assessed August 24, 2016). Thus, no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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The project would not interfere with an adopted emergency response plan or emergency evacuation plan; thus, no impact.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
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The project site is located within the City of Hayward Wildland/Urban Interface Area, and will be required to meet the construction requirements set forth in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, including but not limited to installation of Class A roofing materials, exterior non-combustible siding materials, installation of double-pane windows, and compliance with requirements contained in the 2013 California Residential Code Section R327, as conditions of approval for the project. With implementation of these design and construction features, the proposed development would have a less than significant impact related to exposure of people or structures to wildland fire risk.

IX. HYDROLOGY AND WATER QUALITY --

Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction and grading activity would result in the disturbance of soil. Depending on the dates of proposed grading activity, the applicant will be required to submit a grading permit and comply with an Erosion Control Plan which will be monitored by the City's Public Works Department, as a standard condition of approval. The proposed project would also be subject to the county-wide Municipal Regional Permit (MRP) to manage post-construction stormwater runoff with Low Impact Development methods such as directing runoff into cisterns, rain barrels or vegetated areas (Site Plan, C1.0).

The project would comply with state and local water quality and discharge requirements, resulting in a less than significant impact related to a degradation of water quality; thus, less than significant impact and no additional mitigation is required.

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)?

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The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.

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?

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There are no streams or rivers on or within the boundaries of the project site. The proposed project consists of construction of a new single family home and a driveway which would result in introduction of impervious areas on about 17% of the site (5,155 square feet). Currently run-off from the upper part of the site flows to an existing concrete V-ditch that drains to a catch basin/manhole near Dobbels Avenue. The lower part of the site sheet flows to Dryden Court.

According to a Hydrologic Report prepared for the project by Eric Cox, Registered Professional Engineer (July 2016), run-off from the upper part of the site where no development is proposed would continue to be directed to the Dobbels Avenue catchbasin/manhole while the lower part of the site where the development is proposed would direct run-off using a series of connected V-ditches and

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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various methods for minimizing stormwater run-off including directing run-off to rocky dissipaters, terraced landscape areas and into rain barrels. Ultimately, the V-ditches would direct run-off from the lower portion of the site to Dryden Court however the volume of run-off would reach about five to six gallons of water per minute or about 10% more than existing conditions, which is not considered a significant increase in drainage that could result in substantial erosion or siltation on or off-site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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There are no streams or rivers on or within the boundaries of the project site. The infill site is substantially surrounded by development and water drains into existing storm water drainage facilities. As noted in IX.c above, drainage from the proposed development would be managed through a series of V-ditches and directed into landscaped and self-retaining areas to minimize post-development run-off. The minimal increase in post-development run-off would result in a less than significant impact related to flooding on or off the site.

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?

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See IX.c and IX.d above.

f) Otherwise substantially degrade water quality?

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See IX.a, IX.c and IX.d above.

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?

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The project site is not located within a 100-year flood hazard area; thus, no impact (FEMA Flood Map

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Panel No. 06001C0293G, effective August 3, 2009).

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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The project site is not located within a 100-year flood hazard area; thus, no impact (FEMA Flood Map Panel No. 06001C0293G, effective August 3, 2009).

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?

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The project site is not located within a 100-year flood hazard area. Further, the site is not located in proximity to any known dam or levee thus there is no impact related to flooding from such a facility (FEMA Flood Map Panel No. 06001C0293G, effective August 3, 2009 and Hayward 2040 General Plan Background Report Figure 9-5, Hayward Dam Inundation Areas).

j) Inundation by seiche, tsunami, or mudflow?

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The proposed project is not located within 100-year flood hazard area. Further, it is located approximately six miles from the San Francisco Bay thus the potential impacts related to inundation are less than significant. (FEMA Flood Map Panel No. 06001C0293G, effective August 3, 2009 and Google Earth)

X. LAND USE AND PLANNING -- Would the project:

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a) Physically divide an established community?

The proposed project involves construction of a single family home and related grading on an existing vacant lot that is zoned for single family residential development. The site is surrounded by single family development and would not physically divide an established community; thus, no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The proposed project involves construction of a single family home on an existing vacant lot in a single family neighborhood. The proposed development is consistent with the density and lot size of the Suburban Density Residential General Plan land use designation, the standards set forth in the applicable Single Family Residential (RS) District and the proposed house design is consistent with the applicable Hillside Design Guidelines in that the house would exhibit a stepped design to follow the natural terrain. Thus, the proposed development will result in no impact related to conflicts with applicable land use plans, policies and regulations.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
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The City of Hayward does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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There are no known mineral resources on the project site; thus, no impact (Hayward 2040 General Plan Background Report).

See XI.a.

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE -- Would the project result in:

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

The project involves construction of a new single family residence and related grading in an existing residential neighborhood. The proposed use is not expected to generate a substantial increase in the permanent ambient noise levels above standards established in the General Plan or already existing in the surrounding neighborhood. The proposed project site is not located near any roadway segments identified as significant noise generators (Hayward General Plan Background Report, Table 9-11, Summary of Modeled Existing Traffic Noise Levels). Thus, less than significant impact related to the proposed project resulting in exposure of persons to or generation of noise levels in excess of adopted standards.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

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A significant impact related to excessive groundborne vibration or groundborne noise levels would occur if the construction of later phases of the proposed project would expose people to vibration levels exceeding 0.3 inches per second peak particle velocity (in/sec PPV).

Project construction activities related to grading activities will generate vibration in the immediate vicinity of the work area. Vibration levels from periods of heavy construction are anticipated to be 0.1 in/sec PPV or less at a distance of 50 feet from construction. The nearest point of grading activity for the driveway would be about twenty feet from the existing residential development just south of the project site thus the potential increase may be in the realm of 0.2 to 0.25 in/sec PPV, which is considered a less than significant impact related to groundbourne vibration and noise levels.

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

☐☐☒☐

See XII.a above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

The proposed project would result in temporary increase in noise related to construction activities. Noise generated by construction activities would temporarily elevate noise levels at adjacent noise sensitive receptors, but this would be considered a less-than-significant impact, because construction activities shall be conducted in accordance with the provisions of the HMC Section 4-1.03.4 which includes construction best management practices specifically described in conditions of approval for the project. Thus, temporary noise impacts related to construction would be less than significant.

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?	☐	☐	☐	☒
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The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.

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?	☐	☐	☐	☒
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The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by	☐	☐	☒	☐
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project involves construction of a single family home and related grading on an existing vacant lot in an established single family residential neighborhood. The project would not induce substantial population growth either directly or indirectly and is consistent with the General Plan. Thus, less than significant impact.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐☐☐☒

The project involves construction of a new single family home and related grading activity on a currently vacant lot and would thus not involve displacement of any existing housing. Thus, no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐☐☐☒

The project involves construction of a new single family home and related grading activity on a currently vacant lot and would thus not involve displacement of any people. Thus, no impact.

XIV. PUBLIC SERVICES --

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

Fire protection?

☐☐☒☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project involves construction of a single family home and related grading on a currently vacant lot in an established single family residential neighborhood. The project would not require the construction or expansion of fire protection facilities beyond those already planned under General Plan assumptions. Thus the proposed development will have a less than significant impact related to fire protection.

