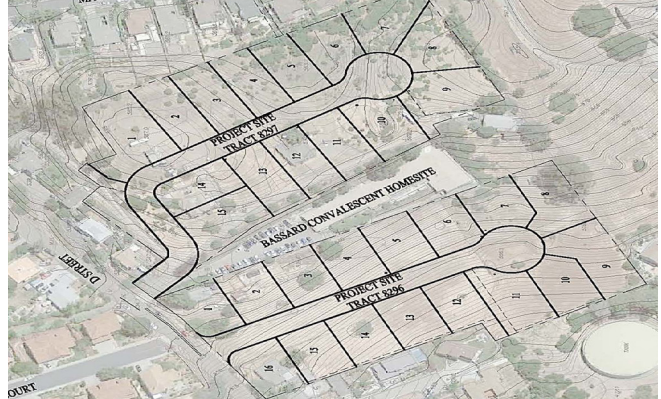


Fairview Orchards/Fairview Meadows Subdivision Project



Draft Environmental Impact Report

Technical Appendices

SCH #2016062057

Lead Agency: County of Alameda
Community Development Agency

January, 2017



LAMPHIER-GREGORY

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2016062057

Project Title: Fairview Orchards & Fairview Meadows Residential Subdivision

Lead Agency: Alameda Co. Community Development Department Contact Person: Andrew Young
Mailing Address: 224 W. Winton Ave., Suite 111 Phone: (510) 670-6555
City: Hayward Zip: 94544 County: Alameda

Project Location: County: Alameda City/Nearest Community: Hayward / Fairview
Cross Streets: D Street (east of Fairview Avenue) Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 37° 40' 44.5" N / 121° 02' 51.1" W Total Acres: 9.78
Assessor's Parcel No.: See Attachment A Section: N/A Twp.: N/A Range: N/W Base: N/A
Within 2 Miles: State Hwy #: I-580 & SR 238 Waterways: Sulphur Creek, San Lorenzo Creek
Airports: None Railways: None Schools: Fairview/East Ave. Elem

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [] Other:

Development Type:

[x] Residential: Units 31 Acres 9.78
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Rural residential or vacant/R-1-B-E Zone District (Single Family Residential, 10,000 sq. ft. min. lots)/Single Family Residential

Project Description: (please use a separate page if necessary)

The Project proposes to subdivide two parcels equaling 9.78 acres into 31 single-family residential lots. The lots would range in size from 10,013 square feet to 17,141 square feet. As part of the Project, each of the 31 lots would be developed with a detached, single-family home (See Attachment B).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 1-31-17 Ending Date 3-16-17

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lamphier-Gregory</u>	Applicant: <u>D Street Investments, LLC</u>
Address: <u>1944 Embarcadero</u>	Address: <u>3832 Somerset Avenue</u>
City/State/Zip: <u>Oakland, CA 94606</u>	City/State/Zip: <u>Castro Valley, CA 94546</u>
Contact: <u>Scott Gregory</u>	Phone: <u>(510) 881-7856</u>
Phone: <u>(510) 535-6690</u>	

Signature of Lead Agency Representative: *Andrew Gray* Date: Jan 27, 2017

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

TECHNICAL APPENDICES

Table of Contents

- Appendix A:** Notice of Preparation (NOP)
- Appendix B:** Comments on the NOP and Scoping Meeting
- Appendix C:** Sensitive Plant Survey, Zander Associates, July 2016
- Appendix D:** *Field Survey and Analysis of the Habitat Value and Potential for Presence of Alameda Whipsnake*, Bio MaAS. Inc., October 2016
- Appendix E:** *Cultural Resources Assessment Report*, William Self Associates, Inc., November 2016
- Appendix F:** *Draft Summary of Preliminary Stormwater Infrastructure Sizing for the D Street Properties*, Balance Hydrologics, Inc., September 2015
- Appendix G:** *Geotechnical Investigation Report and Updates*, Henry Justiniano & Associates, August 10, 2015

APPENDIX A

NOTICE OF PREPARATION (NOP)

Notice of Preparation

Notice of Preparation

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Community Development
224 West Winton Avenue, Suite 111
Hayward, CA 94544

Subject: Notice of Preparation of a Draft Environmental Impact Report

Alameda County will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.


Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Mr. Andrew Young at the address shown above. We will need the name for a contact person in your agency.

Project Title: Fairview Orchards/Fairview Meadows Residential Subdivision

Project Applicant, if any: D Street Investments, LLC.

Date June 23, 2016

Signature 
Title ASST DEPUTY DIR
Telephone 510.670-5400

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
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SCH #

Project Title: Fairview Orchards & Fairview Meadows Residential Subdivision

Lead Agency: Alameda Co. Community Development Department

Contact Person: Andrew Young

Mailing Address: 224 W. Winton Ave., Suite 111

Phone: (510) 670-6555

City: Hayward

Zip: 94544

County: Alameda

Project Location: County: Alameda

City/Nearest Community: Hayward / Fairview

Cross Streets: D Street

Zip Code: 94541

Longitude/Latitude (degrees, minutes and seconds): 37° 40' 44.5" N / 121° 02' 51.1" W Total Acres: 9.78

Assessor's Parcel No.: See Attachment A

Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: I-580 & SR 238

Waterways: Sulphur Creek, San Lorenzo Creek

Airports: None

Railways: None

Schools: Fairview/East Ave. Elem

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other:

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other:

Development Type:

Residential: Units 31 Acres 9.78

Office: Sq.ft. Acres Employees

Commercial: Sq.ft. Acres Employees

Industrial: Sq.ft. Acres Employees

Educational:

Recreational:

Water Facilities: Type MGD

Transportation: Type

Mining: Mineral

Power: Type MW

Waste Treatment: Type MGD

Hazardous Waste: Type

Other:

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other:

Present Land Use/Zoning/General Plan Designation:

Residential/Residential-1-B-E Zone/Single Family Residential

Project Description: (please use a separate page if necessary)

The Project proposes to subdivide two parcels equaling 9.78 acres into 31 single-family residential lots. The lots would range in size from 10,013 square feet to 17,141 square feet. As part of the Project, the 31 lots would each be developed with a detached, single-family home (See Attachment B).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

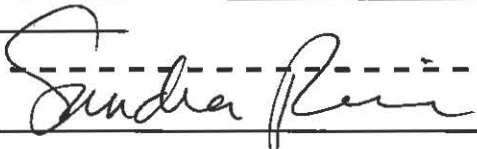
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| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 23, 2016 Ending Date July 21, 2016

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lamphier-Gregory</u>	Applicant: <u>D Street Investments, LLC</u>
Address: <u>1944 Embarcadero</u>	Address: <u>3832 Somerset Avenue</u>
City/State/Zip: <u>Oakland, CA. 94606</u>	City/State/Zip: <u>Castro Valley, CA. 94546</u>
Contact: <u>James Coniglio</u>	Phone: <u>(510) 881-7856</u>
Phone: <u>(510) 535-6743</u>	

Signature of Lead Agency Representative:  Date: 6/23/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment B

Project Description

Project Location and Setting

Regional Context

The Project site is located in the unincorporated Fairview area of Alameda County. Fairview is just east of the City of Hayward, along the western side of the East Bay Hills, all within the San Francisco Bay Area. The Project Area is located approximately 15 miles southeast of downtown Oakland and 25 miles north of downtown San Jose. U.S. Interstates I-580 and I-880 provide regional access to the Project site. The Project's location is illustrated in **Figure 1**.

Project Site and Vicinity

Project Site

The Project site is located on two separate but nearby tracts totaling 9.78 acres, which are made up of seven separate parcels in the unincorporated Fairview District of Alameda County in the Hayward Hills. The Project fronts D Street, approximately 900-feet to the northeast of the Maud and Fairview Avenues intersection. Access to the site is from D Street. The addressees for the Project are 3231, 3247, 3289 and 3291 D Street.

The Project has been divided into two tracts for purposes of County processing. Tract #8296 is comprised of 3 parcels (Assessor's Parcel Number (APN) 417-0240-001, 417-0250-001 and 417-0240-021) and is sometimes referred to as the western or downhill parcel. Tract #8297 is comprised of 4 parcels (APNs 417-0240-004-00, 417-0240-005-00, 417-0240-006-00 and 417-0240-012-04,) and is sometimes referred to as the eastern or uphill parcel.

The two tracts are separated by a parcel where the existing Hilltop Care Convalescent Home is located. (Note that this property was previously named Bassaro Convalescent Home and is sometimes referred to by that name in background documents and on plans.) The convalescent home will continue operations and is not a part of the Project. The convalescent home property is owned by Silvergate Investments, LLC.

Both Project tracts have two single-family dwellings with several associated outbuildings that are currently vacant. When active, the tracts were used as rural residential properties, and those areas not covered by structures contain ruderal grasses (those that grow on properties that have been disturbed from their natural state). All existing structures at the site will be demolished during the clearing stage of construction for the Project.

Existing Planning Designations

The Project site is within the jurisdiction of Alameda County and has a General Plan designation of Single-Family Residential. The property is zoned R-1-B-E (residential with minimum 10,000 square foot lot sizes).

Surrounding Development

Fairview has a population of approximately 10,000 people located along the westward edge of the East Bay Hills. The majority of the unincorporated Fairview Area is characterized by a mixture of many small older subdivisions interspersed with new subdivisions, remaining “undeveloped” large lots ranging from one to ten acres in active or passive agricultural use, and a few large institutional properties (churches, schools, various parks and open spaces, and the Lone Tree Cemetery). The easternmost area is dominated by a single very large subdivision – Five Canyons – built mostly by a single developer in the 1980s.

The Project site is surrounded to the north by the Carlson Court residential development, to the east by the older Machado Court residential development ,and to the west by another older residential development. The Five Canyons residential development is located in the general vicinity of the Project to the northeast, beyond the Machado Court residential development. D Street is located adjacent to the Project site to the north.

As the surrounding area is largely developed, the site would be considered an infill site.



Figure 1: Site Location

Proposed Project

Proposed Development

The Project proposes to subdivide two parcels equaling 9.78 acres into 31 single-family residential lots. The lots would range in size from 10,013 square feet to 17,141 square feet, as shown in **Figure 2**. As part of the Project, the 31 lots would each be developed with a detached, single-family home. Yards of varying sizes would be incorporated in the final design according to the individual aspects of each lot.

Proposed Circulation and Access

Access to the properties would be provided via construction of two new cul-de-sacs fronting D Street.

