

**SPECIAL PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 14, 2021**

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

ITEM #1 WS 21-038

Preliminary Review of an Application to Construct 298 Residential Units, a Public Park, a Portion of the Hayward Foothill Trail, and Various Site and Frontage Improvements for Parcel Group 6 (Former 238 Parcel), on an Approximately 29.8-acre Site Located at Overlook Avenue and Carlos Bee Boulevard (Assessor Parcel No. 445-0180-001-00) Requiring Site Plan Review and Tentative Tract Map 8604. Application No. 202101471; Steven Jones for Integral Communities (Applicant) on behalf of The City of Hayward (Owner).

Documents and Public Comments

From: Bruce King <[REDACTED]>
Sent: Saturday, October 9, 2021 4:20 PM
To: List-Planning Commission <list-planningcommission@hayward-ca.gov>; Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>
Cc: Sara Buizer <Sara.Buizer@hayward-ca.gov>; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>; Alex Ameri <Alex.Ameri@hayward-ca.gov>; List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>; Andrew Westfield <Andrew.Westfield@hayward-ca.gov>; Eric Vollmer <Eric.Vollmer@hayward-ca.gov>; Bill Lepere <bill@acpwa.org>; Gonzales, Fernando <fernando@acpwa.org>; Arthur Valderrama <arthur@acpwa.org>; James Wheeler <whej@haywardrec.org>; Michael C. Williams <wmsm@haywardrec.org>; Steven Jones <sjones@integralcommunities.com>; Sherman Lewis <sherman@csuhayward.us>
Subject: Revised - FSLC Comments on Rose Hills Plans for Oct 14 Planning Commission Workshop

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear City of Hayward Planning Commission and Planning Department:

The attached letter provides **REVISED** creek and trail-related comments from Friends of San Lorenzo Creek (FSLC) on proposed plans for the Parcel 6 Rose Hills Site Plan Review and Tentative Tract Map application. These plans are being presented at a Planning Commission workshop on October 14, 2021.

The primary FSLC comments have not significantly changed in this revision. Changes were made to more correctly include some of the developer's planting plan. Please discard the previous FSLC comments emailed to you on October 6.

FSLC does not support the proposed plan. The plans do not properly restore the previously damaged riparian habitat and corridor. The plans need to include ecological enhancement and restoration in the creek setback area between the creek top-of-bank and the bottom of the new developed and graded slope. Planting just the new slope grade is not sufficient.

Bruce King
Friends of San Lorenzo Creek

----- Forwarded message -----

From: Bruce King <[REDACTED]>
Date: Wed, Oct 6, 2021 at 8:02 PM
Subject: FSLC Comments on Rose Hills Plans for Oct 14 Planning Commission Workshop
To: <list-planningcommission@hayward-ca.gov>, Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>
Cc: Sara Buizer <Sara.Buizer@hayward-ca.gov>, Jennifer Ott <jennifer.ott@hayward-ca.gov>, Alex Ameri <Alex.Ameri@hayward-ca.gov>, List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>, Andrew Westfield <andrew.westfield@hayward-ca.gov>, Eric Vollmer <Eric.Vollmer@hayward-ca.gov>, Bill Lepere <bill@acpwa.org>, Arthur Valderrama <arthur@acpwa.org>, Gonzales, Fernando <fernando@acpwa.org>, James Wheeler <whej@haywardrec.org>, Michael C. Williams <wmsm@haywardrec.org>, Steven Jones <sjones@integralcommunities.com>, Sherman Lewis <sherman@csuhayward.us>

Dear City of Hayward Planning Commission and Planning Department:

The attached letter provides updated creek and trail-related comments from Friends of San Lorenzo Creek (FSLC) on proposed plans for the Parcel 6 Rose Hills Site Plan Review and Tentative Tract Map application. These plans are being presented at a Planning Commission workshop on October 14, 2021.