Police protection?

☐☐☒☐

Although construction of the new home and occupation of the currently vacant site would incrementally increase the demand for police services, the proposed project would not require the construction or expansion of police protection facilities beyond those already planned under the General Plan assumptions. Thus the proposed development will have a less than significant impact related to police protection.

Schools?

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The proposed project is located within the Hayward Unified School District and the developer will be required to pay school impact mitigation fees at the time of building permit issuance, which is considered full mitigation pursuant to State Law. Thus impacts related to schools are considered less than significant.

Parks?

☐☐☒☐

The project proponent would be required to pay park dedication in-lieu fees pursuant to HMC Chapter 10, Article 16, Property Developers - Obligations for Parks and Recreation, thus reducing the project's impact to a level of less than significant.

Other public facilities?

☐☐☒☐

The proposed project site is infill and surrounded by development including roads, streetlights and other public facilities. The proposed project will not result in a need for any public facilities beyond those already planned under General Plan assumptions. Thus the proposed project would result in less than significant impacts related to other public facilities.

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

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐☐☒☐

The proposed project involves construction of a new single family home and related grading activity on an existing vacant lot in an established residential neighborhood. The majority of the approximately 30,400 site would be undeveloped open space thus providing ample on-site recreation and open space (albeit on a sloped terrain) for the residents of the home. In addition, as noted above, the project proponent would be required to pay park dedication in-lieu fees thus reducing the project's impact to a level of less than significant. While the construction of the new home would likely increase the use of existing parks by adding new residents to the community, it is not anticipated that the minor increase in population would result in substantial deterioration of such facilities. Thus the proposed project would result in a less than significant impact on recreational 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?

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As noted in XV.a above, the proposed project would result in a significant amount of on-site open space and would be subject to applicable park in-lieu fees, therefore, the impacts to recreational facilities are considered less than significant.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

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

☐☐☐☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
freeways, pedestrian and bicycle paths, and mass transit?				

The traffic generated from construction of a new single family home within an established residential neighborhood is not sufficient to warrant further study and is not expected to result in any discernible impact to the surrounding circulation patterns. Thus, no impact.

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

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No intersection level of service will be impacted by the construction of a single family home on a vacant lot in an established residential neighborhood; thus, no impact.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

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The proposed project involves no changes to air traffic patterns; thus, no impact.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐	☐	☐	☒
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The project has been designed to meet all City standards and requirements and will not increase any identified or foreseen hazards; thus, no impact.

e) Result in inadequate emergency access?

☐	☐	☐	☒
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed single family home would be located on a site that is accessible from an existing roadway (Dryden Court). In addition, the home would be sited within 125 feet of the front property line and would therefore be within the range of fire service hoses. Thus no impact is anticipated with regard to emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐	☐	☐	☒
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The proposed project does not involve any conflicts with or changes to policies, plans or programs related to transit, bicycle and pedestrian facilities; thus, no impact.

XVII. UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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Sanitary sewage from the City's system is treated at the Hayward Water Pollution Control Facility (WPCF) which discharges into the San Francisco Bay under a permit with the Regional Water Quality Control Board (RWQCB). As a standard condition of approval, the proposed new development will be required to connect to the City's service which currently ends at the terminus of Dryden Court. The proposed development consists of construction of one single family home on a vacant lot surrounded by an established residential neighborhood and would not result in exceedance of wastewater treatment requirements of the WPCF. Thus less than significant impact.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐	☐	☒	☐
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The proposed project is located within the City's water and wastewater service boundaries. As noted in XVII.a above, the proposed project would result in a minimal increase in wastewater and would not require construction of or expansion of wastewater treatment facilities. With regard to water

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand, the proposed single family use was anticipated under the current General Plan and the City's Water Master Plan (Hayward 2040 General Plan Background Report, 8-3).

The proposed project would not require construction of new water or wastewater treatment facilities or expansion of existing facilities; thus, less than significant impact.

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?

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As described in IX.c related to hydrology and stormwater run-off, the proposed project will involve a series of V-ditches to collect and convey run-off from the proposed development and direct it into landscaped areas and ultimately to Dryden Court. The overall increase in run-off flowing from the site would result in a minor increase over existing conditions and would result in a less than significant impact and would not require the construction of new stormwater drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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As noted in XVII.b above, the proposed project was anticipated in the General Plan and in the City's Water Master Plan (Hayward 2040 General Plan Background Report, 8-3); thus, the proposed project would result in a less than significant impact related to water supplies.

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?

☐☐☒☐

See XVII.a and b above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐

There is sufficient capacity to accommodate the proposed project and waste from the City of Hayward at Altamont Landfill through 2024. Solid waste generated by the project would contribute incrementally to the use of the landfill capacity. The City of Hayward has adopted City-wide policies and ordinances (see HMC Chapter 5, Article 1, Solid Waste Collection and Disposal) intended to maximize the City's diversion rate from landfills. Adherence to these policies will result in a less than significant impact.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
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See XVII.f above. The project would be subject to all adopted City regulations related to solid waste and there is adequate capacity at the Altamont Landfill to accommodate the proposed project. Thus, the project would result in a less than significant impact related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?	☐	☐	☒	☐
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The proposed project involves construction of a single family home and related grading on a vacant site in an established residential neighborhood. While construction of the home would result in the removal and replacement of some trees, the impact related to such removal can be mitigated through

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the City's existing Tree Preservation Ordinance. In addition, the site is covered with a ruderal land cover and has been disturbed and disked in the past. While urban wildlife is likely present on the site, it does not have adequate or documented habitat for any identified, endangered or otherwise protected species. Further, there is no evidence of any cultural or paleontological resources at or near the site although standard General Plan policies and conditions related to halting work and reporting a find is required per local and State law. Thus, the impact is less than significant.

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)?

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A lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." The proposed project involves construction of one single family home in an established residential neighborhood and would not result in an impact that would be cumulatively considerable over existing conditions. Thus less than significant impact.

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

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As described in **Impact Geo-1**, the proposed project could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills in the existing steeply sloped site; however, implementation of **Mitigation Measure Geo-1** will minimize those risks through design and field verifications. With the implementation of standard measures and conditions of approval identified and described throughout this study, the proposed single family development would not result in substantial adverse impacts on human beings, either directly or indirectly. Thus less than significant impact.

SOURCES

Professional judgement and expertise of the individual that prepared this initial study based upon review of the site and surrounding conditions and project plans.

Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2011.

Bay Area Air Quality Management District Updated CEQA Guidelines, <http://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, accessed on August 25, 2016.