Proposed Utility Connections

All utility systems proposed for the Project would connect to existing utility lines located under D Street along with utility lines. Within the Project site, the main lines would be placed under the interior street and lateral lines would be extended to each individual home.

The Project will also include installation of an approximately 470-foot 12-inch stormdrain that will be located in D Street from the entrance of Tract 8297 and flowing to the east and connecting to an existing stormdrain system.

Proposed Grading Plan

The Project site would be graded to prepare the sloping terrain of the area of the site for development. Currently, the ground on the Project site generally slopes downward to the west away from high ground located in the eastern portion of the Project site. Off haul of grading materials is not proposed for the Project since all soil will be used on site. The grading, as shown in the figure, is also described below by tract.

Grading of Tract 8297 will include the over-excavation of fill, soft soils deposits and residual soils from lots 4 through 6. The site soils would be engineered on site and the engineered fill would then be placed on all lots in this tract to create generally flat pads with sloping back lots.

Grading of the eastern half of Tract 8296 will be generally similar to Tract 8297 described above, with over-excavation and on-site engineering of fill to be placed to create generally flat lots and sloping back lots. The lots on the downhill (western) side will be terraced and will be developed with split-level homes to span to two levels of the lots.

Additionally, a subdrain will be required and will be connected to the storm line. Subdrains are required for stability of all fill slopes. Exact locations and depths of the subdrains will be determined in the field by the soils engineer based on the soil conditions encountered during Project site grading.

Construction Schedule

Construction is expected to begin in spring of 2017 and take approximately 24 months. Initial tasks include site clearance and site grading. Once the grading is complete, the retaining walls would be

installed and the utility infrastructure would be laid. The next task, anticipated to take place at in spring of 2018, and would be the construction and completion of the model homes. Construction on the remaining houses would continue as lots are sold and completion of the Project would be anticipated April 2019.

Construction access to the Project site will be from D Street.

Requested Actions and Required Approvals

The following approvals would be required from the County to implement the Project:

- Tentative Map approval
- Design Review approval

In addition to the above requests, before development of the Project could take place, the Project would be required to obtain subsequent County permits including a Grading Permit, a Building Permit. Therefore, the "Project" as defined in this Draft EIR, is the approval of the discretionary actions itemized above, as well as subsequent associated site development, including demolition, clearing, grading, infrastructure improvements, paving, building, landscaping and all other necessary actions to develop, sell and occupy the proposed homes.

Other Agency Approvals

Discretionary approval from other agencies is not anticipated to be required for Project approvals. The Regional Water Quality Control Board is considered a trustee agency related to stormwater pollution prevention plans.



Figure 2: Project Site Plan

APPENDIX B

COMMENTS ON THE NOP AND SCOPING MEETING

Chris Higgins
23964 Madeiros Ave
Hayward, Ca 94541
March 3, 2016

Andrew Young
Alameda County Planning Department
224 W. Winton Ave, Room 111
Hayward, Ca 94544

Dear Mr. Young:

Here are my comments for the scoping requirements meeting scheduled for March 7th before the Planning Commission.

Agenda Item J 4 D STREET INVESTMENTS LLC, TRACT MAPS 8296 AND 8297, PLN2015-00180 – Preliminary and Environmental Scope

Items to be included in the scope of the EIR.

1. We prefer that the EIR look at traffic patterns that will be impacted by the vehicles resident in this development. Areas we know are trouble spots that are most likely impacted
 - a. D Street, Maude, Fairview Already pretty busy and a difficult corner to navigate. The corner properties here have a tough time getting into morning traffic
 - b. Maude and Kelley Already very busy. When the school went from 350 students to 700 a bad situation got much worse
 - c. Kelley, center and B. This intersection was upgraded as part of the 5 Canyons development impact. it is back to pre 5 Canyon backup levels
 - d. D street and 7th street. The stop sign alleviated some of the backup.
 - e. D street and 4th street this has turned into a very busy intersection at rush hour with 4th being used as an alternate to the 2nd and D or 2nd and Foothill intersection for hill bound traffic
 - f. D Street and 2nd. This backs up quite a bit in the morning and evening rush. Based on personal experience a 3-minute back up to get through this intersection (this is before getting stuck at the Jackson/Foothill loop) is not uncommon.
 - g. Hansen/Fairview circle.
 - h. Fairview from Hansen to 5 Canyons Parkway
2. D- street from the Maude/Fairview intersection to the two access roads for the development. The street is narrow. A lot more cars are being added
3. D Street from the Maude/Fairview Intersection to 7th street. This is a busy stretch of D street with very few stretches of sidewalks. The only cross walk in this entire stretch is at the entrance to San Felipe Park. It is pretty new. No sidewalks or cross walks by Sulfur Creek Park. There have been a number of pedestrian related accidents along

Andrew Young

March 3, 2016

Page 2

here. It is especially dangerous at night. Many of the street lights are blocked by trees making it a very dangerous stretch. I think the stretch near Shell has had several pedestrian related accidents.