FSLC does not support this plan. It appears the City has been “asleep at the wheel” in terms of holding the project responsible for: a) City policies and watercourse ordinance purposes to protect and restore the riparian habitat and corridor; and b) a plan that provides ecological enhancement and restoration of the area between the creek top-of-bank and the minimum creek setback line. Topsoil and native plants/trees are needed to restore a portion of the riparian corridor that was previously lost due to the quarry’s mountain top removal. Trail concerns are also included.

Bruce King
Friends of San Lorenzo Creek

FRIENDS OF SAN LORENZO CREEK

Date: October 9, 2021 (Revision 1)

To: Hayward Planning Commission and City Planner Elizabeth Blanton

From: Bruce King, Friends of San Lorenzo Creek 

Cc: City of Hayward: Jennifer Ott, Sara Buizer, Alex Ameri, Mayor & City Council
Hayward Fire Department: Andrew Westfield and Eric Vollmer
ACPWA: Bill Lepere, Arthur Valderrama, and Fernando Gonzales
HARD: Jim Wheeler, Michael Williams
Integral Communities: Steven Jones HAPA: Sherman Lewis

Subject: Friends of San Lorenzo Creek Comments on
Parcel 6 Rose Hills Site Plan Review and Tentative Tract Map for the
Planning Commission Workshop on October 14, 2021

This letter provides updated creek and trail-related comments from Friends of San Lorenzo Creek (FSLC) on the Parcel 6 Rose Hills Site Plan Review (SPR) and Tentative Tract Map (TTM) application proposed plans dated September 3, 2021.

FSLC does not support this plan

It appears the City has not held the project responsible for City policies and watercourse ordinance purposes to properly restore the previously damaged riparian habitat and corridor. The plans need to include ecological enhancement and restoration in the creek setback area between the creek top-of-bank and the bottom of the new sloped grade. Planting just the new sloped grade is not sufficient.

Listed below is a summary of the conditions, problems, and what's still needed. Explanatory figures and pictures are shown on the additional pages.

- Pristine Creek and Demolished Creek Setback Areas. This site is host to one-third mile of a USGS tributary of Ward Creek that is in a 100-foot-deep ravine with pristine, oak-bay woodland habitat. Soil and habitat in the area between the creek top-of-bank and setback areas was scraped away by past quarry excavation and mountain-top removal followed by a lack of City and State restoration oversight.
- Ecological Enhancement Plan Needed for Creek Top-of-Bank and Setback Area. The plans show: a) a minimum creek setback line, and b) enhancement with native plants only on the new sloped grade near the trail. The site plans also need to include ecological enhancement or restoration of the barren creek setback area between the creek top-of-bank and the new graded slope. This area needs to include topsoil restoration as needed, planting the area with local native trees and plants to develop a wider riparian corridor, and initial irrigation. Instead, the plans for this area show relatively barren surfaces, no new planting, and removal of ~22 trees.
- Human Use Plan Needed for the Setback Area and Creek. The plans also need to include features that enhance and control human use in the creek setback and ravine areas. Examples include designated access points and footpaths, fencing that does not stop wildlife, gates, signage, and creek overlooks or steps into the creek ravine. These features are needed to protect people from falls and protect habitat including very steep creek banks and old excavations.
- Foothill Trail Connections and Access. Connections and public access/parking for the Foothill Trail are missing and needed in the plans. In addition, a trail route across the creek ravine to Highland Blvd and then down into the Ward Creek canyon via the PG&E easement was not assessed. This across-the-creek route is designated in the City's Foothill Trail Ordinance.

FSLC submitted similar and more detailed comments on: 29 April 2021, 14 Nov 2019, and 1 May 2019.