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City of Hayward 2040 General Plan Background Report, January 2014

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City of Hayward Hillside Design and Urban/Wildland Interface Guidelines

City of Hayward Municipal Code

Hydrology, Storm Water and Best Management Program for a New Residence at 2626 Dryden Court. Prepared by Eric Cos, Registered Professional Engineer. (July 2016)

FEMA Flood Map Panel No. 06001C0293G, August 3, 2009. FEMA Flood Map Service Center: Search by Address. <http://msc.fema.gov/portal/search>, accessed on August 24, 2016

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Google Earth

State of California, Department of Conservation, Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>, accessed on March 11, 2016

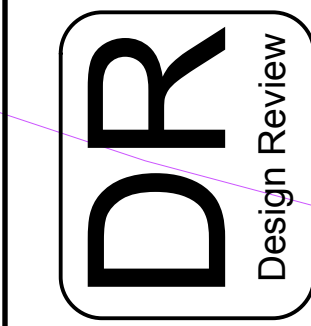
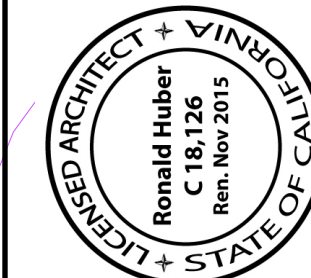
State of California's Department of Toxic Substances Control's Envirostor webpage (<http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>, assessed March 14, 2016

State of California, Department of Transportation, Scenic Highway Routes, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.htm, accessed on March 8, 2016

Update Geotechnical and Soil Investigation Report, Summit Engineering (October 2015)



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Designed By	Date	5/9/2016
Drawn By	Revision	
Checked By	Project ID	2015012
Reviewed By	Drawing Code	
Submitted By	CAD File Name	WRTplanSD6.wrx
Project Manager	BM	
	File Date	00/00/00

Design Firm	RONALD HUBER - AIA
CA Architect C18,126	
10 Skylark Drive #4	
Larkspur CA 94938 / 415 866-0515	

Project Name	NEW DRYDEN CT. RESIDENCE
2626 Dryden Court, Hayward CA	
Owner: BIJAN MISHAW	
510 733-6656	
Sheet Title	GARAGE FLOOR PLAN

Scale	3 of 9
Sheet No.	

No.	Date	Issue Notes	No.	Date	Revision Notes	Zone	Appr.





Project Title NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656	Design Firm RONALD HUBER - AIA CA Architect C18, 126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515	Designed By Drawn By Checked By Reviewed By RAH	Date Revision Project ID Drawing Code Drawing Code CAD File Name Plot Date 5/9/2016 Revision 2015012 2015012 Drawing Code MRH-planSDG.wvx	No. Date Issue Notes No.	Revisions Notes 7/20/15	Approved
Sheet Title 1ST FLOOR PLAN						
Scale						
Sheet No. 4 of 9						



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

Project No.		Design Firm		Scale		Sheet No.	
NEW DRYDEN CT. RESIDENCE		RONALD HUBER - AIA		1/4" = 1'-0"		5	
2626 Dryden Court, Hayward CA		CA Architect C18,126				of	
Owner: BIJAN MISHAW		10 Skylark Drive #4				9	
510 733-6656		Larkspur CA 94938 / 415 866-0515					
2ND FLOOR PLAN		Consultant					
Designed By		Date		Revision		Revision Notes	
Drawn By		5/9/2016		Project ID		No.	
Checked By		Revision		Drawing Code		Date	
Reviewed By		2015012		CADD File Name		No.	
Submitted By		RAH		WRT1planSD6.vwx		Date	
Project Manager		BM		00/00/00		Date	
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Design Review

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Drawn By	Revision	
Checked By	Project ID	2015012
Reviewed By	Drawing Code	
Submitted By	CAD File Name	WRT1planSD6.wrx
Project Manager	BM	00/00/00

Design Firm

RONALD HUBER - AIA
CA Architect C18,126
10 Skylark Drive #4
Larkspur CA 94938 / 415 866-0515

Project Name

NEW DRYDEN CT. RESIDENCE
2626 Dryden Court, Hayward CA
Owner: BIJAN MISHAW
510 733-6656

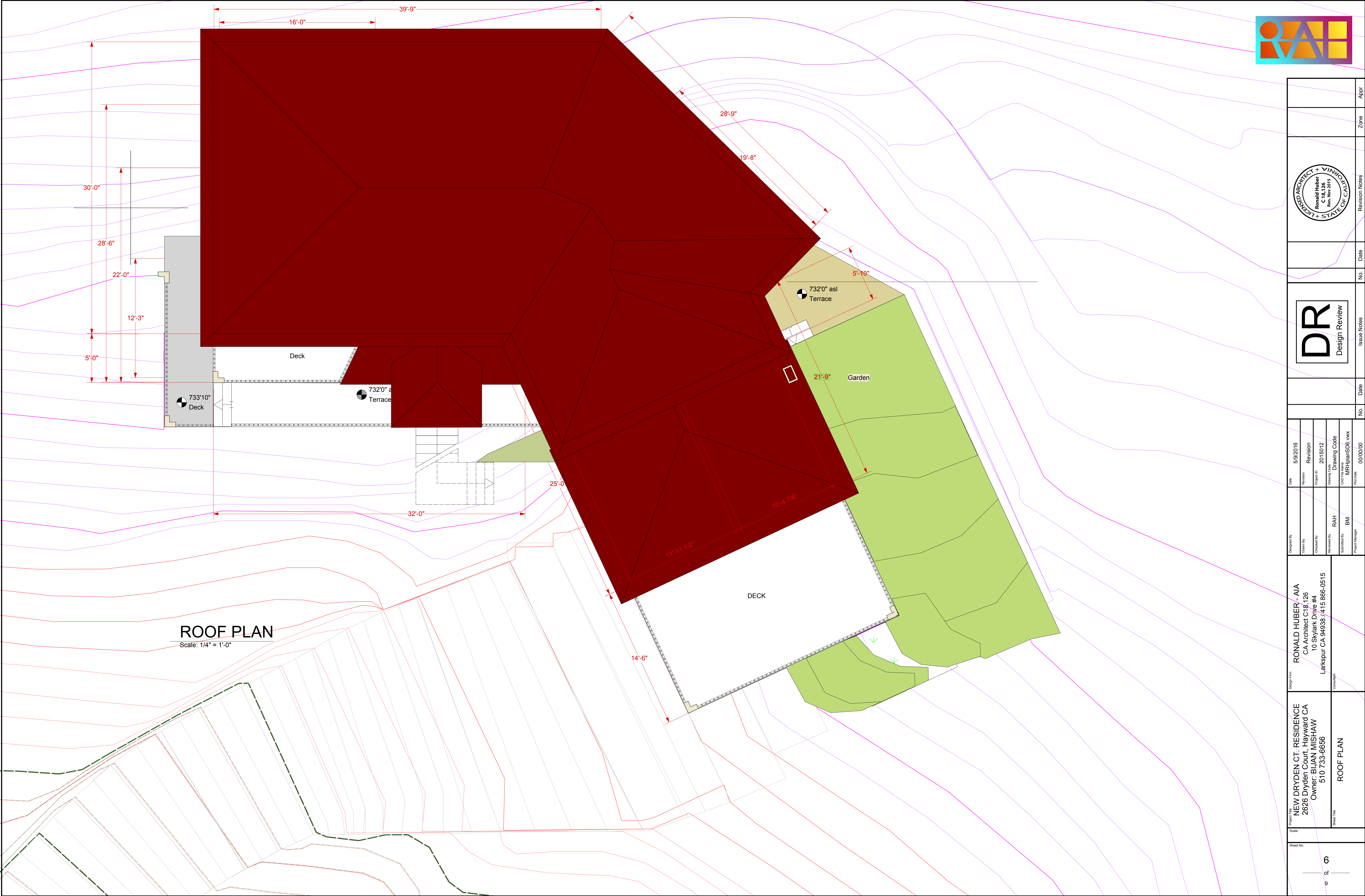
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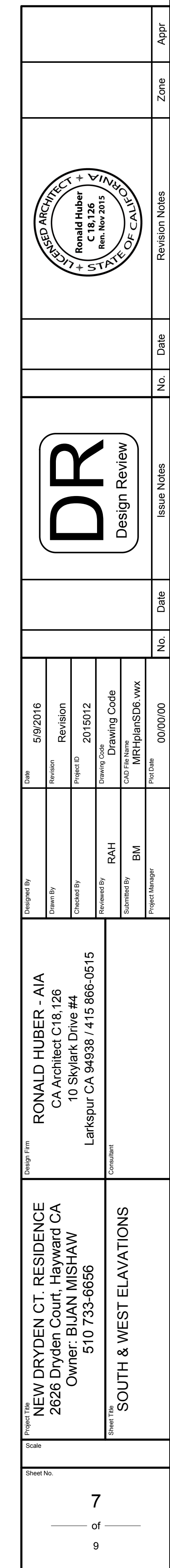
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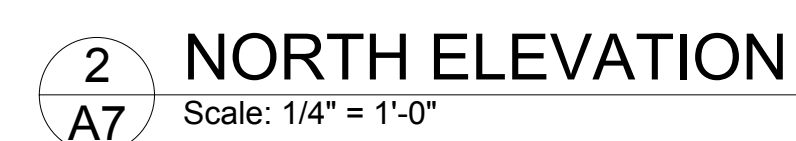
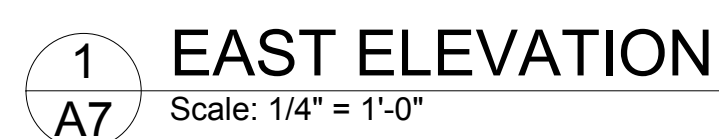
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Project Title Scale		Design Firm NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656		Designed By Drawn By Checked By Reviewed By		Date Revision Project ID Drawing Code											
Sheet Title NORTH & EASY ELEVATIONS		Comments CADD to Match Architect Plans SD6.wvx		RAH BM		RAH BM		Project Manager		Proj. Date							
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JULY 8, 2016	