4. Maude Ave. Fairview School is located here. The county put new sidewalks in on Maude although they failed to extend them length of Maud. There is a large stretch running along the East side of Maude that still lacks sidewalks. Has this helped as far as pedestrian related accidents go? There is a new crosswalk on Maude at Romagnolo. Is that helping any? I think I remember several pedestrian related accidents at Romagnolo.
5. Hydrology. I think we want a closer look at the storm water treatment facilities and how all runoff is collected. The developer mentioned he is splitting the drainage into its appropriate watersheds since the properties straddle two watersheds. This is good news for those of us on the North Branch of Sulfur Creek. To date water that used to drain to Don Castro has been diverted to the North branch of Sulfur Creek adding to the maintenance woes of those whose property borders the creek. Capacity will be a big issue and of course prorated maintenance costs for the facilities being used to transport this storm water that are maintained by others.

Thank you for time

Chris Higgins

Angelo & Dorothy Costanzo
23870 Maud Ave.
Hayward, Ca. 94541

3-7-16

Alameda County Planning Department:

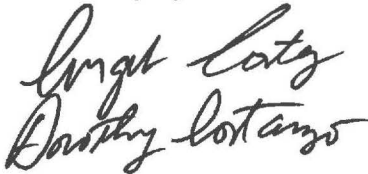
To whom it may concern,

We are writing this letter in response to the 31 homes that have been proposed on D Street above Fairview Ave. We are concerned that the building of these homes will have an adverse effect not only on the increased traffic on our crowded and very busy streets in this section of the Fairview District, but also have a negative impact on the environment.

The increase in motor vehicle traffic will only add to the difficulty in accessing our driveway, especially during commute hours and on schooldays. Fairview Elementary School is only a few doors north of us. Every time we pass the school before school starts and when school is finished, we are impeded due to the number of vehicles in the area and the illegal stopping/parking of vehicles in the area. Drivers have no regard for other motorists. They stop in traffic to pick up and drop off, thus impeding the flow of traffic.

The increase in motor vehicle traffic will add to the exhaust fumes in our neighborhood. This has an adverse effect on not only the residents in this area, but affects our children, grandchildren and even our pets.

We hope you reconsider on the building of these 31 homes on D Street.

Handwritten signature of Angelo & Dorothy Costanzo in cursive script.

Angelo & Dorothy Costanzo

Angelo & Dorothy Costanzo
23870 Maud Ave.
Hayward, Ca. 94541

3-7-16

Alameda County Planning Department:

To whom it may concern,

We are writing this letter in response the 31 homes that have been proposed on D Street above Fairview Ave. We are concerned that the building of these homes will have an adverse effect not only on the increased traffic on our crowded and very busy streets in this section of the Fairview District, but also have a negative impact on the environment.

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The increase in motor vehicle traffic will add to the exhaust fumes in our neighborhood. This has an adverse effect on not only the residents in this area, but affects our children, grandchildren and even our pets.

We hope you reconsider on the building of these 31 homes on D Street.



Angelo & Dorothy Costanzo

March 24, 2016

Andrew Young

C/O Alameda County Community Development Agency

224 W Winton Ave

Suite 111

Hayward, CA 94544

RE: D St Investments LLC, Tract Maps 8296 and 8297, PLN2015-00180

Hello

I have lived in the Hayward area on and off for over 40 years. I chose to invest in the rural foothills of Fairview. D St is too narrow to support the continued development of the Fairview / D St lands. Adding 31 homes will equal 400 cars. While some of those cars will park in garages, many people will use their garages for storage or housing and park off street. The number of trips up and down D St could be up to 800 per day. In addition, the development will impact Fairview School which expanded and currently causes congestion. This will only add to that traffic problem.

Legally blocking both sides of the street is illegal. This is common on D St. Cars have to take turns to go up and down the street, pedestrians, our horses that use Fairview/D St and emergency vehicles are at risk.

I reside at the corner of D St and Maud Ave. The traffic coming from 5 Canyons and D St developments is a racetrack. They speed downhill, ignore the yield sign, then pick up speed as they turn right onto Maud. Speed bumps have been denied us, and I do not see any CHP/Hayward Police presence.

I cannot get out of my driveway, nor can my neighbors, without waiting carefully for an opening, even with a yield sign, that sign is ignored by drivers barreling down Fairview and D St. It is a rare event that any car "yields" to me, maybe 1 in 5000. And if they do, I blow a kiss out my car window!

Fairview is becoming an ugly landscape of patchwork development. Some developments start and then die, leaving the land scarred by incomplete foundations (ie: Maud Ave). It is a beautiful valley, build a couple of mansions, I'm sure with Silicon Valley nearby they would sell.

Please keep Fairview safe and low-density.

Cathy Langley

**Cathy Langley
23922 Maud Ave
Hayward, CA 94541**

March 24, 2016

**Andrew Young
C/O Alameda County Community Development Agency
224 W. Winton Ave
Suite 111
Hayward, CA 94544**

RE: D Street Investments LLC, tract Maps 8296 & 8297, PLN2015-00180

Dear Mr. Young

D St is overrun now with cars resulting from a narrow street, convalescent hospital traffic, and new developments off D St. Combined with the traffic flow from the 5 Canyons development off Fairview, the traffic funneled onto Maud Ave is Freeway quality. Fairview School remodel has increased student capacity, and the traffic from school drop off and pick up causes congestion. If this 31 home development is approved the traffic will increase by at least 200 trips up and down D St/Maud Ave. We have pedestrian traffic, and well as horse traffic on D St/Maud Ave.

