



Re: TM-24-0007 ARC Walpert property

From Taylor Richard <Taylor.Richard@hayward-ca.gov>

Date Wed 3/4/2026 2:40 PM

To Peggy Guernsey <plguernsey@gmail.com>

Hello Peggy,

Glad to hear! The Arc of the East Bay shared that those buildings are offices and have always been used as such. They did not share what specific activities occur within those buildings, so it is possible check-in, day programming or workforce development occur in there.

The staff report and plans will be available on the City's website (<https://hayward.legistar.com/DepartmentDetail.aspx?ID=30859&GUID=61527508-1071-493D-93C4-0CCF21DD457A&Search=>) a couple days prior to the hearing.

Would you like this correspondence shared with the Planning Commission as part of the agenda packet?

Sincerely,

Taylor Richard (She/Her)

Associate Planner

Phone 510-583-5340 | **Email** taylor.richard@hayward-ca.gov

777 B Street, Hayward, CA 94544



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From: Peggy Guernsey <plguernsey@gmail.com>

Sent: Wednesday, March 4, 2026 10:43 AM

To: Taylor Richard <Taylor.Richard@hayward-ca.gov>

Subject: Re: TM-24-0007 ARC Walpert property

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Taylor,

This is great information.

I know the house looking buildings were used for programs as while using Paratransit we drove down that hill and dropped people off there. Maybe they were staff, but seemed to be clients of the

programs there.

Are those buildings just office buildings or were they built in the style of Single Family Homes?

I will be excited to see the site plans and pictures proposed for the project.

The Open Space will so enhance the lives of people living there as well as protect above and below the site.

I am also happy to know Ward Creek is controlled by Alameda County and the State Dept of F & W, because for Hayward having the funds and cooperation of other agencies should help us keep it healthy and happy(pun). You know I always expect and hope for the best when we work together.

Thank You again,

Peggy G

On Wed, Mar 4, 2026 at 8:39 AM Taylor Richard <Taylor.Richard@hayward-ca.gov> wrote:

Hello Peggy,

Of course, happy to answer any questions you have! Please see my response below.

- There are no existing single-family homes on the project site. You may be referring to the two buildings on the back half of the site, but those are offices for the Arc of the East Bay. They have never been used as residents.
- There will be no public access to Ward Creek. Fishing is prohibited in this segment of Ward Creek.
- Ward Creek is maintained by Alameda County Flood Control District. There is additional oversight from the California Department of Fish and Wildlife and Regional Water Quality Control Board.
- Ward Creek is part of the Alameda Creek Watershed. To learn more, please visit: <https://acfloodcontrol.org/the-work-we-do/resources/alameda-creek-watershed/>.
- The back portion of the site ranging from 145 to 173 feet will remain untouched for wildlife. There is 11,009 square feet of shared open space spread throughout the development for the residents to enjoy. Each space is programmed with different amenities including seating areas, a community garden, an open lawn area, a playground and an arbor. In addition to that, there is 7,968 square feet of private open space.

Sincerely,

Taylor Richard (She/Her)

Associate Planner

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From: Peggy Guernsey <pjguernsey@gmail.com>

Sent: Tuesday, March 3, 2026 3:52 PM

To: Taylor Richard <Taylor.Richard@hayward-ca.gov>

Subject: Re: TM-24-0007 ARC Walpert property

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Thank you for the speedy reply.

Will all the housing be on the upper flat level of the property only?

Will the 3(?) Single family homes be sold as part of the entire project?

Will there be access to Ward Creek (thanks for correction of Sulphur Creek)?

Who has jurisdiction of Ward Creek for safety, access, cleanup, etc?

Can people fish in the creek? Where is the main water source coming from?

Will any land be left as open space, as it currently is, for wildlife and use of just quiet outdoor open space?

Thanks again,

Peggy

On Tue, Mar 3, 2026 at 12:35 PM Taylor Richard <Taylor.Richard@hayward-ca.gov> wrote:

Hello Peggy,

Thank you for taking the time to draft these questions! As you may remember, we spoke about this project about a year ago. We appreciate your continued engagement on this project. Please see my responses to your questions below.

- The Project will have a Homeowner's Association (HOA).
- There are no single-family homes being demolished as part of this project. The Arc of East Bay Community Center which includes nine buildings will be demolished as part of this project.
- In accordance with California Government Code Section 65863.24, no parking is required for the project. However, the project is providing a total of 175 parking spaces which complies fully with our local requirements.
- Walpert Street meets the adopted City of Hayward Standard Details requirements. The project does not include any reductions to road width.
- Vehicular speeding is outside the purview of this project. I recommend contact Public Works Transportation to see if any additional traffic calming measures can be installed to limit this.
- All the internal sidewalks and the sidewalk along the project frontage will meet our requirements and the American Disability Act (ADA).
- The project site is approximately 0.3 miles from several bus stops along AC Transit Route 9 which has service intervals of 15 minutes during peak commute period. That being said, there is no adopted requirements that housing be located near transit.
- The Fire Prevention Department reviewed the project to ensure there was adequate access for life and safety. They determined the project meets all applicable requirements.

- Sulfur Creek is not in the vicinity of the project site. There is an existing fence preventing access to Ward Creek which will remain.

If you have any other questions, please let me know. I am happy to provide any additional detail you may need.

Sincerely,

Taylor Richard (She/Her)

Associate Planner

Phone 510-583-5340 | **Email** taylor.richard@hayward-ca.gov

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From: Peggy Guernsey <plguernsey@gmail.com>

Sent: Monday, March 2, 2026 4:24 PM

To: Taylor Richard <Taylor.Richard@hayward-ca.gov>

Subject: TM-24-0007 ARC Walpert property

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

Hi Taylor,

Will this be an HOA project?

Will the existing 3(?) single Family Homes be demolished? They should be worth quite a lot of money as they are.

I suspect that with 3-4 bedrooms and 2 car garages there will be approx 332 cars when all properties are fully sold and occupied.

Walpert is ALREADY a winding and very old, narrow street. Nowhere near current street requirements. Right?

There are speed bumps or humps after the other new Townhouses were built on Second ST. but people still race or speed past slower drivers.

Sidewalks are also narrow and do not meet ADA requirements, do they?

There are NO bus lines.

The properties are down hill at a steep grade to the lower properties.

There is NO outlet for emergencies. and too narrow to turn around

Can the existing street accommodate Fire and Ambulance easily? Cars are unable to turn around when down there.

What about the drop off to the Sulphur Creek? It has no barriers, or safety fences or gates?

Thanks,

Peggy Guernsey
Mission Foothill Task Force



Re: The Pines HOA | Property Concerns - 1106 Holmes Way

From Taylor Richard <Taylor.Richard@hayward-ca.gov>

Date Tue 3/3/2026 12:57 PM

To Petros Sebhatu <petros@hoasmanagement.com>

Cc Caden Proctor <caden@waymarkdev.com>

Hello Petros,

Thank you so much for your feedback on this! We understand your concerns regarding potential impacts to the Pines' community during constructions. However, the City of Hayward does not allow construction staging within the public streets (i.e. Walpert Street) or on private property without explicit consent from the property owner(s). As such, this project will be required to stage all their construction activities on their site. They will not be able to use the Pines' private street or property for any construction purposes.

If you witness these requirements not being followed, you may call our Construction Inspection team at 510.583.4730 and Building Inspection team at 510.583.4140 to file a complaint. The Construction Inspection team is responsible for grading activities, and the Building Inspection is responsible for building activities. They will issue citations and halt construction if the rules are not being followed. I have included Caden Proctor from the Developer, Waymark to add any additional information or address any additional questions you may have.

Please let me know if you have any additional comments or questions for me.

Sincerely,

Taylor Richard (She/Her)

Associate Planner

Phone 510-583-5340 | **Email** taylor.richard@hayward-ca.gov

777 B Street, Hayward, CA 94544



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From: Petros Sebhatu <petros@hoasmanagement.com>

Sent: Tuesday, March 3, 2026 11:58 AM

To: Taylor Richard <Taylor.Richard@hayward-ca.gov>

Subject: The Pines HOA | Property Concerns - 1106 Holmes Way

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

Good morning,

I am the HOA Manager for The Pines in Hayward. It has come to our attention that the Hayward Planning Commission is scheduled to meet on March 12th at 7:00 PM to consider approval of a project adjacent to our community.

On behalf of the Board of Directors, we would like to formally express several concerns regarding the potential impact of this project on our private property and infrastructure.

The Pines is a private community with limited parking. We are particularly concerned about the potential use of our streets by heavy equipment, semi-trucks, construction vehicles, and related traffic for drive-through access, turnarounds, parking, or staging. Our streets are not designed to accommodate such vehicles and may suffer structural damage as a result.

We respectfully request that the project approval include clear conditions prohibiting the use of The Pines' private streets and common areas for any construction-related purposes. Specifically:

1. Construction vehicles, equipment, or delivery trucks must not enter, park, stage, or turn around within our community.
2. The builder must formally notify all contractors and subcontractors that our property is off-limits.
3. Appropriate signage should be installed at all relevant access points stating that construction vehicles are prohibited.
4. The builder must enter into a written agreement accepting full responsibility for any damage to our streets or common areas, including repaving or repairs as necessary.
5. We would also request consideration of a financial penalty per incident (e.g., \$500 per violation) to ensure compliance.

We want to be proactive in preventing avoidable damage and disruption to our residents. We respectfully ask that these concerns be entered into the record and addressed as part of the project's conditions of approval.

Please let us know if any additional documentation from the Association would be helpful.

Thank you for your time and consideration.

Best,

Petros Sebhatu
Community Manager
Community Association Management
6088 Sunol Blvd., Ste. 100
Pleasanton, CA 94566
925-417-7100 Ext. 1218
Petros@hoasmanagement.com