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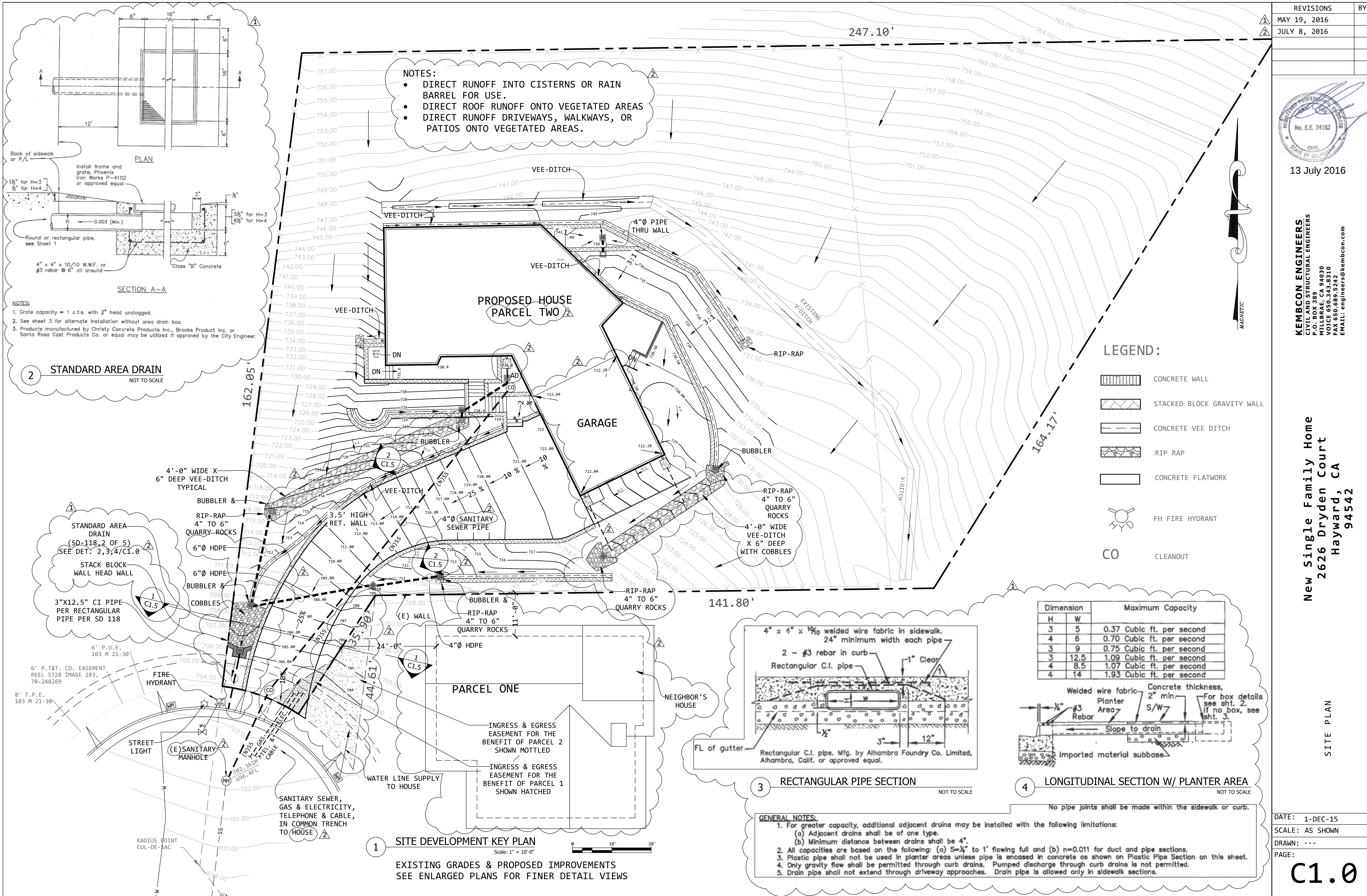
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HAYWARD, CA 94542
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New Single Family Home
2626 Dryden Court
Hayward, CA
94542

SITE PLAN

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New Single Family Home
2626 Dryden Court
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ENLARGE SITE
GRADING PLAN