I had proposed to the planning department to put in speed bumps on D St, and it was declined due to "not enough population in the area to warrant the speed bumps". Yet, during the meeting at the Planning Dept. 3/7/16, one of the supervisors cited that actually it was a budget issue.

My neighbor who lives at the top of D St, on a blind curb, found she could not enter or exit her driveway on a , and finally the County painted her curb red. That shows that at least they recognize there is a problem.

I help the displaced animals in my neighborhood, resulting from the destruction of animal habitat due to development. A Eucalyptus forest behind me was cut down, and now the plans for that development have been rejected due to the property being too steep to build upon.

Therefore the forest was destroyed displacing animals for no reason. I have seen deer with a broken leg from an auto injury on D St. The cars on D St, Fairview and Maud travel with excessive speed with no regard for pedestrians or animals.

Respectfully

A handwritten signature in black ink that reads "Suzanne Bothwell". The signature is written in a cursive style with a large, sweeping "S" at the beginning and a long, trailing flourish at the end.

Suzanne Bothwell

3188 D St

Hayward, CA

Young, Andrew, CDA

From: Mike Loss <amloss@pacbell.net>
Sent: Tuesday, March 22, 2016 5:28 PM
To: Young, Andrew, CDA
Cc: Yeung, Rick
Subject: Comments on Parcel Maps 8296 and 8297

Hi Andy,

Thank you for discussing the subject developments with me yesterday. Below are my comments based on my review of the Tentative Parcel Maps 8296 and 8297.

The basic design of both developments looks good and appears to meet the Fairview Plan for minimum lot size. Based on our experience on Carlson Court, the proposed design with sidewalks and parking on both sides of the street would be quite beneficial. The lot grades seem quite reasonable and the storm drainage should be adequate.

My biggest concern is about traffic safety on D Street. Presently, with cars parked on both sides of D Street, the two-way traffic lanes become very narrow, and thus, it is quite dangerous for cars to pass each other safely at the posted 25 MPH speed limit. This situation will be made even worse with all the new traffic from these two new developments.

Thus, I would recommend that D Street be widened from the top of the hill (near Hilltop Care Center) to Fairview Avenue. I believe that the present width of D Street is only around 30 feet, which is less than today's Alameda County road standards. There appears to be plenty of right-away available to allow for widening of D Street. Another possible alternative would be restrict parking on one side of D Street.

As we discussed, I worked with Rick Yeung from Alameda County Public Works in October 2014 to restrict parking on D Street near Carlson Court for this very same reason. The County added a red curb on north side of D Street and east/east of Carlson Court. This greatly improved the traffic safety for making right turns at the Stop Sign on Carlson Court and left turns onto Carlson Court from D Street.

However, there is still concern by many Carlson Court residents about the traffic coming from Thurston and Machado Courts that is heading West at a fast rate of speed. Since the grade on D Street prevents one from seeing the cars until they crest the top of the hill near the Hilltop Care Center road, it becomes a real safety issue. There has been two accidents at Carlson Court/D Street intersection due to this problem and dozens of near misses.

We would like to see speed bumps on only the westbound lanes of D Street prior to crest of hill as well as more signage on D Street to slow these cars down to a safe speed. Both new roads from the proposed developments will be impacted by this speed / vision problem, and the chances of additional accidents would significantly increase. Also, **I would like to recommend that the County explore** placing a Stop Sign on only the westbound lane of D Street at the intersection with the new Road from Tract 8297 as a safer alternative to speed bumps.

If you have any questions about my comments, please contact me by email or cell phone.

I appreciate the opportunity to input to the Alameda County planning process.

Regards,

Michael Loss
President of Carlson Court Homeowners Association
510-432-5648 (cell)

Young, Andrew, CDA

From: sstuchlik <sassy1955@comcast.net>
Sent: Sunday, March 27, 2016 2:57 PM
To: Young, Andrew, CDA
Subject: Comments Re: Tentative Tract 8296 & 8297

Aside from the fact that residents made their concerns known, We have my own concerns. We looked at a previous initial study for 8057 for Feb. 2012. Among the impact status, there were 34 with no impact, 34 with less than significant impact and a mere 8 with somewhat significant impact. Most disconcerting was the comment that the Alameda Whipsnake was "presumed" absent. And that the Monterey Pine tree could be removed because it was not native to the area. Was Fish and Game contacted regarding the endangered species?

Our home is at 3303 D St. The road will be directly behind my yard and my neighbors yard. We are concerned about noise (peace and quiet), privacy, and someone missing the turn and landing in our yard or home. What will be done about the fumes coming from the many cars traveling that road. We ask that the road be located elsewhere to enter the development. We feel it would be like living next to the freeway. The reason we chose this area was for the quietness, country feel. Why can't the road go behind the nursing home?

I look forward to your consideration and reply. We want to what solutions you can come up with.

Thank you for your time

Mr. and Mrs. Donald Stuchlik

P.S. We do not currently live there but our son and Fiancé do and we expect little ones in the very near future. So safety is a big issue.

Sent from my iPad

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
MARCH 7, 2016
(Approved March 21, 2016)

FIELD TRIP

Time: 2:00 p.m.
Place: 224 West Winton Avenue, Room 111, Hayward

REGULAR MEETING

CALL TO ORDER: *The Chair called the meeting to order at 6:00 p.m.*

MEMBERS PRESENT: Commissioners Dimitris Kastriotis; Jim Goff; Hal Gin; Jeff Moore; Richard Rhodes, Vice-Chair; and Larry Ratto, Chair.