City of Hayward General Plan policy:

Policy NR-1.12 Riparian Corridor Habitat Protection

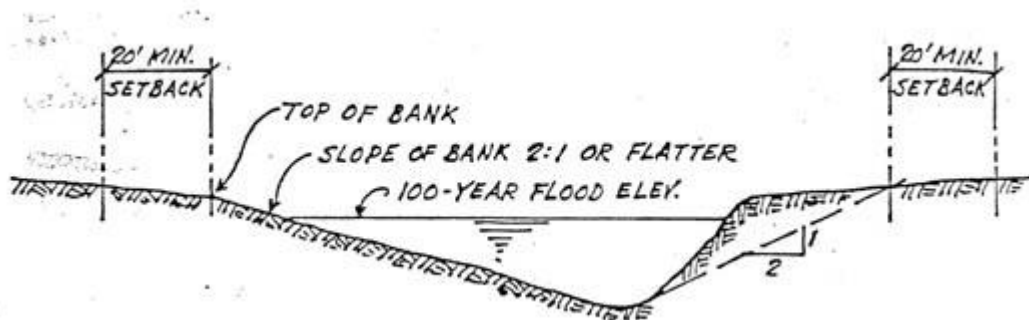
The City shall protect creek riparian habitats by:

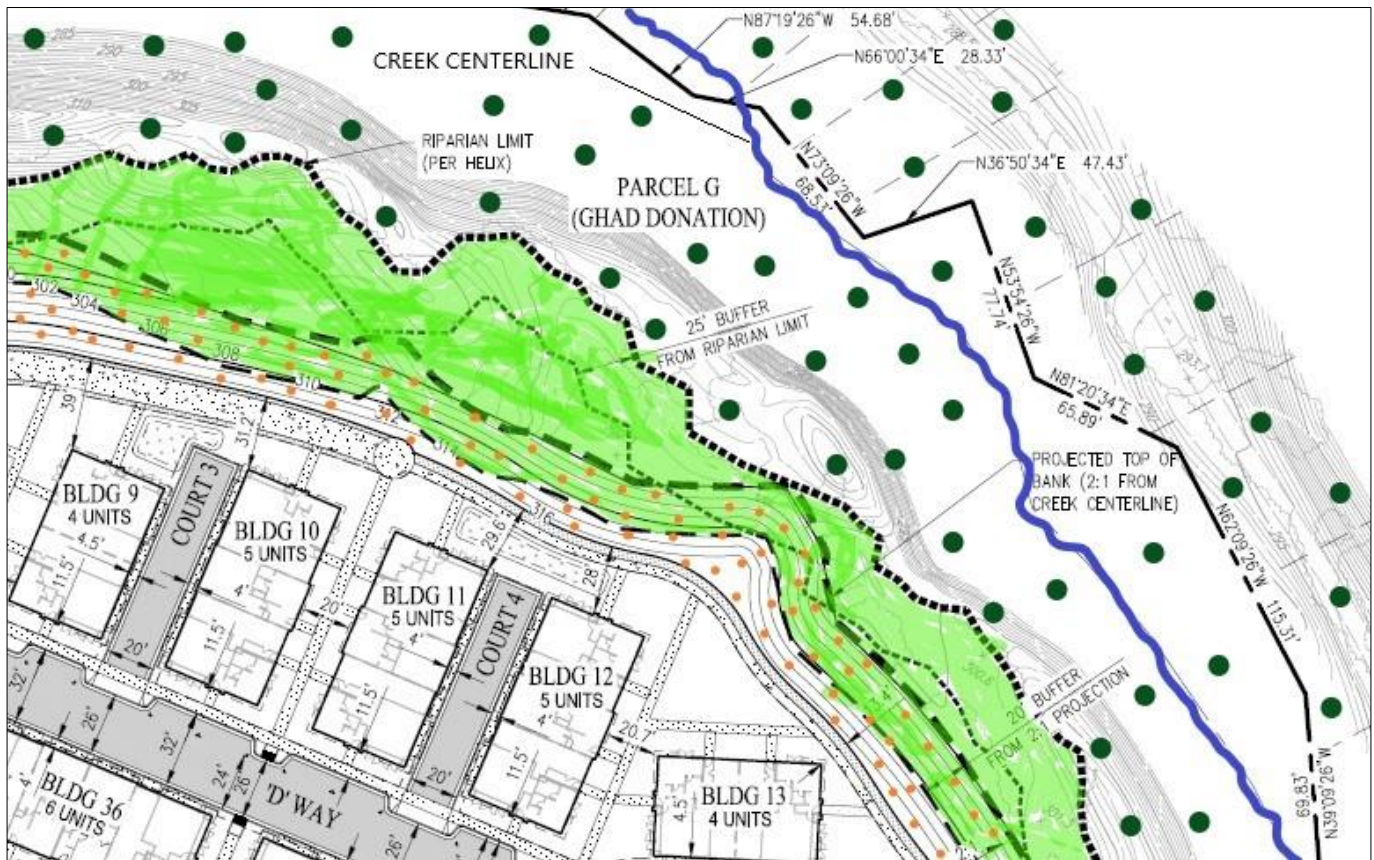
- *Requiring sufficient setbacks for new development adjacent to creek slopes,*
- *Requiring sensitive flood control designs to minimize habitat disturbance,*
- *Maintaining natural and continuous creek corridor vegetation,*
- *Protecting/replanting native trees, and*
- *Protecting riparian plant communities from the adverse effects of increased stormwater runoff, sedimentation, erosion, pollution that may occur from improper development in adjacent areas.*

Alameda County Watercourse Protection Ordinance:

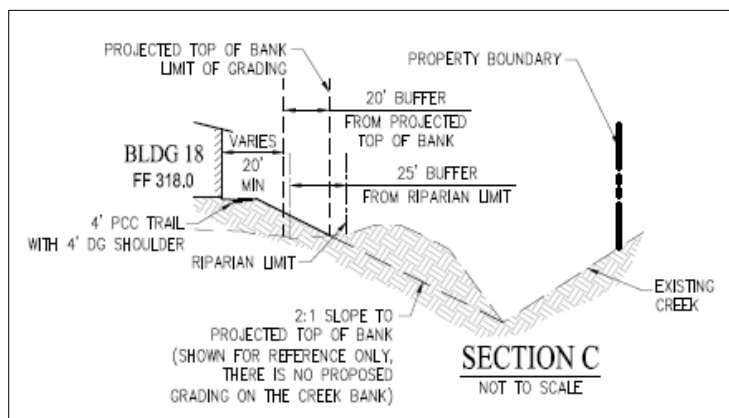
Section 13.12.310: Requirements

The purpose of setbacks is to safeguard watercourses by preventing activities that would contribute significantly to flooding, erosion or sedimentation, would inhibit access for watercourse maintenance, or would destroy riparian areas or inhibit their restoration. Accordingly, no development shall be permitted within setbacks, except as otherwise provided





The **highlighted green area** shows the area within the minimum creek setback that requires topsoil and native plants/trees to restore a portion of the riparian corridor that was previously lost due to the quarry's mountain top removal. The **orange-dotted area** is a new 2:1 sloped grade and is the only area in the creek setback where the plans show new native plants. The **large-green-dotted area** is the existing creek tree canopy. The **blue line** is the creek centerline. *Source: Adapted by FSLC from Sheet 5 of the Rose Hills Preliminary Grading and Drainage Plan dated Sept 3, 2021*



Conceptual cross-sectional view of the creek and creek setback areas. *Source: Excerpts of Section C from Sheet 5 of the Rose Hills Preliminary Grading and Drainage Plan dated Sept 3, 2021*



Horizontal creek-setback areas include the lower portions of the new 2:1 graded slope and the remaining, relatively-barren, quarry surfaces. An excerpt of planting plan L8 is shown above. L8 shows no new tree planting within the creek setback area except on the new graded slope. Tree demolition plan L7 is not shown. L7 shows removal of ~22 trees throughout the creek setback area.



Excerpt of Rose Hills Sheet 2 existing site conditions showing top-of-bank areas largely scraped clean of vegetation and topsoil.



Very steep and wooded creek ravine up to 100 feet deep

From: Daniel Fernandez <[REDACTED]>
Sent: Wednesday, October 13, 2021 11:05 PM
To: CityClerk <CityClerk@hayward-ca.gov>
Cc: 'Tamara Flores' <[REDACTED]>; 'Miguel Flores' <[REDACTED]>; 'Manohar Kamath' <[REDACTED]>; 'Susie Kamath' <[REDACTED]>
Subject: Comments on Agenda Item WS 21-038

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

To: The Hayward City Planning Commission

Enclosed are comments from the neighborhood group of residents living on Palisade Street, Margaret Drive, Redstone Pl., Tamalpais Pl., and Overlook Ave.

As nearby residents we are the community most affected by the Parcel 6 development. Due to the City's limited announcement of the public input opportunities, we had been unaware of the planning process of the 2019 General Plan until very late. When we did hear of the project, one of our neighbors, Tamara Flores, arranged a meeting of the neighbors with Jennifer Ott and Monica Davis and we gave them significant input on our concerns. Subsequently, Ms. Ott arranged a meeting at the library at which the City presented several changes to the General Plan to respond to our concerns, all of which either eliminated traffic on Palisade and Overlook or mitigated the amount and speed of any traffic from the new development. Shortly after that, the planning process was interrupted by the pandemic.

When the City rejoined the planning process by selecting Integral Communities to undertake the development we met with Steven Jones and staff several times to review their proposal and offer our input. Overall, we are very pleased with their proposal:

1. Rose Hill reduces the number of new residences making the density more inline with the surrounding communities and creating more public space accessible and welcoming to the wider community.
2. Rose Hill closes access to Palisade St. and makes access at Overlook Ave. EVA only. This will eliminate new cut-through traffic and maintain safe conditions for residents, pets, wildlife and the growing number of students at the Montessori school on lower Palisade.
3. Rose Hill proposes to prevent left turns to and from Overlook Ave. at Carlos Bee Blvd. This will not only make that intersection less prone to vehicle accidents, but also greatly reduce cut-through traffic on Palisade and Overlook. Cut-through speeders, at present, bring the greatest danger to our neighborhood.

We have a few continuing concerns:

1. We would like to see some active restrictions on overflow parking on to Overlook and Palisade.
2. We would like to see sensible planning of the Foothill Trail so that it is convenient for the public, but does not run directly behind the houses on Redstone Pl. A crossing from Highland Ave to Rose Hill at the PG&E corridor appears to be a sensible approach.
3. We would like to see an accommodation for electric buses to serve the general public and routed along Carlos Bee Blvd. One of the stops in Rose Hill could be along a foot path from the top of Palisade St.
4. We would like to see some speeding mitigation for cyclists riding down Palisade to maintain safe conditions for residents, pets and wildlife.

We welcome the development of Parcel 6 as an improvement on unsupervised homeless encampment and the resulting fire danger it brings. We expect the construction phase to create noise and possibly dust, so we would like to see all construction traffic restricted to the new access from Carlos Bee Blvd. Finally, traffic on Margaret, Palisade and Overlook is light but increasing due to current and future infill housing. Palisade St. is very steep and winding with blind curves and Margaret is extremely narrow for passing traffic. Both entrance and exit from these streets are very problematic at best. Please keep our neighborhood safe and livable.

Respectfully submitted by the community of neighbors living on Margaret Dr., Palisade St., Redstone Pl., Tamalpais Pl. and Overlook Ave.

Daniel Fernandez



From: Peggy Guernsey <[REDACTED]>
Sent: Wednesday, October 13, 2021 10:40 AM
To: Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>
Subject: Re: 10/14 Hayward Special Planning Commission Agenda

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Thank you Elizabeth, I have tried to join your meetings and seem to have no vol for you to hear.

I will try today after a lengthy dr appt for a friend, to put together my concerns.

I did not know this was in the exclusive stage already. Too bad

You and I know affordable isn't in today's market, yet it is a figure that has been agreed upon.

I know the State is pushing housing upon everyone, not just Hayward. Unfortunately it is causing an educational void that I think will take at least 20 years to recoop. It will force HUSD to close schools, but not improve education, that comes from the heart of parents, teachers, and the kids.

That is also something you in planning MUST LOOK HARD at. We are paying tax dollars to revinate many campuses, which is great for the future. You cannot ignore the money is there, when you decide what and where to build. SOUTH HAYWARD is once again going to be a blighted area without quality schools, many of which are on the list.

Please do NOT let the HUSD be forgotten in your plans.

Yes, I know that does not include the quarry, unless with your plan it will bring new FAMILIES to this area.

Hope to "see" you thurs night.

Peggy

On Tue, Oct 12, 2021 at 3:04 PM Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov> wrote:

Hi Peggy,

Thanks for reaching out. The City has entered into an Exclusive Negotiating Rights Agreement for the City-owned Parcel Group 6 land with Integral Communities. As a result, their proposal is the one currently being considered. Integral Communities was selected after a thorough Master Planning process and a Request for Proposals/Request for Qualifications process that spanned 2017-2020.

The project proposed by Integral Communities is still in the Planning process. If there are any specific features of Mr. Lewis's plan that you would recommend be incorporated, please let me know. As shown in the current project plans, the project proposes to include 30 affordable housing units, a public park,

and public trail loop from Carlos Bee around the project site. In addition, the project applicant is required to submit a Transportation Demand Management Plan that identifies strategies to support carpooling, biking, and walking.

As I believe you know, the Planning Commission will be discussing this project at a Work Session on Thursday at 7pm. (See attached agenda for links to staff report, project plans, and virtual participation instructions.) I encourage you to attend if you are available.

Thanks,

Elizabeth

Elizabeth Blanton, AICP

Senior Planner

City of Hayward

777 B Street

Hayward, CA 94541

510.583.4206

Elizabeth.Blanton@hayward-ca.gov



PERMIT CENTER AND CITY HALL REOPENING: We are pleased to announce that City Hall and the Permit Center will begin a phased re-opening beginning on **Tuesday, July 6**. We will be open to the public for limited hours from 9 a.m. - 1 p.m. Monday through Thursday. City Hall will be closed on Fridays.

Adherence to social distancing guidelines and occupant limitations are still in effect and visitors will be required to wear a mask while in the building.

For your convenience, planning applications will continue to be accepted via email and a drop box system that is located outside the permit center doors.

For planning assistance, please contact the Duty Planner at 510-583-4216 or email at Planning.Division@hayward-ca.gov

To reach other permit center divisions, please call the numbers below, or e-mail your staff contact directly:

For the **Building Division**, 510-583-4140

For the **Fire Prevention Department**, 510-583-4900

For the **Code Enforcement Division**, 510-583-4143 or contact your code inspector directly or the telephone number shown on the letter you received.

For more information and updates on COVID-19, please visit: www.hayward-ca.gov/covid-19

From: Peggy Guernsey <[REDACTED]>
Sent: Tuesday, October 12, 2021 2:22 PM
To: Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>
Subject: Fwd: 10/14 Hayward Special Planning Commission Agenda

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Why are you not considering any other projects?

This is unfair to all residents and future residents.

Why not have the project that Dr Sherman Lewis has come up with?

I like the walking, public transportation and affordable housing units that he proposed. I think it is such a great idea for the land!

Peggy Guernsey

Resident Hayward

From: Peter Reimer <[REDACTED]>
Sent: Wednesday, October 13, 2021 7:42 PM
To: CityClerk <CityClerk@hayward-ca.gov>
Subject: 8WS - 21 -038 ROSE HILLS THE QUARRY

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

TO: Planning Commission

Please record in all your records my STRONGEST SUPPORT for the proposals submitted by Sherman Lewis, President, HAPA, and HAPA members

I know HAPA's many years of work to create a unique community/neighborhood in The Quarry.

I have lived near The Quarry since August 1968 on Leona Dr., and since February 1976 on Highland Blvd.

Peter D. Reimer
[REDACTED]

From: Martha Kreeger <[REDACTED]>

Sent: Thursday, October 14, 2021 10:44 AM

To: Barbara Halliday <Barbara.Halliday@hayward-ca.gov>; Aisha Wahab <Aisha.Wahab@hayward-ca.gov>; Francisco Zermeno <Francisco.Zermeno@hayward-ca.gov>; Sara Lamnin <Sara.Lamnin@hayward-ca.gov>; Angela Andrews <Angela.Andrews@hayward-ca.gov>; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>; Elisa Marquez <Elisa.Marquez@hayward-ca.gov>; Mark Salinas <Mark.Salinas@hayward-ca.gov>; Info <Info@hayward-ca.gov>; Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>

Subject: Parcel 6 Working Session on 10-14-2021 Letter to Hayward from Sierra Club SAC Group,

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear City of Hayward Planning Department Team, Officials and Administration,

Please accept the following letter regarding the Parcel 6 Working Session scheduled for 7 PM, Thursday October 14, 2021. Our team with SAC Group Vic Chair Jannet Benz will participate in the meeting tonight.

We appreciate your time and your willingness to engage the community!

Respectfully,

Martha Kreeger
Chair, Southern Alameda County Group
SF Bay Chapter of the Sierra Club
510-673-9447

Martha H Kreeger She/Her/Hers 510.673.9447
Chair, Sierra Club SAC Group
Commissioner, Alameda County Commission on the Status of Women
Elected DSCC, AD-25 2021 - 2022 Organizing Committee

City of Hayward: Jennifer Ott, Sara Buizer, Alex Ameri
CC: Mayor Halliday and Honorable City Council Members
SF Bay Chapter, Sierra Club Exec. Director Virginia Reinhardt

Integral Communities: Steven Jones

Wednesday, October 13 2021

Letter re/Integral Communities development proposal for Rose Hills Parcel 6 in Hayward
October 12, 2021

RE: Comments on Parcel 6/ Rose Hills Site Plan Review and Tentative Tract Map for the
Planning Commission Workshop on October 14, 2021

Dear Hayward Planning Commissioners and City Planner Elizabeth Blanton,

The Sierra Club is the largest grassroots environmental organization in the United States. Our local efforts include protecting wildlands and wildlife, working to keep air and water free of pollution, promoting a clean energy future, and curbing climate change. We work with local groups and residents to ensure healthy, sustainable, and affordable communities. The Southern Alameda County (SAC) Group of the Sierra Club represents Sierra Club members in Hayward and this is the Sierra Club's third letter sent to Hayward regarding the development of Hayward's Parcel 6, we thank you for your willingness to work with our community.. For multiple reasons, we are very concerned about the current proposal for development of Hayward's Parcel 6, a 29.8 acre site on Overlook Avenue and Carlos Bee Blvd. (Assessor Parcel No. 445-0180-001-00, known as "Rose Hill").

Through much effort, the City of Hayward has adopted a Climate Action Plan (<https://www.hayward-ca.gov/services/city-services/climate-action>) and a Housing for All Plan (<https://www.hayward-ca.gov/forward/housing-for-all>) to promote sustainability and affordable housing. In our view, the present proposal for Rose Hills is not consistent with these Plans. Specifically, the present proposal does not do nearly enough to 1) restore riparian habitat and increase community access to nature, 2) reduce auto dependency and minimize carbon emissions, and 3) ensure an increase in multi type and affordable housing. Each of these will be briefly addressed below.

1) Riparian Habitat and Access to Nature at Rose Hills Site. In concert with Friends of San Lorenzo Creek, in May 2021, SAC submitted comments (see attached), to request improved plans for San Lorenzo Creek in the Rose Hills locale. The riparian habitat and corridor need to be restored, including the area between the creek top-of-bank and the minimum creek setback lines. The current development proposal does not conform to Hayward's City General Plan policy (Policy NR-1.12 Riparian Corridor Habitat Protection) or Alameda County's Watercourse Protection Ordinance

(Section 13.12.310). On July 25, 2019, the Planning Commission review of Rose Hill's development plan resulted in this recommendation: "Clearly articulate the riparian and creek setbacks." The Hayward community has expressed the desire for more nature trails, open spaces, and parks; the current Integral Communities proposal does almost nothing to meet this priority objective. In our view, the development ideally would extend the Foothill Trail across the creek to Highland Boulevard, thus not severing the long-planned Foothill Trail. The current proposal does not address this priority. We are asking that Hayward reject the current proposal in favor of a plan that better protects these environmental resources and increases resident access to nature.

2) Reduce Auto Dependency. In keeping with the Climate Action Plan, we would like to see development of the Rose Hills site include property assessment or fees to fund new/improved public transit options, dedicated bike lanes for students to access campus, traffic calming measures, walkable commercial/retail opportunities for residents (e.g. a café overlooking the Bay, and/or a community or arts center), and transportation demand management measures to reduce the need for personal vehicles. SAC is interested in seeing features which work synergistically to reduce auto-dependency and increase affordability, e.g., a village bus/van, vouchers for health care and guaranteed ride home, support for Lyft/Uber and other public car services, an electrocart for freight. With more focus on sustainability and climate protection, development of Rose Hill could meet zoning requirements for parking while still allowing residents to opt out of paying for parking they don't need. A more sophisticated proposal could serve community members who wish to live without a personal car (at great savings to them): for example, the Cal State East Bay community; people going to downtown and Hayward BART; people who work in Hayward; retirees; and those who work from home.

3) Multi-Type and Affordable Housing. Hayward residents have expressed interest in seeing a mix of types of housing in the development of these parcels, with special emphasis on affordability. In contrast to the present proposal under consideration, the preferred development proposal for Parcel 6 would emphasize low housing costs to meet HUD income limits for low- and moderate-income households. The proposed development does not do nearly enough to increase affordable housing. Nor does it meet the call of the Economic Development Committee for "creative and innovative proposals." More affordable housing could be achieved in a variety of ways, for example by surface rather than subterranean parking, by using four-square foundations and simplified floor plans, by increasing the number of units, and by including less pavement and shorter service distances per unit.

Although Hayward city staff have been negotiating with Integral Communities under an Exclusive Negotiating Agreement, the City Council has complete discretion to reject the current proposal. This is evident in the contract: "This Agreement shall not obligate the City or the Developer to approve a Term Sheet or enter into a DDA or any other Agreement regarding the Site. By execution of this Agreement, our understanding is that the City or Hayward is not committing itself to or agreeing to undertake disposition of the Site."

SAC is asking here that Hayward carefully consider the following aspects of the Integral Communities proposal. The proposed plan does not do nearly enough to protect riparian and other environmental resources and to promote resident access to green space and walkways. This proposal does not offer innovative alternatives to driving or financial incentives to not drive. The homes are not affordable. The design does not optimize solar roof potential or contribute to net zero initiatives.

There is no clear evidence of commitment to a community-building HOA or community gathering spaces. The Southern Alameda County Group of the Sierra Club urges the City of Hayward to search for a developer for Rose Hills Parcel 6 that offers a more creative, ecological, sustainable, climate friendly and affordable design. There is no doubt that a different kind of development is possible, i.e. a development that will meet the needs of the Cal State community, retired residents, BART- and downtown-users, Hayward workers, and work from home residents. Thank you for your attention to these comments regarding the current proposed development plan for Hayward's Parcel 6/Rose Hill. We look forward to the opportunity to comment further as plans progress.

Respectfully,

Martha Kreeger, Chair

Southern Alameda County Group, Sierra Club SF Bay Chapter