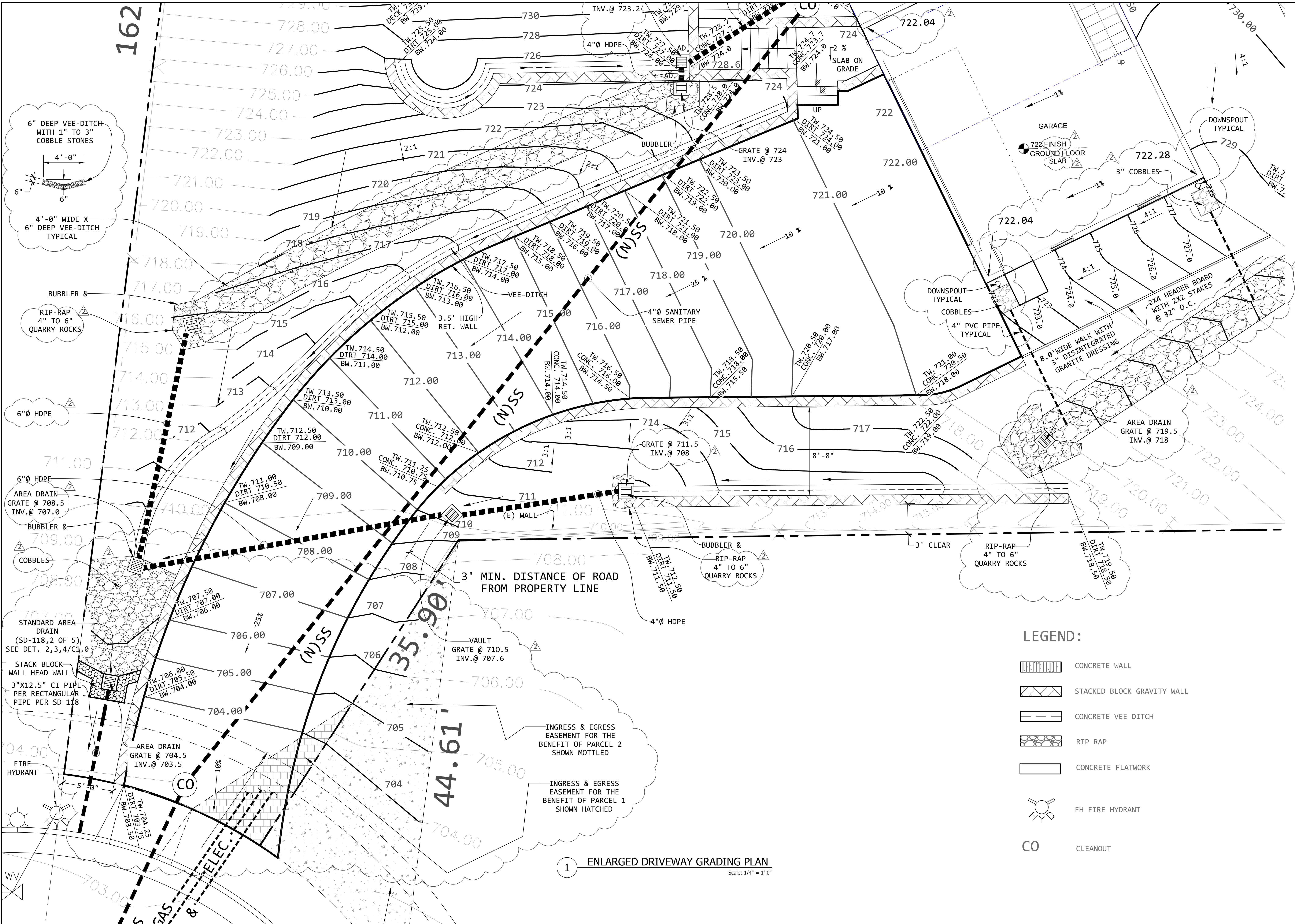
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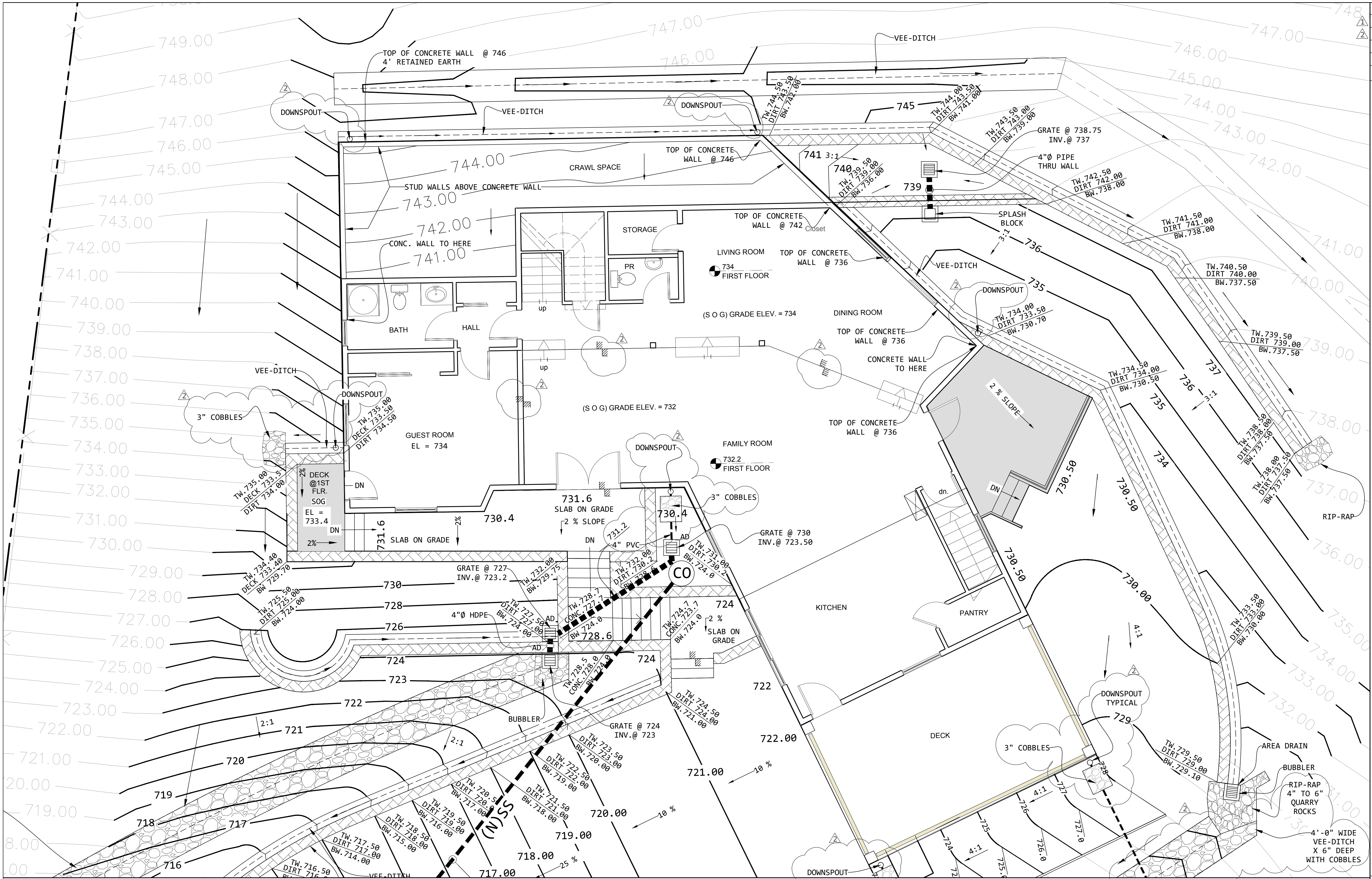
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New Single Family Home
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94542