OTHERS PRESENT: Rodrigo Orduña, Acting Deputy Director; Andy Young, Planner III; Linda Gardner, Housing Community Development Director; Brian Washington, County Counsel's Office; Maria Palmeri, Recording Secretary.

MEMBERS EXCUSED: Alane Loisel

There were 43 people in the audience.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS BY THE CHAIR: *None*

OPEN FORUM: Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. *No one requested to be heard under open forum.*

COMMITTEE REPORT: *None*

FIELD TRIP REPORT: Commissioner Gin provided a report.

MEMBERS PRESENT: Commissioners Ratto, Gin, and Goff

MEMBERS EXCUSED: Commissioners Moore, Rhodes, Kastriotis and Loisel.

1. **ROESLER, CONDITIONAL USE PERMIT, PLN2015-00020** ~ Petition to allow for an event center, an alcohol outlet and a restaurant, in the 'SD' (Sunol Downtown) District, located at 19984 Main Street, south side, immediately south of the southern terminus of Kilkare Road, Sunol area of unincorporated Alameda County, bearing Assessor's Parcel Number: 096-0140-002-01. **Staff Planner: Damien Curry**

2. **D STREET INVESTMENTS LLC, TRACT MAPS 8296 AND 8297, PLN2015-00180** – Preliminary and Environmental Scope Review Only ~ Petition to subdivide seven parcels into thirty-one (31) single family residential lots by two separate Vesting Tentative Tract Maps (8296 and 8297), each with its own separate public street and easements for utility and access requirements, located at 3231, 3247, 3289 and 3291 D Street, south side, approximately 560 feet east of Fairview Avenue, unincorporated area of Fairview, bearing Assessor's Parcel Numbers: 417-0240-001-00; 417-0240-006-00; 417-0250-021-00; 417-0240-004-00; 417-0240-012-04; 417-0240-005-00 and 417-0250-001-00. **Staff Planner: Andrew Young**

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

3. **APPROVAL OF COMMISSION MINUTES** ~ November 2, 2015 and February 1, 2016 – Member Moore moved to approve the minutes of November 2, 2015 as submitted. Member Gin seconded. Motion carried 4/2. Members Kastriotis and Goff abstained. Member Loisel was absent.

Member Moore moved to approve the minutes of February 1, 2016 as submitted. Member Gin Seconded. Motion carried 4/2. Members Kastriotis and Goff abstained. Member Loisel was absent.

CONSENT CALENDAR: *There were no items*

REGULAR CALENDAR:

4. D STREET INVESTMENTS LLC, TRACT MAPS 8296 AND 8297, PLN2015-00180 – Preliminary and Environmental Scope Review Only ~ Petition to subdivide seven parcels into thirty-one (31) single family residential lots by two separate Vesting Tentative Tract Maps (8296 and 8297), each with its own separate public street and easements for utility and access requirements, located at 3231, 3247, 3289 and 3291 D Street, south side, approximately 560 feet east of Fairview Avenue, unincorporated area of Fairview, bearing Assessor's Parcel Numbers: 417-0240-001-00; 417-0240-006-00; 417-0250-021-00; 417-0240-004-00; 417-0240-012-04; 417-0240-005-00 and 417-0250-001-00. **Staff Planner: Andrew Young, No Action Required**

Andy Young presented the staff report. Jim Coniglio, consultant with Lamphier-Gregory, provided a Power Point presentation on the project. He described the project and the various studies done on the project. The technical studies will be analyzed and they will be included in the Initial Study. He explained the sequence of events prior to finalizing the Environmental Impact Report (EIR). March 28th is the deadline for comments on the EIR. Marc Crawford spoke on the project. He said he is striving to do a project that complies with the Fairview plan and is sensitive to the community.

Public testimony was called for. A total of 12 residents from the neighborhood expressed concern with the following issues:

- Disruption to neighborhood
- Busy intersections that should be included in traffic analysis

- D Street too narrow to accommodate more cars and traffic from this project
- Public Works needs to address traffic related issues that are currently present at this location and how this project will impact local traffic
- Concern with safety of walking pedestrians and students
- 31 lots is too many, less density would be desirable
- Drainage issues in the area already; this project will increase those issues
- Project will have an impact on local wildlife, loss of open space
- Project does not conform with the Fairview Specific Plan
- Cookie cutter development
- No sidewalks

After public testimony was closed, the applicant Marc Crawford, addressed some of the issues made during public comment. He said a lot of the comments expressed here tonight he heard at the last community meeting. He said the setbacks in the staff report are wrong. He said they are putting sidewalks in front of the project, 300 to 400 linear feet. He said he will speak with Public Works on addressing traffic issues in the vicinity of the project. Drainage issues are being addressed. He said the major issue is traffic and the traffic engineers will be addressing all these issues.

Commissioner Rhodes expressed his frustration at Public Works and the delayed response to some of these issues. The Chair said Public Works needs to address upper D Street traffic issues. He said he will do his best to contact his supervisor and lobby to have him push to address the traffic issues in Fairview. Commissioner Goff commended everyone for coming out and addressing the issues related with this project. The Chair commended Mark Crawford for his efforts and that the road issues should be addressed by Public Works.

5. ROESLER, CONDITIONAL USE PERMIT, PLN2015-00020 ~ Petition to allow for an event center, an alcohol outlet and a restaurant, in the ‘SD’ (Sunol Downtown) District, located at 19984 Main Street, south side, immediately south of the southern terminus of Kilkare Road, Sunol area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 096-0140-002-01.
Staff Planner: Damien Curry, Action Item

Rodrigo Orduña presented the staff report. Commissioner Kastriotis asked the applicant if the height of the ceiling is being raised, and about the noise from music during the events. Veena Roesler, the applicant, said the ceiling height is being increased. She explained that the glass sliding doors will be open during the events only until 10:00 p.m. complying with the noise ordinance. The doors will be closed after 10:00 p.m.

Public testimony was called for. Robert Foster said he is in support of the project but felt that he needed to bring up some of his concerns related to noise, traffic and parking issues. The applicant said that working with the Pacific Locomotive Association (PLA) on the parking issues was the best option. Unfortunately, the proposed parking lot rental fee they offered was six times as high as the school lot and also had a condition that there would be no events if PLA had an event. However, PLA is still the best option. The Chair asked about the number of people that the building can accommodate. She said according to the Fire Department’s calculations, 300 people. Public testimony was closed.

Commissioner Kastriotis expressed his support for the project and said that the issue is with PLA and their requests. He stated that if there is cooperation there is room for everyone to operate. Commissioner Gin expressed his concern for safety and access to the parking lot due west of the location. Discussion ensued amongst commissioners on the parking issues. They expressed concern related to number of parking spaces, location of parking areas, safety to patrons frequenting this business and the lack of a parking plan for the project. The applicant explained that she did have a parking plan but it was not included in the report. Commissioner Goff expressed his support for the project and the proposed parking as submitted.

Commissioner Moore moved to continue the project to the next meeting, March 21st, in order to have the applicant submit a better parking plan. Commissioner Kastriotis asked about having valet parking. The Chair asked that the item be number one on the agenda. Commissioner Moore asked that stop signs should be clearly shown on the exhibits, drop-off and pick-up areas, attendants' station and information on the shuttle, number of seats, number of parking spaces, and handicapped parking. Commissioner Gin seconded. Motion carried 5/1. Commissioner Goff opposed.

6. UNINCORPORATED COUNTY MOBILE HOME PARK RENT STABILIZATION ORDINANCE. Presented by Linda Gardner and Jennifer Pearce, Housing Community Development, Action Item

Jennifer Pearce provided a Power Point presentation.

Public testimony was called for. Residents expressed their concern with the options of allowing rent increases of up to 5% and also the vacancy de-control which could make the sale of their homes much harder since rents then will be at the market rate. Owners of the mobile home parks expressed their concern with the proposed regulations as they are already heavily regulated by the state. They said comparing the small local mobile home parks and statistics with large mobile home parks in Fremont and other cities does not make sense. The new regulations will place undue burden on the owners of these parks and make it impossible to operate and keep up with upgrades. Public testimony was closed.

Discussion ensued on various options regarding regulations and how park owners can get compensated for upgrades done at their park. Some commissioners expressed their concern with placing too many restrictions on park owners not being able to maintain and keep parks open. Consensus was that the first option, 4% rent increase and de-control is the best option.

Public testimony was called for. The following were issues expressed by the park owners:

- Mobile Home Parks are already heavily regulated by the State. Local regulation not needed.
- Renters' eviction regulated by the State. Eviction has to be specific to regulations.
- Not fair to ask park owners to subsidize rents
- Park owners can try to enforce rules, but if tenant is not able to due to financial reasons, park owners try to work with them. It is a tremendous challenge.
- Costly park upgrades, very restrictive rules make upgrades cost prohibitive

- Full vacancy de control allows park owners to keep up with upgrades
- Too many regulations will put park owners out of business and force them to sell property to developers and get rid of much needed affordable housing

Commissioner Moore moved to approve the 4% increase, full vacancy de control and administrative fee as proposed. Member Rhodes seconded the motion. The Chair said he would not be in favor of the administrative fee. Discussion ensued on administrative fee. Linda Gardner said she does not have a fee level or percentage, if the commission agrees with the fee it simply allows the County to charge a fee. Marc Crawford approached the microphone and spoke on the CVMAC's decision to vote on the administrative fee having to go thru a public process because no one knows what the fee will be. He said these are small mobile home parks, money is not enough to keep up with upgrades. Banks look at the upward curve of rental income, under vacancy control, the park owners are stuck and have no money to pay for infrastructure. Linda Gardner said the administrative fee will depend on how much work staff will spend to review, collect data, etc. She explained that the Board of Supervisors want the ability to charge an administrative fee, they might not have to charge a fee but want the option to be available. Commissioner Rhodes questioned the size of the fee. Linda Gardner said it will depend on the cost to administer the ordinance and how the Board of Supervisors wants to recoup the cost. Right now she said they do not know what it will be. Commissioner Rhodes expressed his concern on the size of the fee and cost to residents and owners. The Chair reiterated his concern with the county being able to charge a fee. He asked how long will the ordinance be in place before it is reviewed. Linda Gardner answered three years, but this commission can recommend a shorter period of time. Commissioner Goff said one year is not enough time that it needs to be a longer cycle and three years is a good number. The Chair took a vote on the motion on the floor. Motion carried 6/0. Commissioner Loisel excused.