ENLARGE SITE GRADING
PLAN @ FIRST FLOOR

DATE: 1-DEC-15
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1 ENLARGED SITE GRADING PLAN @ FIRST FLOOR
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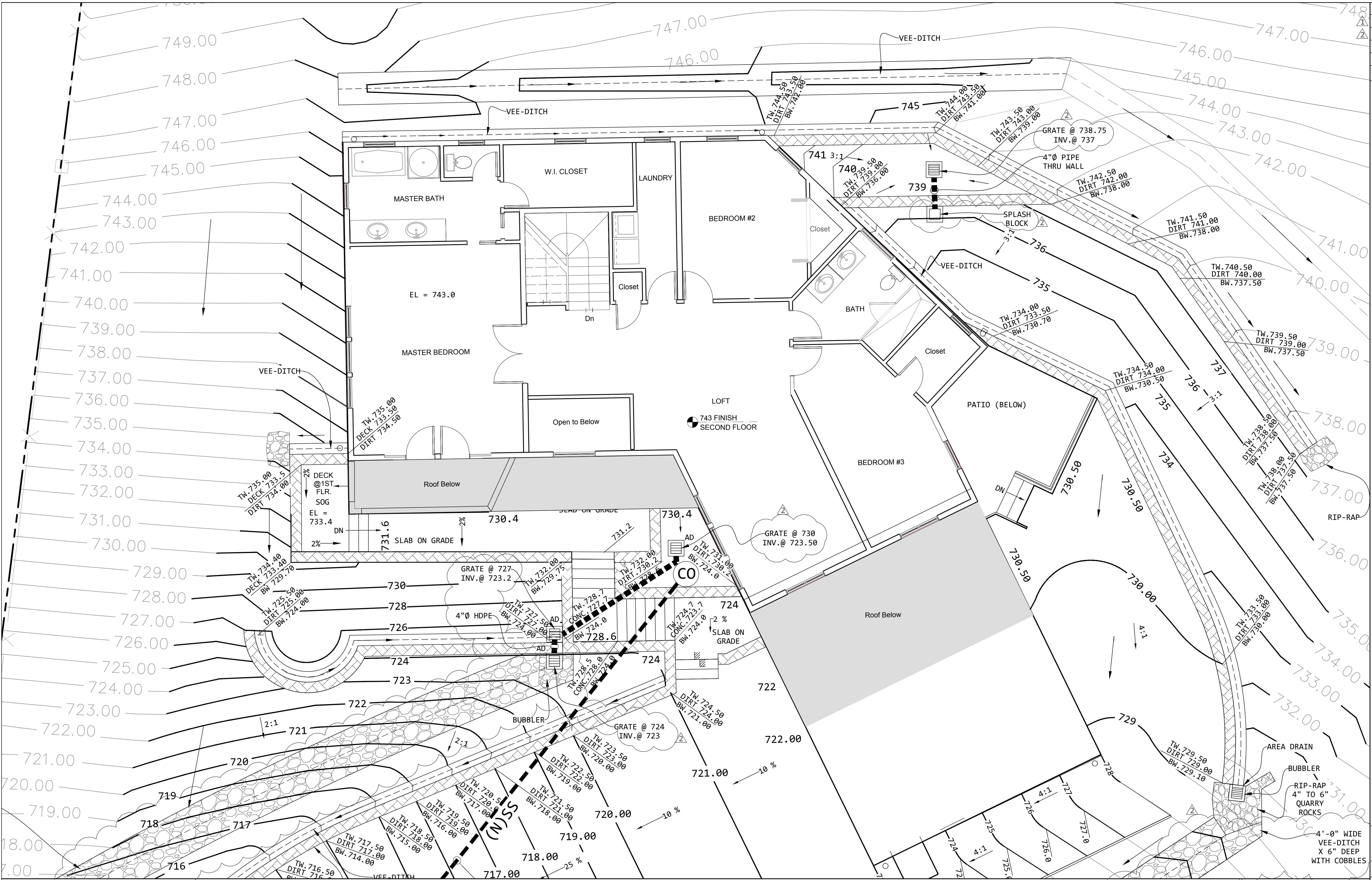
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New Single Family Home
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ENLARGE SITE GRADING
PLAN @ SECOND FLOOR

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1 ENLARGED SITE GRADING PLAN @ SECOND FLOOR
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1 MAY 19, 2016	
2 JULY 8, 2016	

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Single Family Home
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SECTIONS

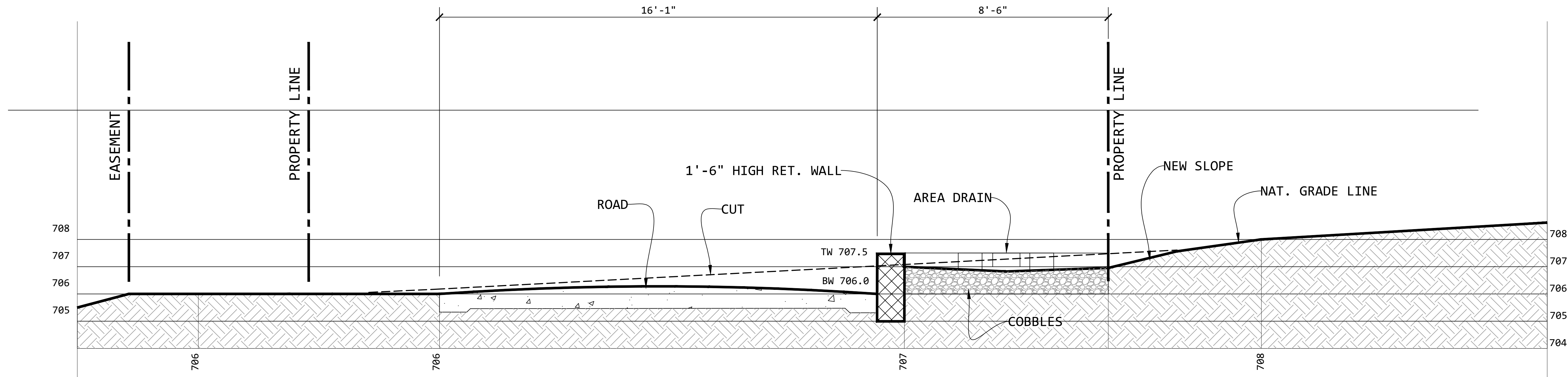
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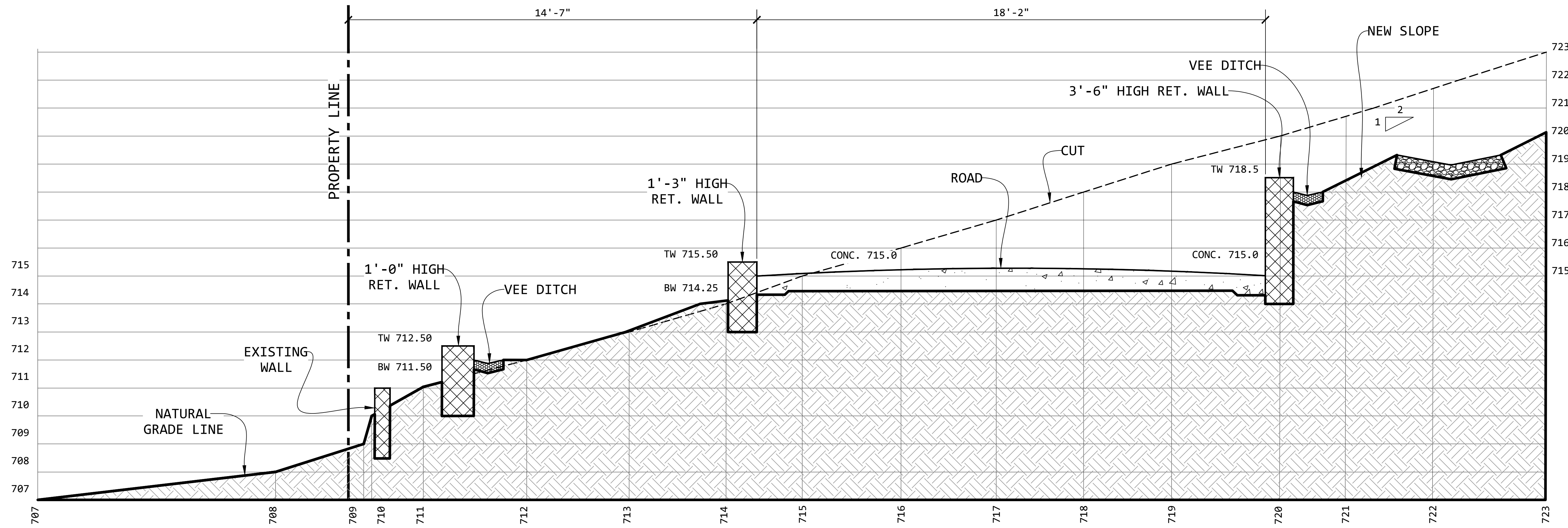
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1 SECTION 1-1 @ ROAD 706.00 ELEVATION
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2 SECTION 2-2 @ ROAD 715.00 ELEVATION
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MITIGATION MONITORING OR REPORTING PROGRAM

DRYDEN COURT SINGLE FAMILY HOME

CITY OF HAYWARD

August 2016

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant.

MITIGATION MONITORING OR REPORTING PROGRAM DRYDEN COURT SINGLE FAMILY HOME				
Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
GEOLOGY AND SOILS				
Geo-1 Impact: New construction on the subject site which has slopes between 20 and over 30% could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills in the existing steeply sloped site. (Potentially Significant Impact)	Mitigation Measure GEO-1: The project could result in impacts related to Geology and Soils in that new construction on the site with slopes ranging from 20 to over 30% could be susceptible to strong ground shaking or unstable soils created by planned cuts and fills. Impacts can be mitigated to a level of less than significant if construction level drawings include new foundation supports to extend to reach hard bedrock and all additional applicable Geotechnical Engineer recommendations set forth in the Summit Engineering report dated February 2016. Building permit plan submittal shall be accompanied by a design level report prepared by a licensed civil engineer that includes the following: • Review of the foundation, grading and drainage plans; • Inspection of excavation operations, and particularly those for drilled pier foundations, placement of fill and backfill materials and installation of surface drains and sub-drains behind retaining walls; and, • Preparation and submittal of a Final Soil's Engineer Report prior to issuance of a Certificate of Occupancy for the structure that indicates whether construction was done according to expected soils characteristics, or new features were encountered which required special engineering conditions.	All recommendations shall be included on grading permit application submittal and construction level drawings. All recommendations shall be verified and approved by appropriate City Division prior to issuance of grading and building permits for the proposed development.	Project Applicant	Public Works – Engineering; Development Services Department – Planning Division and Building Division.

SOURCE: City of Hayward, **Dryden Court Single Family Home Initial Study, August 2016**

REVISED: November 24, 1992

CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP 5842

PRIOR TO APPROVAL OF THE PARCEL MAP:

1. A covenant shall be recorded detailing the requirement in the design of any future development that Parcel 2 shall incorporate three off-street parking spaces which shall not be located in required yard areas.
2. An open space and conservation easement, as determined by the City Engineer, shall be dedicated to the City as indicated on the Tentative Parcel Map. The precise location shall be determined by the City Engineer.
3. A reciprocal ingress and egress access easement shall be recorded for the common driveway areas affecting Parcels 1 and 2.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

4. A revised soils report shall be required which will also address previous soils engineering reports and include any new soils and geological data.
5. A grading permit/plan approved by City Council shall be required.
6. Site Plan Review shall be required for any future home to be located on Parcel 2.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

7. Park Dedication In-Lieu Fees will be due for one new dwelling unit (Parcel 2). Fees shall be those in effect at the time of building permit issuance.
8. The applicant shall pay the interim supplemental building construction and improvement tax. Fees shall be those in effect at the time of building permit issuance.

Parcel Map 5842 Map BK 208 pp 93-94 J-941

PARCEL MAP 5842

CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA

DATE: NOVEMBER 1992

Brian Kangas Foulk

CONSULTING ENGINEERS * PLANNERS * SURVEYORS
HAYWARD, CALIFORNIA

OWNERS' STATEMENT

THE UNDERSIGNED, DO HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED UPON AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 5842, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA"; CONSISTING OF TWO SHEETS, THIS STATEMENT BEING UPON SHEET ONE THEREOF; THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF GRANT DEED, RECORDED JULY 19, 1989, UNDER SERIES NUMBER 89-192671, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

AS OWNERS:
JOSEPH F. MARVER AND LINDA H. MARVER,
HUSBAND AND WIFE AS JOINT TENANTS

BY Joseph F. Marver
JOSEPH F. MARVER

BY Linda H. Marver
LINDA H. MARVER

DIRECTOR OF PUBLIC WORKS STATEMENT

THIS MAP IS HEREBY APPROVED PURSUANT TO THE PROVISIONS OF ARTICLE 3, CHAPTER 10, SECTION 10-3.170 OF THE HAYWARD MUNICIPAL CODE.

DATED: August 23, 1993

A. AMERI R.C.E. No. 40155
EXPIRATION DATE: 9-30-94
ACTING DIRECTOR OF PUBLIC WORKS
CITY OF HAYWARD

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: August 23, 1993

BY: L. Simmons
L. SIMMONS
ACTING CITY ENGINEER
CITY OF HAYWARD
R.C.E. NO. 24059
REGISTRATION EXPIRES 12-31-93

SURVEY DATA IS TECHNICALLY CORRECT.

DATED: August 19, 1993



BY: Harold B. Davis
HAROLD B. DAVIS
CITY SURVEYOR, CITY OF HAYWARD
L.S. 3352
LICENSE EXPIRES 6-30-1996

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSEPH F. MARVER ON NOVEMBER 23, 1992. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 8-5-1993

Yevgeni Philipovitch
YEVGENI PHILIPOVITCH
R.C.E. NO. 25392
EXPIRES 12-31-1993



CERTIFICATE OF CLERK, BOARD OF SUPERVISORS

I, WILLIAM MEHRWEIN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: October 6, 1993

WILLIAM MEHRWEIN, CLERK OF
THE BOARD OF SUPERVISORS,
ALAMEDA COUNTY, CALIFORNIA

BY: Rosalinda Caballero
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS 13 DAY OF October, 1993, AT 10:18 A.M.,
RECORDER'S SERIES NO. 93-362063 IN BOOK 208 OF PARCEL MAPS AT
PAGES 93-94 AT THE REQUEST OF THE CITY ENGINEER OF THE CITY OF
HAYWARD.

FEE: \$800

PATRICK O'CONNELL, COUNTY
RECORDER IN AND FOR THE
COUNTY OF ALAMEDA, STATE
OF CALIFORNIA

BY: M. J. O'Connell
DEPUTY COUNTY RECORDER



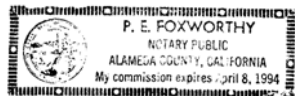
OWNERS' ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Alameda } SS.

ON August 19, 1993 BEFORE ME, P.E. Foxworthy, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Joseph F. Marver AND Linda H. Marver, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) I WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT he/she/they EXECUTED THE SAME IN his/her/their AUTHORIZED CAPACITY(IES), AND THAT BY his/her/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: P.E. Foxworthy (SEAL)
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



PROPERTY DESCRIPTION

"PARCEL MAP 5842, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", IS A SUBDIVISION INTO TWO PARCELS FROM THAT CERTAIN PARCEL OF LAND, RECORDED JULY 19, 1989, UNDER SERIES NUMBER 89-192671 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA. SAID PARCEL OF LAND ALSO BEING LOT 140 OF TRACT 3780, FILED MAY 26, 1978, IN BOOK 103 OF MAPS AT PAGES 21 THROUGH 30 INCLUSIVE, RECORDS OF ALAMEDA COUNTY.

PARCEL MAP 5842

CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA

SCALE: 1" = 30'

DATE: JUNE 1993

Brian Kangas Foulk

CONSULTING ENGINEERS * PLANNERS * SURVEYORS
HAYWARD, CALIFORNIA

BASIS OF BEARINGS

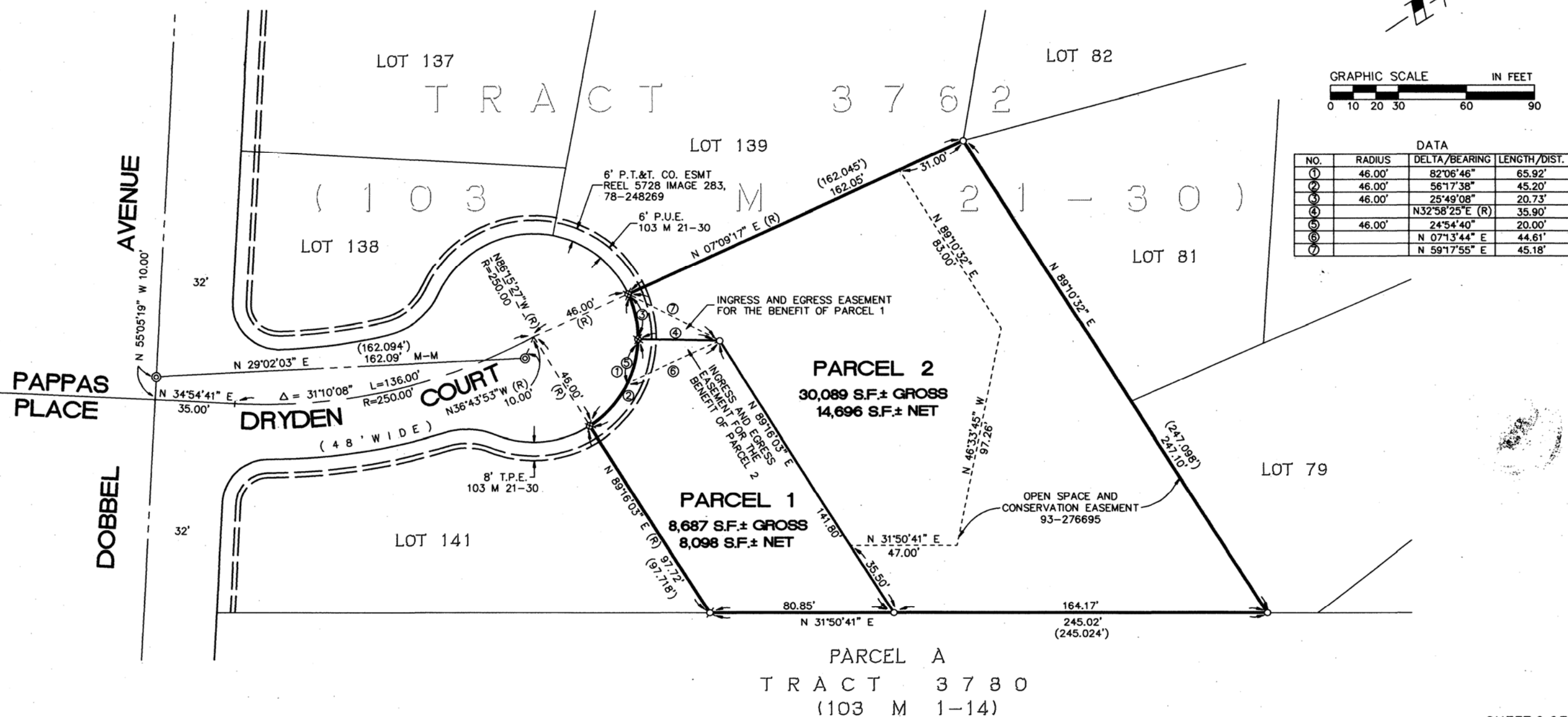
THE BEARING N 29° 02' 03" E BETWEEN FOUND MONUMENTS AT MONUMENT LOCATED NEAR THE INTERSECTION OF DOBBEL AVENUE WITH DRYDEN COURT AND THE MONUMENT AT SAID DRYDEN COURT CUL-DE-SAC; SAID BEARING AS SHOWN ON MAP ENTITLED "TRACT 3762, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", FILED IN BOOK 103 OF MAPS AT PAGES 21 THROUGH 30 INCLUSIVE, RECORDS OF ALAMEDA COUNTY, CALIFORNIA.

NOTE

WHEN TITLE TO PARCEL 1 OR PARCEL 2 PASSES, THE
RECIPROCAL EASEMENT FOR INGRESS AND EGRESS, AS
INDICATED HEREON, SHALL BE GRANTED AND/OR RESERVED.

LEGEND

- | | |
|------------|---|
| ===== | EXTERIOR BOUNDARY |
| ----- | CENTERLINE |
| ----- | MONUMENT LINE |
| ----- | EASEMENT LINE |
| M--M | MONUMENT TO MONUMENT |
| ⊙ | FOUND STREET MONUMENT |
| ⊕ | SET CROSS |
| ⊙ | SET NAIL & TAG, TAGGED RCE 25392 |
| ○ | SET 1" IRON PIPE, TAGGED RCE 25392 |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| T.P.E. | TREE PLANTING EASEMENT |
| P.T.&T.CO. | PACIFIC TELEPHONE AND TELEGRAPH COMPANY |
| ESMT | EASEMENT |
| () | RECORD DATA PER TRACT 3762, 103 M 21-30 |



T-941

Parad May 5892 May BK 208 pp 94