STAFF COMMENTS & CORRESPONDENCE: *None*

CHAIRS REPORT: *None*

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: Commissioner Rhodes informed the chair that he would be away for the months of June and July as he will be out of the country. Member Kastriotis informed the chair that he will be out of the country from the middle of July to September. The Chair asked that the commissioners inform staff by sending an e-mail with the detail of time off.

ADJOURNMENT: *There being no further business, Commissioner Moore moved to adjourn the meeting at 10:03 p.m. Commissioner Goff seconded the motion. The motion was carried 6/0. Member Loisel absent.*

ALBERT LOPEZ, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

REQUEST TO SPEAK

Date: 3/7 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Cyndi Richardson Telephone: 510-386-2703
Address (including Zip): 3140 Atwal Ct Hayward CA 94541

Email: _____
I am speaking for: () Myself (✓) My Organization: Local Residents

I wish to speak on Item # J

Instead of speaking, I wish to leave the following comments:

REQUEST TO SPEAK

Date: _____ PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Chris Higgins Telephone: 23964 Madeiros
Address (including Zip): 94541

Email: chris@higginsfamily.net
I am speaking for: (✓) Myself () My Organization: _____

I wish to speak on Item # J-4 D-Street

Instead of speaking, I wish to leave the following comments:

REQUEST TO SPEAK

Date: 3/7/16 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Laura Comstock Telephone: 570 538-6526

Address (including Zip): 24544 Fairview Ave. Hayward CA 94542

Email: lauracomstock@sbcglobal.net

I am speaking for: Myself () My Organization: _____

I wish to speak on Item # 4 D St. Investments

Instead of speaking, I wish to leave the following comments:

REQUEST TO SPEAK

Date: 3/7/16 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: DREW JOHNSON Telephone: 981-5797

Address (including Zip): 3201 D St. Hayward 94541

Email: _____

I am speaking for: Myself () My Organization: _____

I wish to speak on Item # 4

Instead of speaking, I wish to leave the following comments:

REQUEST TO SPEAK

Date: 3/17/14 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Cathy Langley Telephone: 510-541-4068

Address (including Zip): 23922 MAVO AVE

Email: ~~Cathy~~ Cathy.Langley@comcast.net

I am speaking for: Myself My Organization: _____

I wish to speak on Item # 24

Instead of speaking, I wish to leave the following comments: _____

REQUEST TO SPEAK

Date: 3-7-2016 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Dora Stuchlik Telephone: 510 325-5442

Address (including Zip): 3303 O ST Hayward CA 94541

Email: _____
I am speaking for: Myself My Organization: _____

I wish to speak on Item # ~~DSA Investment~~ DSA tract maps 8256 #4

Instead of speaking, I wish to leave the following comments: _____

REQUEST TO SPEAK

Date: 3/7/14 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Dale Siluz Telephone: 510 909-5629

Address (including Zip): 25633 Clover Rd. Hayward

Email: _____

I am speaking for: Myself () My Organization: _____

I wish to speak on Item # J 4 Dist. Investments

Instead of speaking, I wish to leave the following ~~4~~ comments: _____

REQUEST TO SPEAK

Date: 3/7/14 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Cathy Langley Telephone: 510-541-4068

Address (including Zip): SPEAKING FOR: 23870 MARO AVE & 3188 D ST

Email: CathyLangley@COMCAST-NW

I am speaking for: () Myself () My Organization: _____

I wish to speak on Item # MY 4 NEIGHBORS

Instead of speaking, I wish to leave the following comments: _____

REQUEST TO SPEAK

Date: 3/7/16 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Laura Nelson Telephone: 510.219-1918

Address (including Zip): 3223 D St HWD

Email: laura_nelson_517@yahoo.com

I am speaking for: Myself My Organization: _____

I wish to speak on Item # PN 2015.00180 #4

Instead of speaking, I wish to leave the following comments: _____

traffic, noise grading issues

REQUEST TO SPEAK

Date: _____ PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: STEPHEN SAXON Telephone: 510-882-4900

Address (including Zip): _____

Email: STEPHEN@SAXON.COM

I am speaking for: Myself My Organization: _____

I wish to speak on Item # D STREET DEVEL. #4

Instead of speaking, I wish to leave the following comments: 1

REQUEST TO SPEAK

Date: _____ PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: Charlotte W. Williams

Telephone: 425-784-0610

Address (including Zip): _____

Email: _____

I am speaking for: Myself My Organization: _____

I wish to speak on Item # D ST #4

Instead of speaking, I wish to leave the following comments:

REQUEST TO SPEAK

Date: 3-7-16 PARKS, RECREATION AND HISTORICAL COMMISSION

Complete this form and hand it to the recording secretary before the hearing, or as soon as possible after the start of the hearing. (Please Print)

Name: RON BENDER

Telephone: _____

Address (including Zip): 2628 RANDALL WAY HAYWARD CA. 94541

Email: _____

I am speaking for: Myself My Organization: _____

I wish to speak on Item # SET BACKS

Instead of speaking, I wish to leave the following comments:
