



501 Crystalline Drive, General Plan Prioritization Request

501 Crystalline General Plan Prioritization Request Detailed Project Description:

Project Overview:

EID Architects LLC, Environmental Innovations in Design is pleased to propose a new community of sustainably designed single family residences at 501 Crystalline Drive. We respectfully submit this General Plan Amendment Prioritization Application for a change of the current General Plan Land Use designation and the corresponding zoning of a portion of the property. This project will benefit the City of Fremont by creating a community of near zero energy single family homes that will incorporate the most current green building standards and practices. The project will enhance the existing community fabric by removing blight, by preservation and restoring open space, and by enhancing the pedestrian friendly community fabric. Additionally, the project will make significant monetary contributions to city affordable housing program and the local school district.

The property is currently designated as “Open Space – General” in the General Plan, and is zoned O-S. This is a request to change the General Plan designation for a portion of the property to Low Density Residential. This would apply only to the area of the site that has been shown to be suitable for development based on thorough geological investigations conducted in 2014. An appropriate low density residential zoning designation would be requested for this area. The remainder of the property would retain an Open Space land use designation.

The residential character of this community will be enhanced by nestling the homes into the hillside and by creating a naturally beautiful, drought tolerant landscaped buffer between the new homes and the existing homes on Crystalline Drive. This respects and preserves the views enjoyed by the current residents. Styling of the homes is rendered in a clean, modern, "eco-functional" manner with care and sensitivity to the surrounding environment, solar orientation, and neighboring homes.

Green design will support a thriving residential community. The project will include cutting-edge applications of energy efficient advanced framing techniques, near zero waste construction, and recycled building materials. Some of the features envisioned for this project include solar electric power arrays, EV car charging stations that are pre-wired for the installation of a power wall home battery storage system, highly efficient dimmable LED lighting systems, radiant roof barriers, low-e windows, passive solar design, solar window shading, increased insulation and thermally wrapped building envelopes; low VOC interior finishes and recycled building materials and flooring.

The majority of the site will remain as open space. This land will be restored to provide a habitat of oak trees and native grasslands. This will include a scenic pedestrian trail system that will foster an inviting environment of communication and interaction between the existing and new residents within the community. Landscape elements throughout the entire project will include a variety of drought tolerant native California plants, satellite controlled irrigation systems (where feasible), porous paving and locally sourced materials. Storm

water runoff from the streets and roof tops will be channeled into a bio-filtration system that will be carefully integrated into the terrain and blended into the landscaping.

This project will contribute to the creation of affordable housing in Fremont through the payment of in-lieu fees, for the best and highest use of resources available for this purpose. Affordable Housing Funds in an amount 30% greater than the City's requirements are offered as part of this request. Additional monetary contributions toward the community's welfare shall be in the form of a generous school district contribution in the amount of \$1,200,000.00 additional over the required fees to be applied per the School District's guidance.

Detailed Project Description:

501 Crystalline is a lot with an area of 18.28 acres. It is currently zoned O-S and designated Open Space – General in the General Plan. There are no structures on the property. This parcel is a remnant of a larger 56 acre development that was constructed during the early 1980s, as shown in tract map 3901 (attached).

The parcel is below (not included within) the boundary lines of the lands that are subject to Measure A or Measure T as depicted in Diagram 2-3 Hill Area, page 2-33 of Chapter 2 of the City of Fremont General Plan, and not within the (H-I) Hillside Combined overlay as shown in the Zoning Atlas.

We are proposing that the General Plan be amended to designate approximately 7.45 acres of the site as Low Density Residential with the remaining 10.84 acres to remain as “Open Space – General”.

The Low Density Residential designation would permit a density of 2.3 to 8.7 units per net acre. With a *net* lot area of 6.26 acres the proposed density of this proposal would be 4.47 units per *net* acre with an average lot size of 9,779 square feet per lot.

We are proposing 28 homes of approximately 3,000 square feet to be built on individual lots of approximately 8,000 s.f.. The final lot size will be determined once the most appropriate zoning is identified with consideration for maximizing the open space. Lot widths will be 68' wide, which is consistent with the lots in the surrounding community.

The existing residences that are adjacent to the site are all comprised of R-1 single family homes on lots that range considerably in size. The Parkmeadow Court street zoning is R-1 x 6. The properties to the north of the site are zoned R-1 x 7.4, and the Crystalline neighborhood is P-82-7 with a minimum lot size of 7,700 s.f.. Where traces of the Hayward Fault cross through these neighborhoods, the property lines of the individual lots have been extended to include the constrained lands within the private lots. This has created some unusually large lots and quite a range of lot sizes within the neighborhood. There are no parks or other open spaces within the immediate neighborhood. The closest community park is the Arroyo Agua Caliente Park located approximately 1/2 mile northwest.

The homes will be two stories, designed to step down as they follow the slope of the site. On the east side of the private street we will offer deeper garages for tandem parking. Each house will have a minimum of 4 off street parking spaces, 2 in the driveway and 2 in the garage. There will also be 1.5 on street parking spaces per house on the private street.

Our request for a change to the General Plan land use classification for this site conforms with the specifically stated language contained in the General Plan, and does not set any precedent that would unintentionally alter

the application of the General Plan in regards to other parcels within the City of Fremont. The following is a detailed description of our request:

Consistent with State law, the Fremont General Plan defines and classifies various types of open space land uses into 7 specific Classifications. Six of these land use zones identify open spaces that exist for the benefit of the public. They are lands set aside for the Preservation of Natural Resources, for the Managed Production of Resources, or for Outdoor Recreation. In Fremont, this land use classification protects the hillside open space areas, and insures that there are park lands for the enjoyment of the residents of Fremont. *See page A1.1.*

These six land use classifications includes:

- Open Space – Park
- Open Space – Private
- Open Space - Resource Conservation/Public
- Open Space - Hill Face
- Open Space - Hill (Beyond Ridgeline)
- Open Space - Hill Area (Measure A).

The seventh open space classification is unique because it was not created to preserve lands for the use and benefit of the general population. Its focus is on public health and safety, and is applied to parcels that are deemed “constrained” because of specific characteristics of the land and therefore unsuitable for development.

In the General Plan, this land use is described as:

“Open Space – General. Open Space for Public Health and Safety (Government Code 65560(b)(4)). The Safety Element addresses areas that must remain open space in the future because of naturally occurring hazards. It also identifies high fire hazard areas, and historical natural hazard boundaries such as inundation areas, landslide paths, and earthquake faults.”

And in the zoning ordinance:

18.55.010 Purpose (b) General Open Space. To preserve and maintain private lands with an open space character that may be vacant or contain a previously established use. Properties within this designation may be subject to constraints of soil or slope instability, property access, water and flood levels, landslides, fault zones, or slopes equal to or in excess of 30 percent that restrict the use of the property with structures.

In all of Fremont, only eight parcels have been classified in the General Plan Land Use Map as “Open Space – General”. Five of these parcels are cemeteries, which are constrained not by the hazards identified above but rather due to the preexisting use of these parcels as cemeteries.

See page A1.2.

The remaining three are the only parcels within the city that have been designated as constrained based on the criteria listed above. One of these is a very small land locked parcel that is constrained because it is part of a seasonal dry wash that runs under the freeway and is prone to inundation. *See image #7, page A1.3.* This parcel was created to maintain access for agricultural land that was bisected by the construction of I-680. The land would otherwise have been incorporated into the freeway right-of-way.

The remaining two parcels are unique in Fremont. *See images #5 & 6, page A1.3.* They are both remnants of an area in Fremont that was largely built out in the 70s and 80s, and are the only sizable parcels of land in the city that have been given the “Open Space – General” designation.

One of these is located on Sabercat Road. This is very steeply sloped site that contains a number of landslides. There are also elements of the Hayward fault that cross this property. Combined, these factors lead to a clear determination that the land was unsuitable for development.

In contrast, the 501 Crystalline Drive parcel is not steeply sloped and poses no landslide risk. It was classified as open space solely as a response to what was understood to be the location of several traces of the Hayward fault across the property. This classification was based on the best information available at the time, as is indicated in the project tract map from May of 1979. This map shows that only very slim slivers of the parcel were thought to be un-encumbered, thereby rendering the entire site as unsuitable for development. *See page A1.4.*

Recently, a far more detailed geological investigation was conducted on site by Earth Systems Pacific, with oversight by the City of Fremont’s third party peer review Geologist, Cotton Shires & Associates. This extensive geological investigation has more accurately located fault lines on the site. Through a process that included peer review with the City of Fremont and State of California, Earth Systems has identified significant areas within the parcel that are clear of fault lines and the corresponding state mandated Habitable structures setback lines. With this better understanding of the naturally occurring hazard on site, it is clear that a portion of the site has been identified as being unconstrained. Consequently, reclassification of this portion of the land for residential use is appropriate. The remaining area of the site will need to remain classified as open space. *See page A1.5 & attached Geological Study pages 7, etc.*

The site in its current condition is blighted and contains very little natural habitat. As a part of this proposal, the areas designated to remain as open space will be restored with extensive native planting. Areas will be established for Bio Retention of storm water which will be integrated carefully into the natural landscaping to provide enhanced habitat while filtering on-site runoff from roofs and streets to protect the bay. This newly enhanced open space will be an asset to be enjoyed by the residents of this project, but will also be available to the residents of the surrounding neighborhoods. A pedestrian trail system will be created with a number of access points into the site. This will provide access to the site for existing residents, but will also create a pedestrian link across the site connecting together the communities on Parkmeadow Court and Crystalline Drive where currently none exists. The restoration of the site will provide a natural amenity to be enjoyed by the entire neighborhood, and that is not currently to be found anywhere within the Weibel neighborhood. *See Landscape sheets, page L1.1.*

General Plan Goals and Policy Objectives:

This proposal is consistent with and helps meet the objectives of the following General Plan Policy Objectives:

Policy 2-1.3.A – Urban Growth Boundary: The urban growth boundary line defines the ultimate extent of urban development. This project is located wholly within the Urban Growth Boundary.

Policy 2-1.4 – Neighborhoods: The addition of these homes and lots are consistent in size and scale of the surrounding community. This project would provide a “high quality of life” while allowing the neighborhood to be more interactive with the community environment via the introduction of a pedestrian trail system throughout the open space portion of the lot.

Policy 2-1.10 – Pedestrian Scale: The aforementioned trail system allows ease of integration for the proposed homes which are designed with similar scale, massing, lot sizes, and setbacks to the existing homes in all adjacent neighborhoods. The new private street is designed to be tree lined along both sides with drought resistant species that will not grow much taller than homes, while having broad canopies to shade the pavement and walkways. All homes will have front porches to provide a friendly greeting to front yards and visitors.

Policy 2-1.11 – Infill Emphasis: This project meets the definition of under-developed or “skipped over” sites that are already served by infrastructure and public streets. The project has been designed to enhance the visual experience for motorists traveling on northbound I-680, and offers acts as an attractive gateway greeting residents and visitors entering the community by restoring the site to a more natural condition with extensive native vegetation and open space. The sensitive placement and design of the homes will respect the general topography of the area and will blend in with the surrounding neighborhoods, creating a more cohesive neighborhood setting.

Policy 2-2.11 – Problem Parcels: This parcel as it currently exists is a problem parcel as there are almost no economically viable uses for the land. Rezoning of a portion of the land would facilitate appropriate land uses and would support the enhancements needed to transform the property into a community asset. To ensure the continued maintenance of the common open space areas, economic resources will be provided to the homeowner’s association for the continuing restoration and maintenance of private open space areas.

Policy 2-3.1.A - Zoning to Maintain Single Family Neighborhoods: The stated goal is to maintain a range of single family residential zones corresponding to the prevailing lot sizes, densities, and context of Fremont neighborhoods. Many subdivisions constructed today are multi-family and do not provide a range of housing. This project is a traditional single family development which meets this objective.

Policy 2-3.4: Infill Development: Support infill development on vacant and underutilized land in Fremont’s neighborhoods, particularly where there are vacant lots or parcels that create “gaps” in the urban fabric and disrupt the continuity of a neighborhood. Such development should respect the scale and form of surrounding properties. This project meets the exact definition as stated in the policy above. The current disposition of the property is a “vacant and underutilized piece of land within an existing neighborhood.” The proposed development was specifically designed to match the existing scale and form of the existing neighborhood and meet this policy objective.

Policy 2-3.6 Connectivity: The projects pedestrian trail system will provide the ability to travel through and between the neighborhoods.

Policy 2-3.7: Green Neighborhoods: This project would restore and maintain over 10 acres of open space that will be open to use by residents of the larger community. This will include the planting of a significant number of native trees.

Policy 2-3.11 – Gated Developments: This project seeks to create a broader sense of community openness through the use of pedestrian trails and the minimization of fencing. The new development would not be gated, thereby, providing connectivity to the adjacent neighborhoods.

Policy 7-1.1.D: Conservation of Habitat and Natural Areas Require conservation, protection and/or revegetation of habitat and natural areas for nesting, foraging and retreat for projects that impact such areas. The open space portion of the lot would be restored to a condition that would create and enhance areas for

the nesting, foraging and natural grass land areas, rather than the current condition of uncontrolled fill and no beneficial habitat. To ensure the continued maintenance of the common open space areas, economic resources will be provided to the homeowner's association for the continuation of the restoration and maintenance of private open space areas.

Policy 7-1.8.F: Encourage Planting of Native Tree species in new development and redevelopment projects and the replacement of native trees when trees are proposed for removal. In particular, encourage tree planting near structures to shade buildings and reduce energy requirements. Existing trees on site are primarily grouped along the I680 property line and these are intended to remain and be enhanced per City Arborist's guidance. The open space portion of the site is planned to be planted with native species of trees, including Oaks and natural grass, to bring the site back to a more natural setting. Trees near the homes will be selected to be respectful of native species while also taking into consideration the protection of views from neighboring homes.

Policy 10-2.2: Building Setbacks from Fault Prohibit construction of structures for human occupancy (as defined by the State) including attached garages within 50 feet of an identified main fault trace, unless a setback less than 50 feet is approved through site specific geologic studies and associated peer review. The layout of the all of the homes have been designed to ensure the structures would be located outside of the hazard setback zone. Please see Figure 5, Site Geologic Fault Map in the Geologic Analysis and Conclusions which states that, "It is recommended that structures designed for continuous human occupation be setback a minimum of 50 feet from active faulting at the site. Thus, setbacks have been established to be a minimum of 50 feet, and in some areas greater.

Policy 10-2.2.A: Identification of Fault Trace Require site specific soils, seismic, geologic and/or geotechnical investigations to identify all fault traces in the vicinity of a project and require analysis of the site response to potential ground shaking prior to development approval in areas identified on the Alquist-Priolo Earthquake Fault Zoning maps. > Implementation 10-2.2.B: Peer Review of Seismic Hazard Studies Require City initiated peer review of all seismic hazard studies provided by project applicants. Completed in October, 2014, the extensive Site Geologic Analysis, Geologic Fault Map, and Conclusions of the geological investigation were conducted on site by Earth Systems Pacific, with oversight by the City of Fremont's third party peer review Geologist, Cotton Shires & Associates (*Please See attached Geological Study*). This extensive geological investigation has more accurately located fault lines on the site through a process that included peer review with the City of Fremont and State of California; and, concluded with recommendations and parameters for site development within certain areas. The current proposal plans development only within these designated boundaries.

Conclusion:

The proposed re-classification of the General Plan Land Use of this parcel is consistent with the intent of the General Plan and helps meet many of its goals and objectives. The re-classification will not set undesirable precedents, and will significantly enhance the existing community through the completion of the community fabric, the creation of neighborhood pedestrian interconnectivity, and the restoration of natural habitat.

STUART WELTE, AIA, LEED-AP, CPHC
Principal Architect

Environmental Innovations in Design
Eco-functional Architecture

EID ARCHITECTS

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PROJECT INFORMATION

EID Architects, LLC, Environmental Innovations in Design is pleased to propose a new community of sustainably designed single family residences at 501 Crystalline Drive. We respectfully submit this General Plan Amendment Prioritization Application for a change of the current General Plan Land Use designation and the corresponding zoning of the property.

The property is currently designated as "Open Space - General" in the General Plan, and is zoned O-S. This is a request to change the General Plan designation for a portion of the property to Low Density Residential. This would apply only to the area of the site that has been shown to be suitable for development based on geological investigations. An appropriate low density residential zoning designation would be requested for this area. The remainder of the property would retain an Open Space land use designation.

The residential character of this community will be enhanced by nestling the homes into the hillside and by creating a landscaped buffer between the new homes and the existing homes on Crystalline Drive. This, to the greatest extent possible, respects and preserves the views enjoyed by the current residents. The styling of the homes is rendered in a clean, modern, "eco-functional" manner with care and sensitivity to the surrounding environment, solar orientation, and neighboring homes.

Green design will support a thriving residential community. The project will include cutting-edge applications of energy efficient advanced framing techniques and recycled building materials. Some of the features envisioned for this project include solar electric power systems, EV car charging stations that are pre-wired for the installation of a Tesla Power Wall Home Batteries, highly efficient dimmable led lighting systems, radiant roof barriers, low-e windows, passive solar design, solar window shading, increased insulation and thermally wrapped building envelopes; low VOC interior finishes and recycled building materials and flooring.

On the portion of the site that will remain as open space, the land will be restored to provide a habitat of oak trees and native grasslands. This area will include a scenic pedestrian trail system that will provide a pedestrian connection between the existing communities and will provide an inviting environment. Landscape elements throughout the entire project will include a variety of drought tolerant native California plants, satellite controlled irrigation systems (where feasible), porous paving and locally sourced materials. Storm water runoff from the streets and roof tops will be channeled into a bio-filtration system that will be carefully integrated into the terrain and blended into the landscaping.

This project will contribute to the creation of affordable housing in Fremont through the payment of in-lieu fees, for the best and highest use of resources available for this purpose. Fees in excess of the city's requirements are offered as part of this request.

PROJECT INFORMATION



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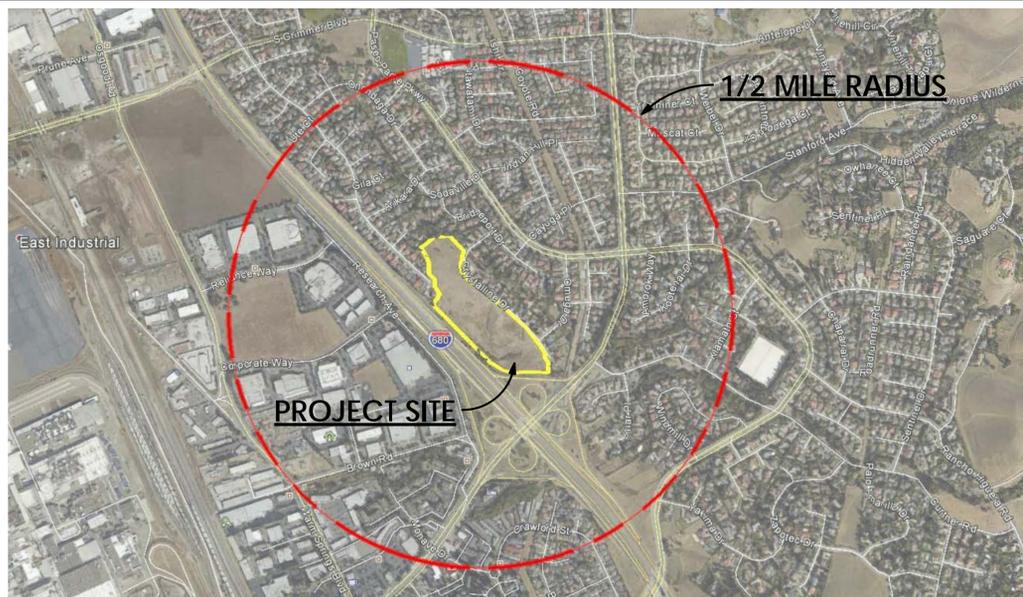
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PHONE:
CONTACT:
EMAIL:

VICINITY MAP



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General Plan Land Use Planned Land Use

- City Boundary
- Commercial- City Center
- Commercial- General
- Commercial- Regional
- Commercial- Town Center
- Commercial- Mixed Use
- Industrial- General
- Industrial- Service
- Industrial- Tech
- Open Space- Park
- Open Space- Private
- Open Space- Resource Conservation/Public
- Open Space- General
- Open Space- Hill Face
- Open Space- Hill (beyond Ridgeline)
- Open Space- Hill Area (Measure A)
- Public Facility
- Residential- Urban
- Residential- Medium
- Residential- Low-Medium
- Residential- Low
- Residential- Hillside Residential
- Area of Interest
- Study Area
- Transit Oriented Development (TOD) Overlay
- Ridgeline
- Toe-of-the-Hill
- Route Extension- Planned
- Union Pacific Railroad (UPRR)
- Bay Area Rapid Transit (BART)
- BART Station- Existing or Proposed
- TRAIN Station- Existing or Proposed
- Cemetery
- Fire Station
- Park
- School

The information conveyed on this map is dynamic and may have changed after this map was printed. Please consult the Planning Division or other appropriate agency for the most recent information or status.

Users should verify designations, policies, regulations, and restrictions before making project commitments.

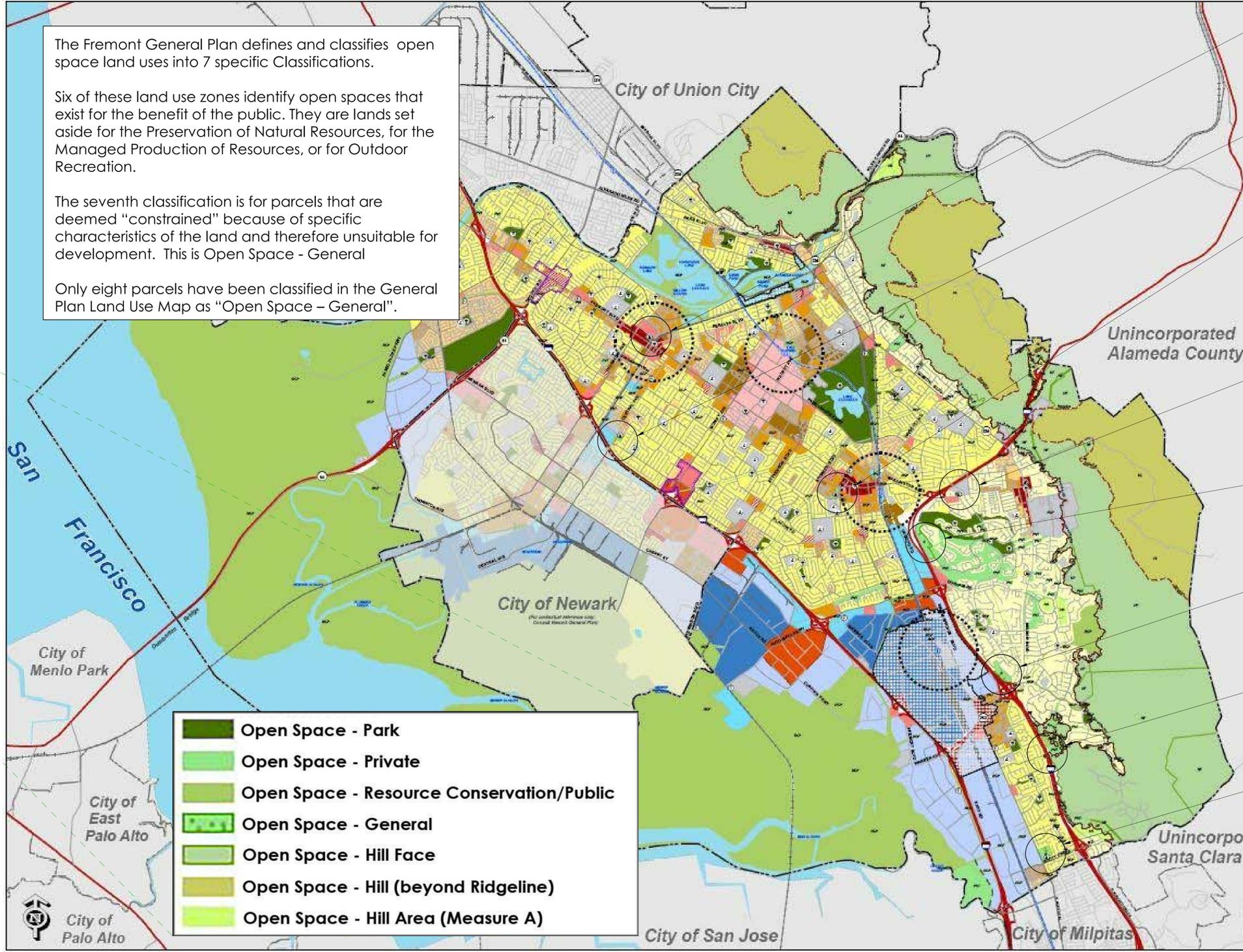


The Fremont General Plan defines and classifies open space land uses into 7 specific Classifications.

Six of these land use zones identify open spaces that exist for the benefit of the public. They are lands set aside for the Preservation of Natural Resources, for the Managed Production of Resources, or for Outdoor Recreation.

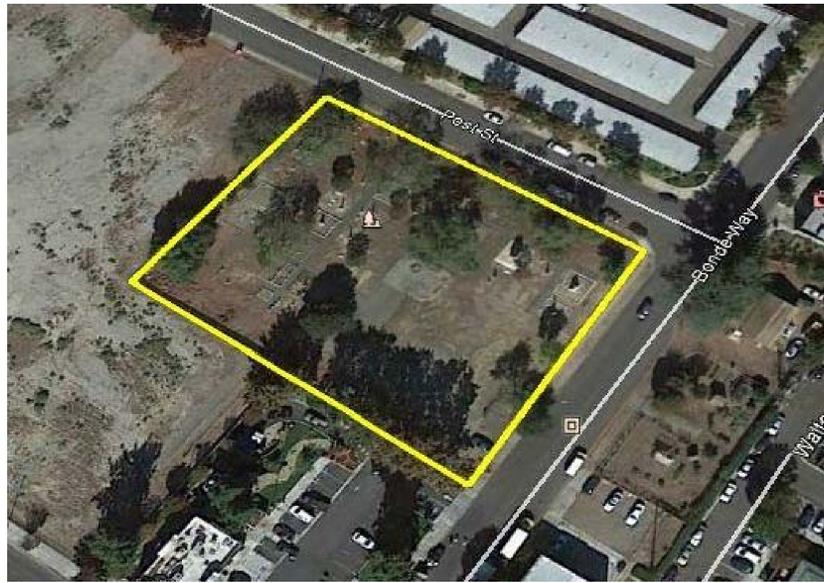
The seventh classification is for parcels that are deemed "constrained" because of specific characteristics of the land and therefore unsuitable for development. This is Open Space - General

Only eight parcels have been classified in the General Plan Land Use Map as "Open Space - General".

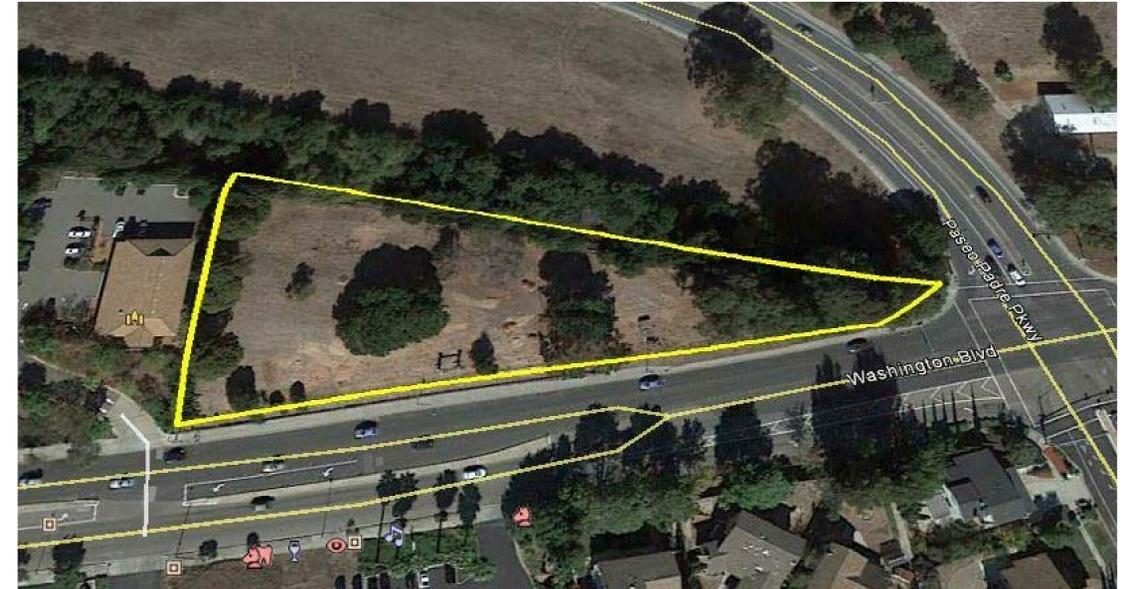


- Open Space - Park
- Open Space - Private
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- Open Space - Hill Face
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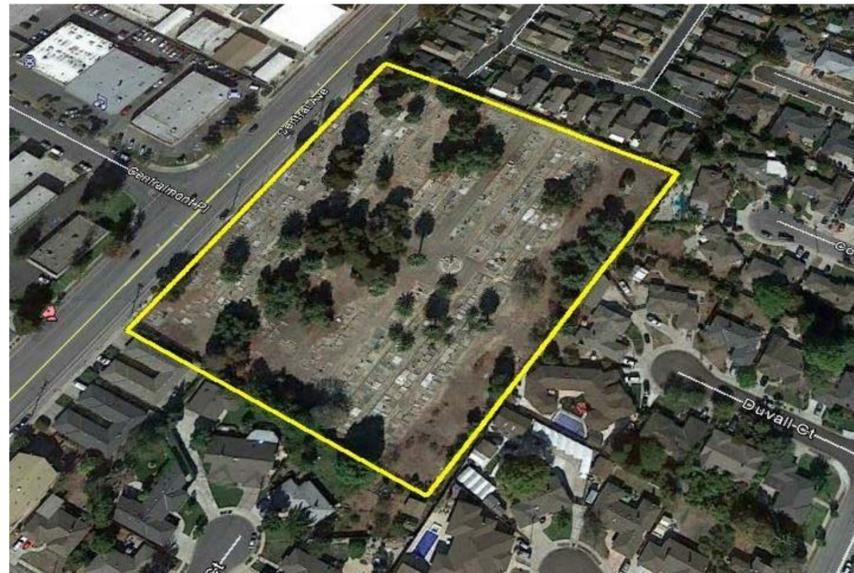
- #1 CENTERVILLE PIONEER CEMETERY
- #2 HOLY SPIRIT CEMETERY
- #3 IRVING MEMORIAL CEMETERY
- #4 OHLONE INDIAN CEMETERY
- #5 680 HILLSIDE
- #6 501 CRYSTALLINE
- #7 DRY CREEK
- #8 CEDAR LAWN CEMETERY



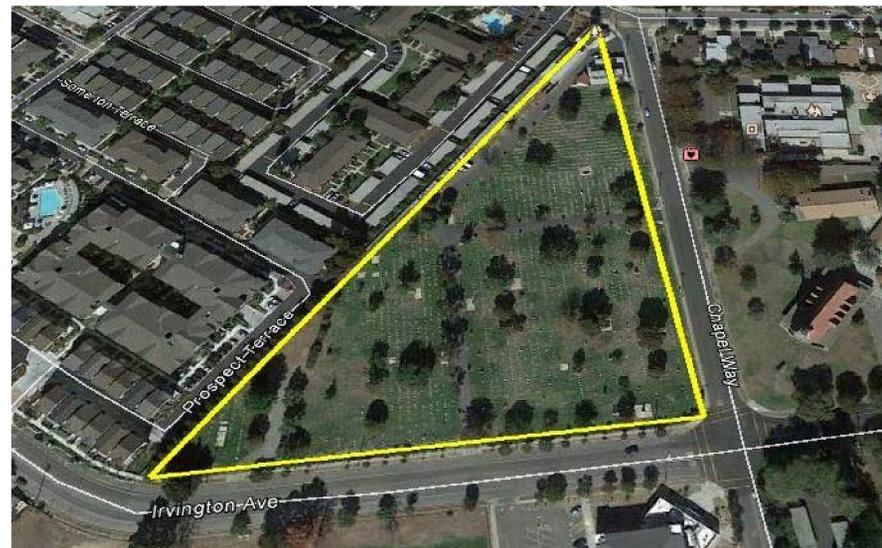
#1 - CENTERVILLE PIONEER CEMETERY



#4 - OHLONE INDIAN CEMETERY



#2 - HOLY SPIRIT CEMETERY



#3 - IRVINGTON MEMORIAL CEMETERY

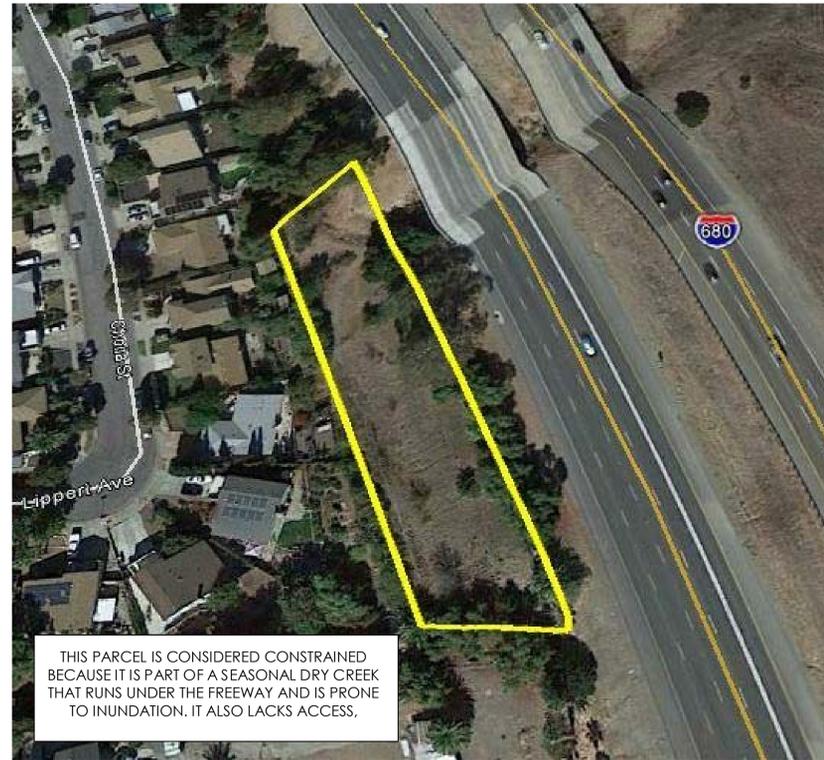
Five of the eight parcels that are classified as Open Space - General are cemeteries, which are constrained due to the preexisting use of this land as cemeteries.



#8 - CEDAR LAWN CEMETERY

There are only three parcels that have been designated as Open Space based on constraints described in the General Plan and Zoning Ordinance.

These are parcels that have been identified as constrained due to soil or slope instability, property access, water and flood levels, landslides, fault zones, or slopes equal to or in excess of 30 percent that restrict the use of the property with structures.



THIS PARCEL IS CONSIDERED CONSTRAINED BECAUSE IT IS PART OF A SEASONAL DRY CREEK THAT RUNS UNDER THE FREEWAY AND IS PRONE TO INUNDATION. IT ALSO LACKS ACCESS.

#7 - DRY CREEK



THIS IS VERY STEEPLY SLOPED SITE THAT CONTAINS A NUMBER OF LANDSLIDES. THERE ARE ALSO ELEMENTS OF THE HAYWARD FAULT THAT CROSS THIS PROPERTY. COMBINED THESE FACTORS LEAD TO A CLEAR DETERMINATION THAT THE LAND WAS UNSUITABLE FOR DEVELOPMENT.

#5 - 680 HILLSIDE



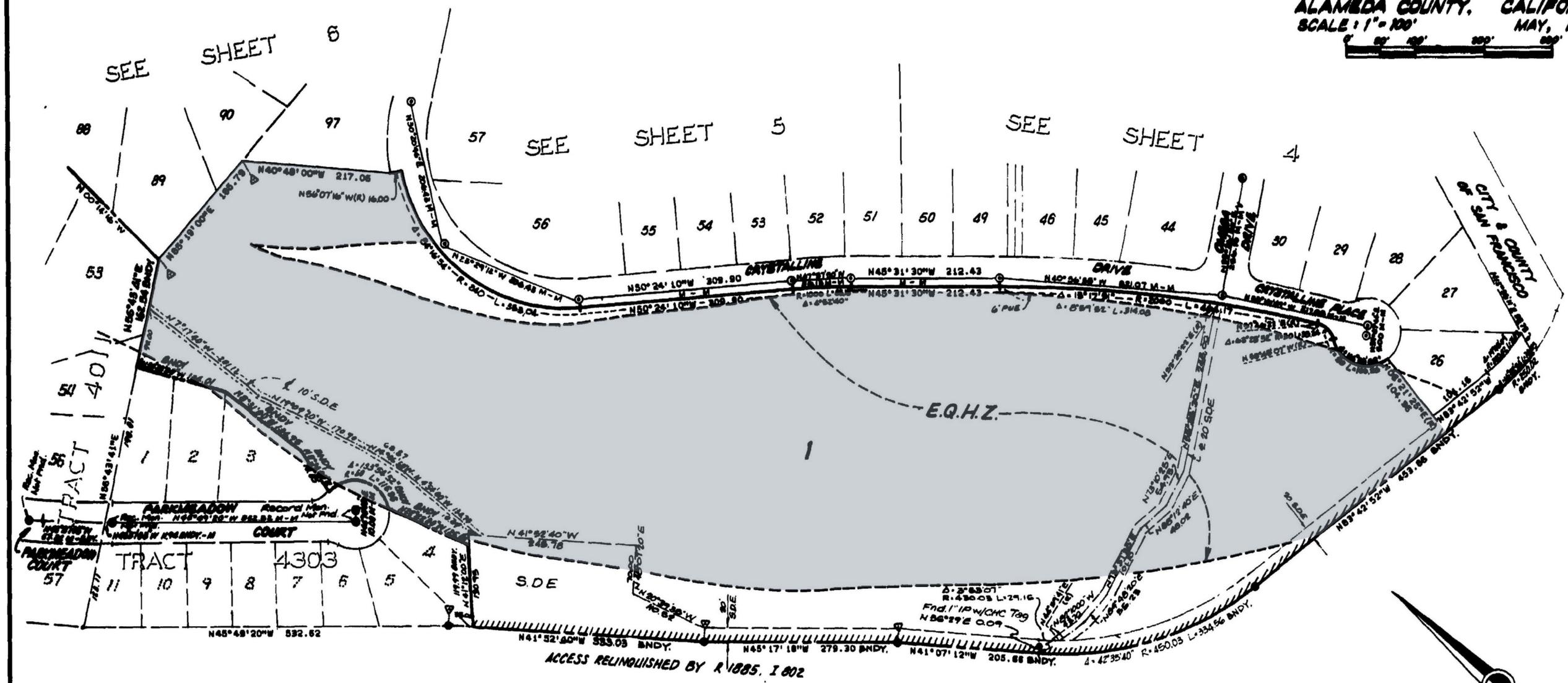
501 CRYSTALLINE IS THE ONLY PARCEL IN THE CITY OF FREMONT THAT IS CLASSIFIED IN THE GENERAL PLAN AS "OPEN SPACE - GENERAL" DUE SOLELY TO SIESMIC CONCERNS.

#6 - 501 CRYSTALLINE

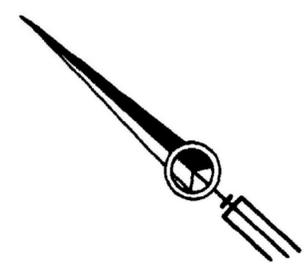
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TRACT 3901

CITY OF FREMONT
ALAMEDA COUNTY, CALIFORNIA
SCALE: 1"=100'
MAY, 1979



THIS 1979 PROJECT TRACT MAP INDICATING ALMOST ENTIRE SITE AS AN EARTHQUAKE HAZARD ZONE. THIS WAS A RESPONSE TO WHAT WAS UNDERSTOOD AT THAT TIME TO BE THE LOCATION OF THE HAYWARD FAULT. THE 1991 GENERAL PLAN SUBSEQUENTLY DESIGNATED THIS SITE AS "OPEN SPACE - GENERAL".



MacKay & Somps
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SHEET 7 OF 7 SHEETS

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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
1979 EARTHQUAKE HAZARD ZONE

SHEET NUMBER
A1.4

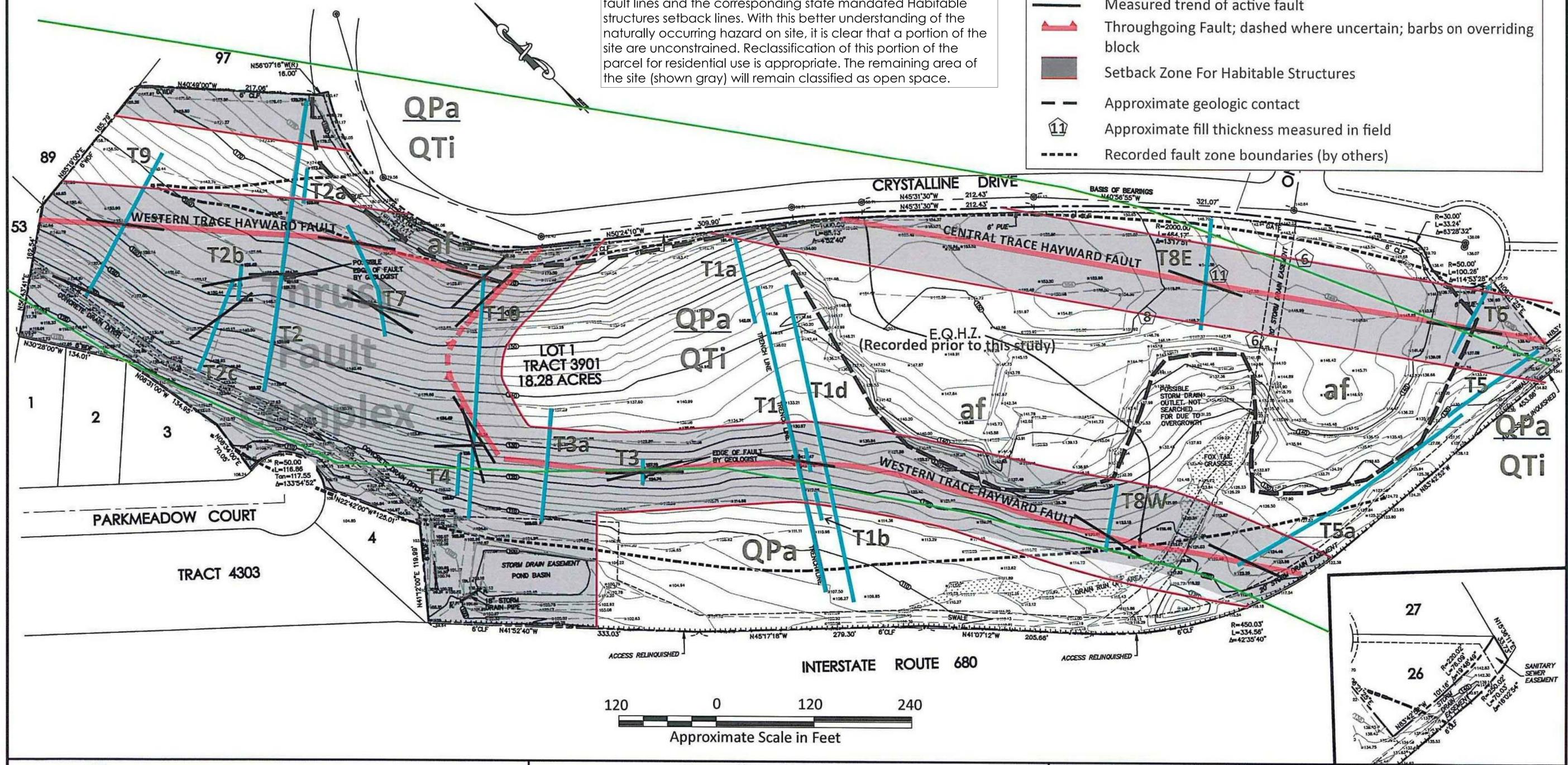
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412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



A far more detailed geological investigation has been conducted on site by Earth Systems Pacific. This extensive geological investigation has more accurately located fault lines on the site. Through a process that included peer review with the City of Fremont and State of California, Earth Systems has identified significant areas within the parcel that are clear of fault lines and the corresponding state mandated Habitable structures setback lines. With this better understanding of the naturally occurring hazard on site, it is clear that a portion of the site are unconstrained. Reclassification of this portion of the parcel for residential use is appropriate. The remaining area of the site (shown gray) will remain classified as open space.

LEGEND

- af Artificial fill
- QP_a Pleistocene Alluvium
- QT_i Irvington Gravel Units
- T₁₀ Approximate location of exploratory trench
- Approximate location of aerial photograph lineament
- Measured trend of active fault
- Throughgoing Fault; dashed where uncertain; barbs on overriding block
- Setback Zone For Habitable Structures
- Approximate geologic contact
- ① Approximate fill thickness measured in field
- Recorded fault zone boundaries (by others)



Earth Systems Pacific

Crystalline Drive Property
 501 Crystalline Drive
 Fremont, California

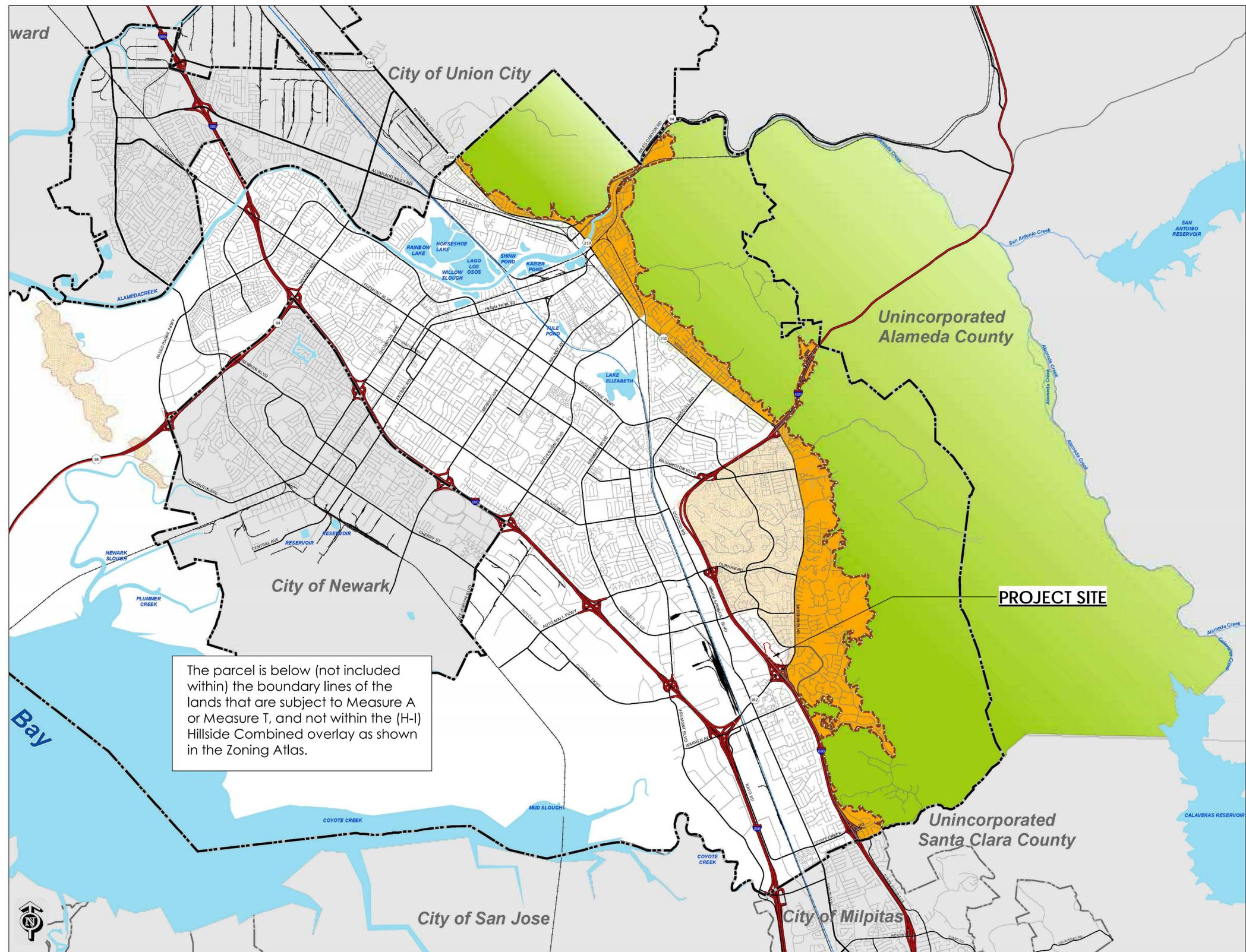
Site Geologic Fault Map - October 2014
 SH-12256-GA

General Plan

Land Use

Hill Area

- City Boundary
- Toe-of-the-Hill
- Measure T
- Measure A
- Area subject to Other Hillside Regulations



The information conveyed on this map is dynamic and may have changed after this map was printed. Please consult the Planning Division or other appropriate agency for the most recent information or status.

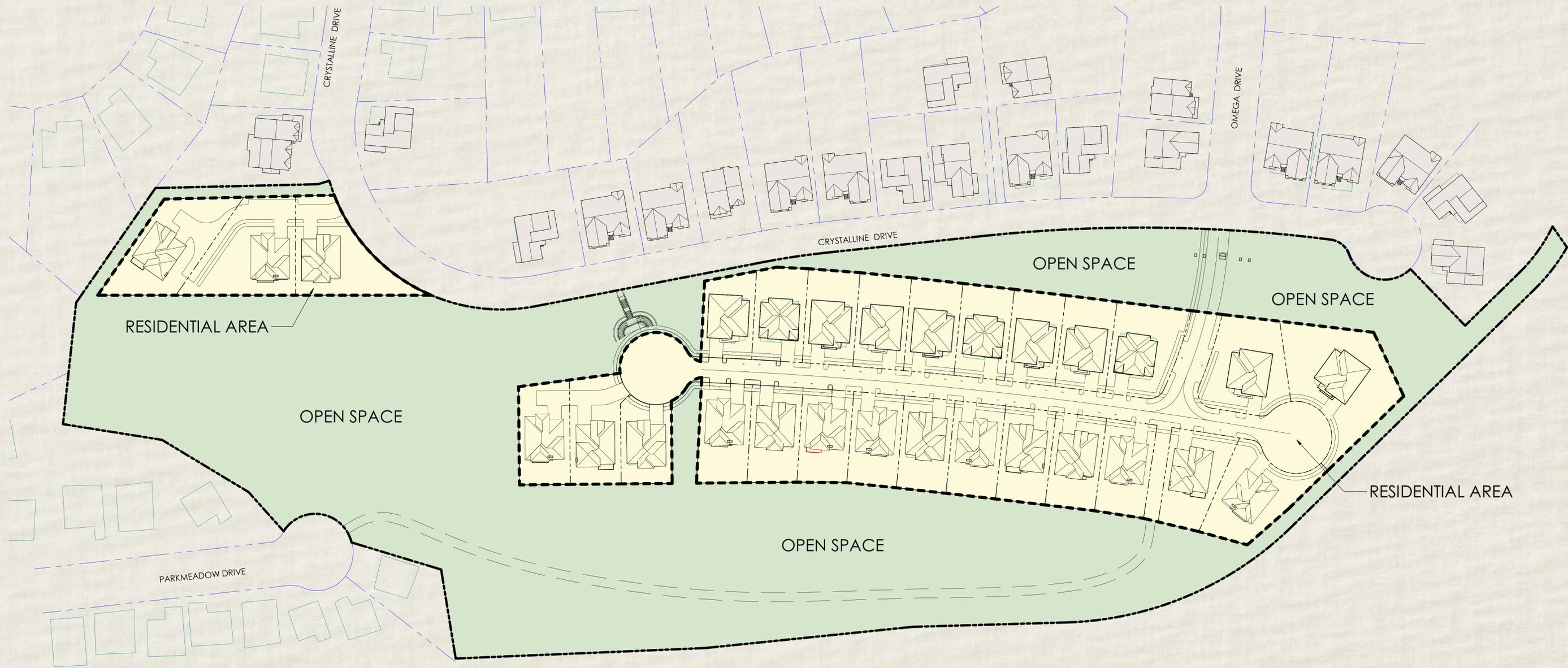
Users should verify designations, policies, regulations, and restrictions before making project commitments.



Diagram 2-3 Hill Area

This is a reduced image. Please see the most current color full-size maps available at the Fremont Planning Division or online at www.fremont.gov/planning. The information on this diagram is dynamic and may have changed since this page was last printed.

11/30/2016 10:25:10 AM



This request seeks to establish residential land uses in the unconstrained areas of the lot with all structures located within the "habitable structures setback line". The boundary lines of the residential zone will be placed to create livable outdoor spaces for the residents while preserving as much of the parcel as open space.



TOTAL LOT AREA	= 796,580.7 SF
 OPEN SPACE	= 472,235.9 SF (59.3%)
 RESIDENTIAL (LOW DENSITY)	= 324,344.8 SF (40.7%)

680 FREEWAY

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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
PROPOSED SITE ZONING

SHEET NUMBER
A1.7

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





1 SITE PLAN
1/64" = 1'-0"

LEGEND

- SITE AREA
- PROPERTY LINE
- HABITABLE STRUCTURE SETBACK LINE
- EMERGENCY VEHICLE ACCESS PATH

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11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.8

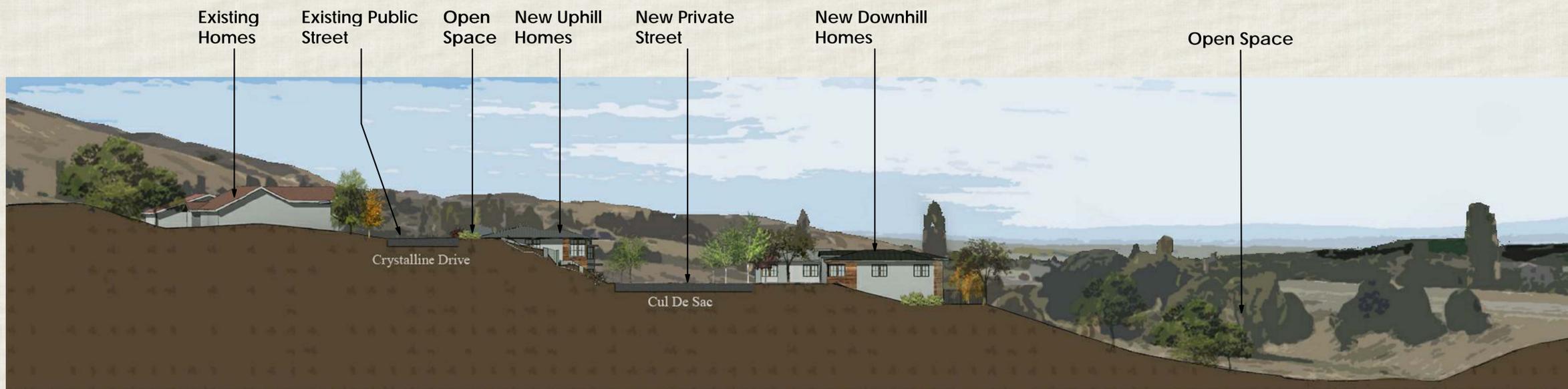
ENVIRONMENTAL INNOVATIONS IN DESIGN
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Open Space

Open Space



Existing Homes

Existing Public Street

Open Space

New Uphill Homes

New Private Street

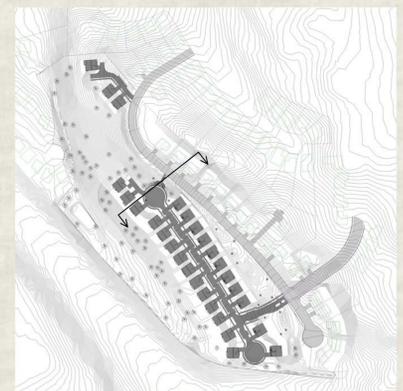
New Downhill Homes

Open Space

Crystalline Drive

Cul De Sac

KEY MAP



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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
A1.9

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



Open Space



Open Space

Open Space

New Downhill Homes

Open Space, beyond

New Private Street

New Uphill Homes

Open Space

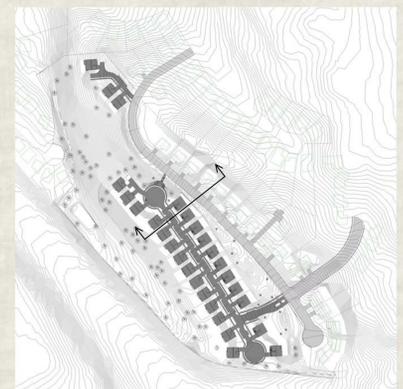
Existing Homes

Existing Public Street

Existing Homes



KEY MAP



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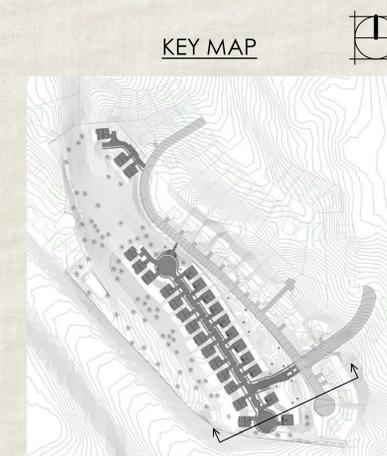
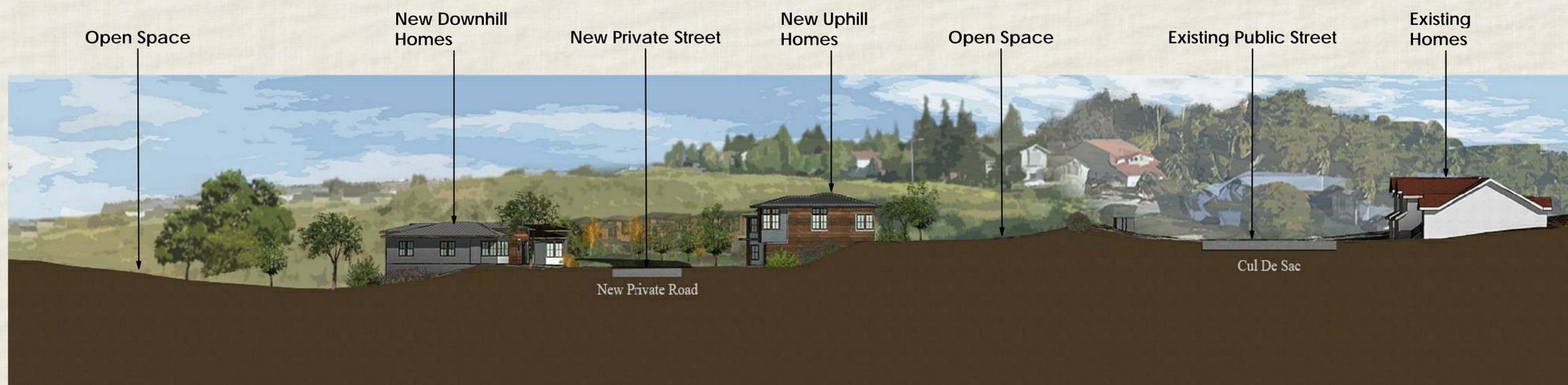
501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
A1.10

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
A1.11

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



Open Space & Public Trails

Existing Homes



① New Street Cul De Sac

Off Street Parking

New Private Street

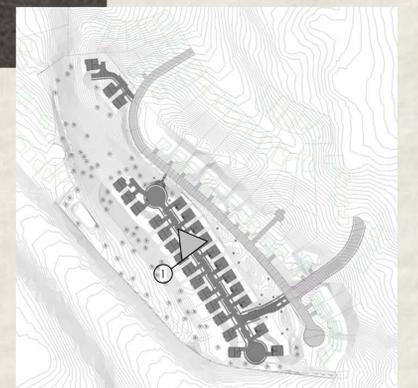
On Street Parking

Off Street Parking

New Downhill Homes

New Uphill Homes

KEY MAP



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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
STREET VIEW

SHEET NUMBER
A1.12

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





TYPICAL SINGLE FAMILY RESIDENCE

SQ. FT. FLOOR AREA

1ST FLOOR 600 - 700

2ND FLOOR 2300 - 2400

SUBTOTAL 3000

GARAGE 800 - 900

PARKING

ON SITE GARAGE 2-4
(TANDEM)

ON SITE DRIVEWAY APRON 2

ON STREET PARKING 1.5

TOTAL PER HOME = APPROX. 7.5 SPACES

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DATE
11-30-2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
UPHILL HOME TYPE, TYP.

SHEET NUMBER
A1.13

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





TYPICAL SINGLE FAMILY RESIDENCE

SQ. FT. FLOOR AREA

1ST FLOOR 1000 - 1100

2ND FLOOR 1900 - 2000

SUBTOTAL 3000

GARAGE 400 - 500

PARKING

ON SITE GARAGE 2-4
(TANDEM)

ON SITE DRIVEWAY APRON 2

ON STREET PARKING 1.5

TOTAL PER HOME = APPROX. 7.5 SPACES



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11-30-2016

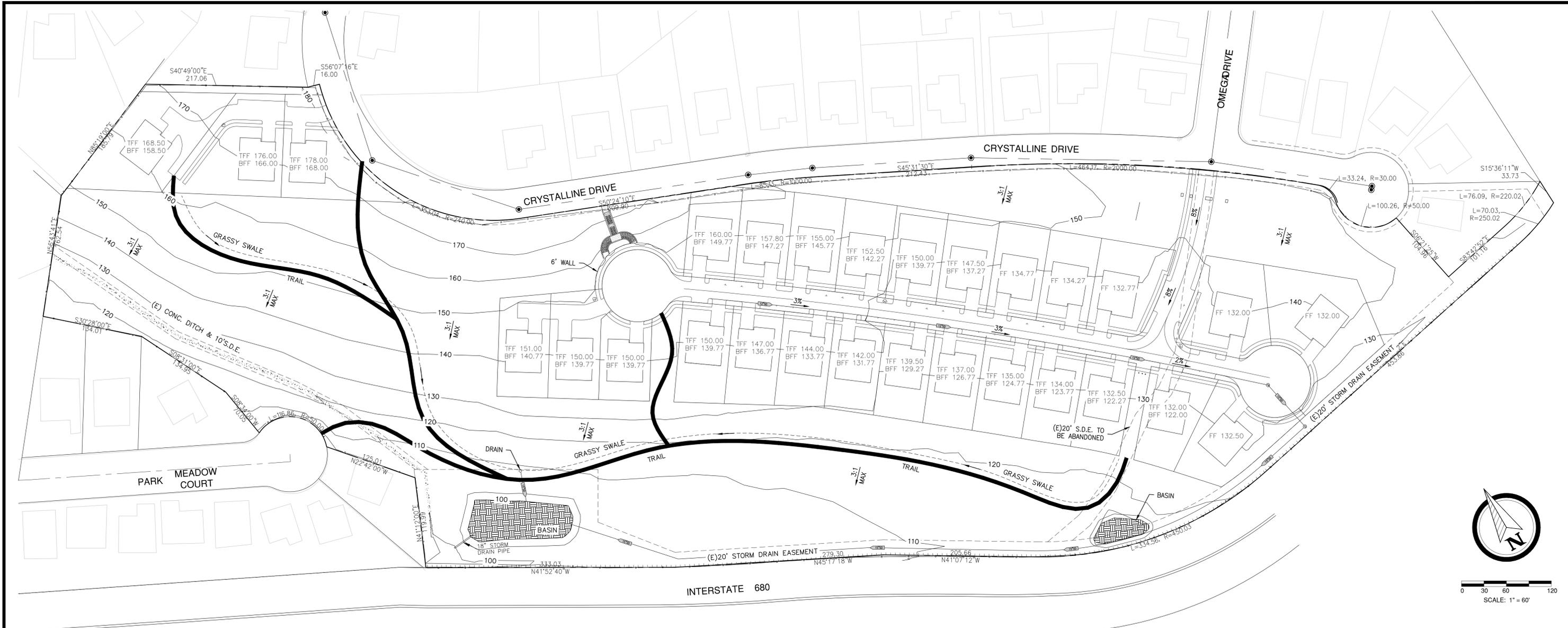
501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SITE CONSTRAINTS AND
OPPORTUNITIES ANALYSIS
MAP

SHEET NUMBER
A1.15

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





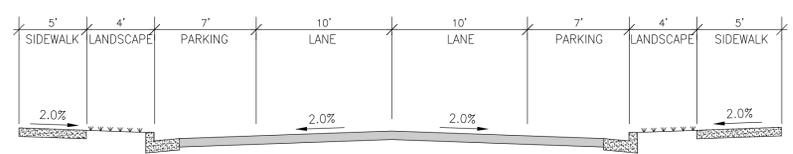
0 30 60 120
SCALE: 1" = 60'

LEGEND:

	0.00	PROPOSED ELEVATION	
	N 0° 0' 00" W	PROPERTY LINE	
		CENTERLINE	
		FAULT EXCLUSION ZONE	
		6' PUBLIC UTILITY EASEMENT	
		TRAIL	
		BASIN	
		FIRE HYDRANT	
TFF	TOP FINISHED FLOOR	TW	TOP OF WALL
BFF	BOTTOM FINISHED FLOOR	PV	TOP OF PAVEMENT

DESIGN GUIDELINES

- ROAD DESIGNED TO MEET CITY OF FREMONT "PUBLIC STREET STANDARDS". STREET TREES, SEPARATED SIDEWALKS, STREET LAMPS AND SPECIAL PAVING AND INTERSECTION DESIGNS ARE INCORPORATED IN THE SITE DESIGN TO PROMOTE RESIDENTIAL SCALED, AESTHETIC STREETSCAPES AND REINFORCE PEDESTRIAN ACTIVITY.
- STREET SECTION: 8'-10' DRIVE LANES, 6'-8' PARKING LANES, 4'-6" WIDTH FOR STREET TREES @ 20'-25' O/C OR 2-3/LOT, 4'-6" SIDEWALKS, 4' UTILITY EASEMENTS.
- ROADS/SIDEWALKS DESIGNED TO PROMOTE BIKING, WALKING AND DRIVING BETWEEN THE NEW DEVELOPMENT AND ADJACENT USES AND NEIGHBORHOODS.
- ROADS/SIDEWALKS DESIGNED TO CONNECT STREETS OR PEDESTRIAN AND BIKE PATHS TO PARKS, TOT LOTS OR OTHER AMENITIES, MAKING THESE MORE READILY ACCESSIBLE TO ALL RESIDENTS.
- PARKING ADDED TO PROVIDE BUFFER FOR PEDESTRIANS FROM MOVING VEHICLES.
- STREET TREES PROVIDED ALONG CRYSTALLINE DRIVE TO PROVIDE A VISUAL BUFFER FOR SURROUNDING NEIGHBORHOOD. STREET TREES AT LOTS TO PROVIDE BUFFER FROM STREET.
- ENTRANCE DESIGN INCORPORATES DUAL ENTRY WHICH PROMOTES NEIGHBORHOOD LOOP CIRCULATION. NEIGHBORHOOD STREET LAYOUT PROMOTES LOOP CIRCULATION, CREATES A BUFFER BETWEEN HOMES, AND CREATES AN OPEN SPACE FOR WATER QUALITY BMP DEVICES.
- NEIGHBORHOOD FRONTAGE ROAD ADDED TO MINIMIZE TRAFFIC IMPACTS TO CRYSTALLINE DRIVE.
- STREET LAYOUT ENCOURAGES VISTAS OF NEIGHBORHOOD RECREATIONAL OPEN SPACE.
- FIRE ACCESS: 20' CLEAR ROADWAY.
- FIRE SURFACE: ALL-WEATHER HARD-SURFACED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (75,000 LBS).
- FIRE VERT. CLEARANCE: UNOBSTRUCTED CLEARANCE > 13'6".
- FIRE FLOW: THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA THAT DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTE FOR 1 HOUR.
- FIRE HYDRANTS: FOR FIRE FLOW REQUIREMENTS LESS THAN 1750 GPM: MINIMUM NUMBER OF HYDRANTS = 1, AVERAGE SPACING BETWEEN HYDRANTS = 500 FT, MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 250 FT.
- FIRE APPARATUS ACCESS ROADS NOT TO EXCEED 10% IN GRADE.
- FIRE ACCESS TURNING RADIUS: 38' INNER RADIUS, 75' OUTER RADIUS.
- PARKING: EACH LOT SHOULD HAVE A MINIMUM OF THREE PARKING SPACES WITH A FOURTH ON-STREET SPACE.
- SIDEWALK: SIDEWALK REQUIRED ON SIDE OF STREET WITH PARKING.
- CURB CUT: 12" MAX.
- SOUND WALLS: NONE.
- FLOOR AREA RATIO: 0.5 MAX FOR ENTIRE PROJECT, 0.7 MAX FOR ANY ONE LOT.
- SET BACKS: PROPOSED R-1-6 ZONING: FRONT YARD DEPTH = 20' MIN, REAR YARD DEPTH = 25' MIN, SIDE YARD SET BACK = 6' MIN/ 15' TOTAL, STREET FRONTAGE = 35' MIN, BUILDING HEIGHT = 30' MAX., CORNER LOT SETBACK = FRONT YARD SET BACK.
- BACK YARD : 15'X20' MINIMUM, REASONABLY FLAT AND USABLE.
- COMMON OPEN SPACE: 5,600 SF MIN W/ USEABLE PLAY AREA 2000-3000 SF MIN. DESIGNED TO FACILITATE USE BY A NUMBER OF DIFFERENT AGES OR ACTIVITY GROUPS CONCURRENTLY. AMENITIES TO INCLUDE TENNIS COURTS, TOT LOT, SMALL BARBECUES, TABLES AND SEATING. A LOW TRANSPARENT FENCE WILL ENCLOSE TOT LOT AREAS.
- PRELIMINARY SITE DESIGN CONSIDERED THE FOLLOWING:
 - CITY OF FREMONT - PLANNING DIVISION, "DESIGN GUIDELINES FOR SMALL-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT"
 - CITY OF FREMONT - DEPT. OF ENGINEERING - STANDARD DETAILS/SPECS
 - CITY OF FREMONT - FIRE CODE REGULATIONS
 - CITY OF FREMONT - ENVIRONMENTAL SERVICES - STORM WATER REQ'S.
 - CALTRANS - ROW/ENCROACHMENT PERMIT REQUIREMENTS
 - UNION SANITARY DISTRICT - SANITARY SEWER REQUIREMENTS



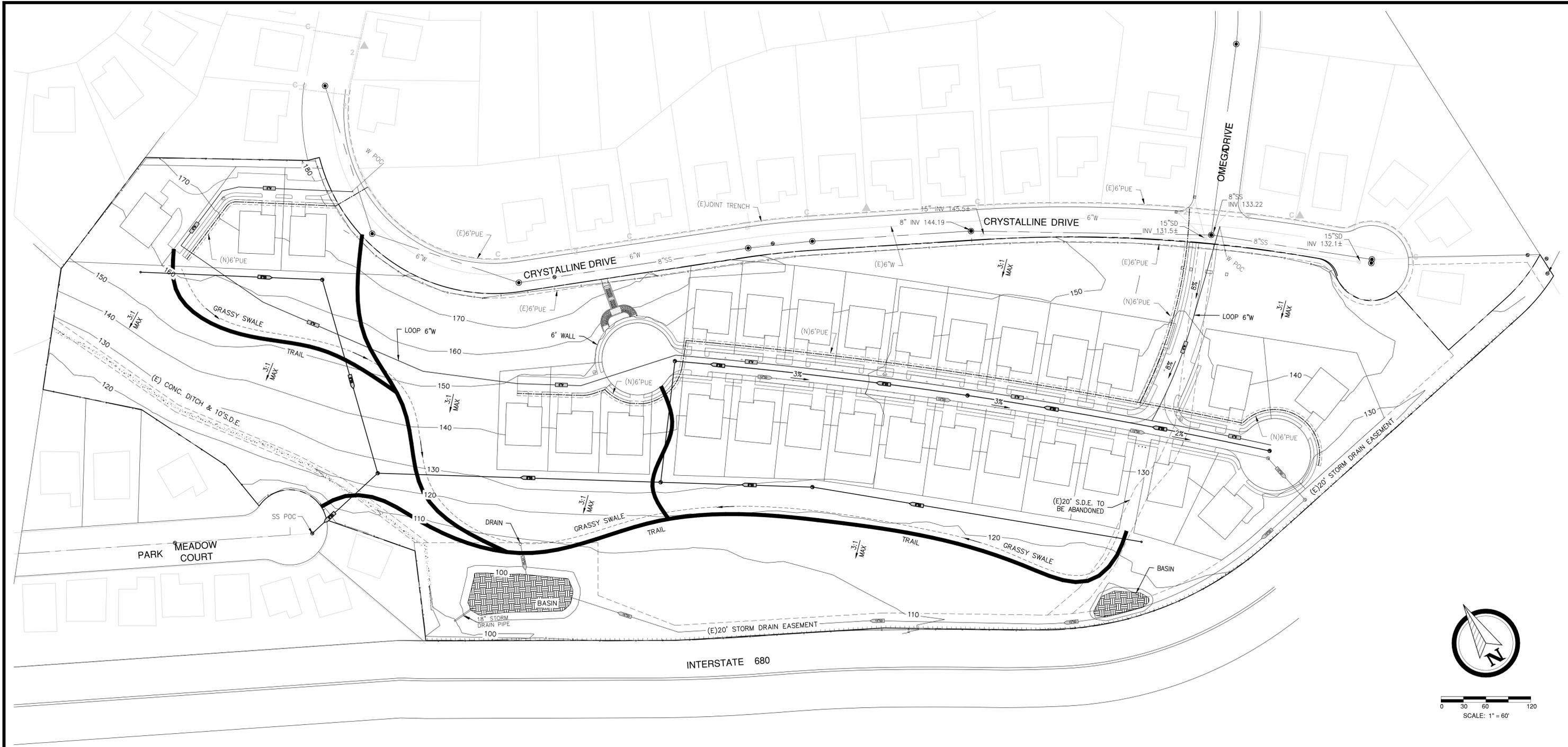
TYP. STREET SECTION

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD		DATE	BY	REVISIONS	ACC'D	DATE	BENCHMARK	SCALE	SEAL:	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF FREMONT DEPARTMENT OF PUBLIC WORKS	Drawing No. C1
Contractor	Inspector	Date Completed					VERTICAL DATUM:	Horizontal	Vertical	Plans Prepared Under Supervision Of ANDREW ENRUO YANG	Date 11/21/2016		ACCEPTED BY:	DATE:		
										R.C.E. No. 70086		DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. _____		CONCEPTUAL GRADING AND DRAINAGE PLAN 501 CRYSTALLINE DRIVE, FREMONT, CA		Sheet 1 of 3



0 30 60 120
SCALE: 1" = 60'

LEGEND:			
	PROPERTY LINE		FIRE HYDRANT
	CENTERLINE		(E) SUBSURFACE TRANSFORMER
	FAULT EXCLUSION ZONE		(E) TELEPHONE BOX
	6" PUBLIC UTILITY EASEMENT		(E) SECONDARY ELECTRIC BOX
	TRAIL		(E) CABLE PEDESTAL
	BASIN		
	JOINT TRENCH (GAS, ELECTRIC, TELEPHONE AND CATV)		

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACCD	DATE	BENCHMARK
Contractor						VERTICAL DATUM:
Inspector						SITE BENCHMARK LOCATION:
Date Completed						

SCALE
Horizontal
Vertical



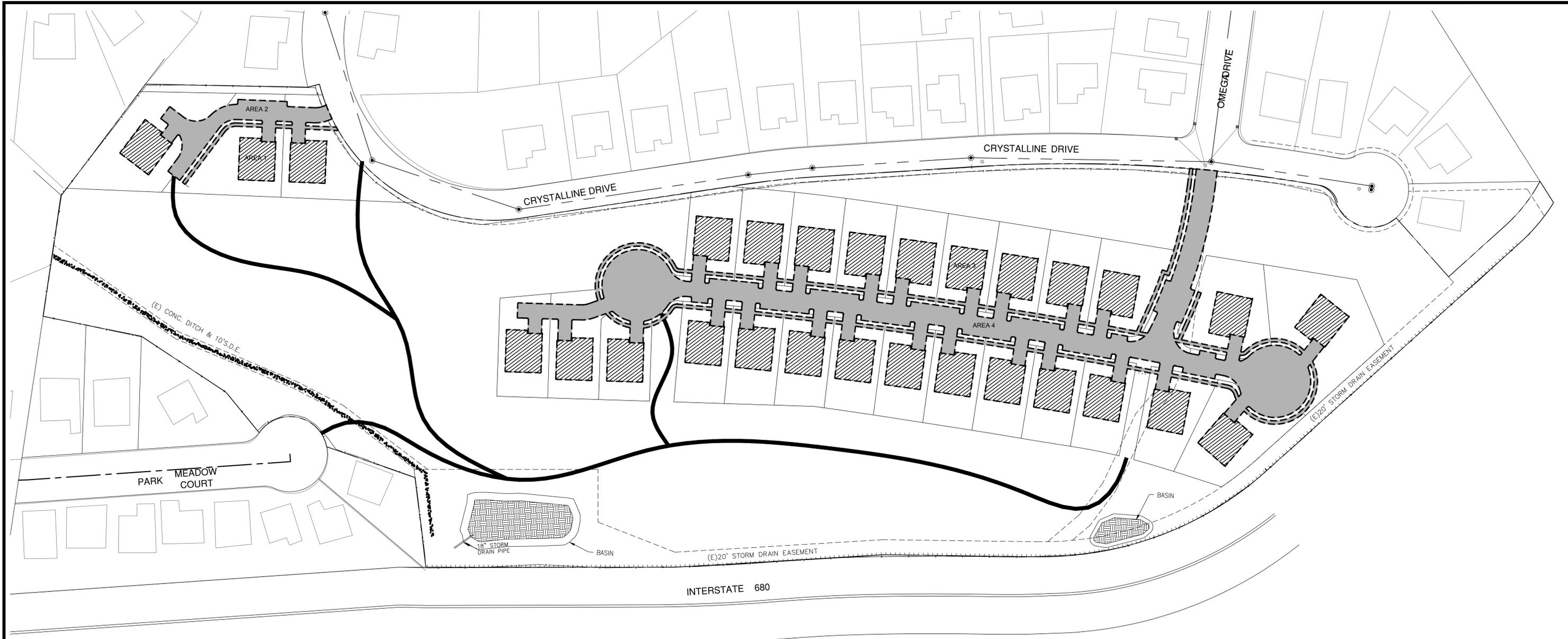
Designed By	Drawn By	Checked By
Plans Prepared Under Supervision Of ANDREW ENRUO YANG Date 11/29/2016		
R.C.E. No.	70086	

RECOMMENDED BY:	DATE:
ACCEPTED BY:	DATE:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. _____	

CITY OF FREMONT DEPARTMENT OF PUBLIC WORKS

CONCEPTUAL UTILITY PLAN
501 CRYSTALLINE DRIVE, FREMONT, CA

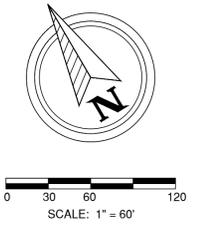
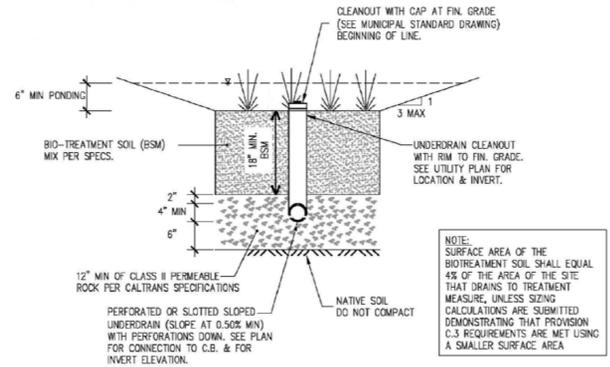
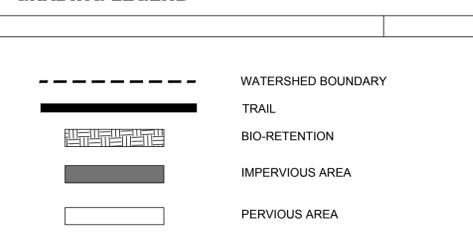
Drawing No.
C2
Sheet 2 of 3



BMP NUMERIC SIZING CALCULATION

AREA ID	SURFACE	TOTAL AREA (S.F.)	BMP TO BE USED	DESIGN FACTOR	TREATMENT VOLUME REQUIRED (C.F.)	TREATMENT VOLUME PROVIDED (C.F.) DMA A
AREA 1	ROOF	7,824	BIO-RETENTION WITH UNDERDRAIN	0.04	313.0	8,300.00
AREA 2	PAVING	8,960	BIO-RETENTION WITH UNDERDRAIN	0.04	358.4	
AREA 3	ROOF	65,200	BIO-RETENTION WITH UNDERDRAIN	0.04	2,608.0	
AREA 4	PAVING	68,757	BIO-RETENTION WITH UNDERDRAIN	0.04	2,750.3	
TOTAL		150,741.0			6,029.6	8,300.0

GRADING LEGEND



UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE	BENCHMARK	SCALE	SEAL:	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF FREMONT	DEPARTMENT OF PUBLIC WORKS	Drawing No.
Contractor							Horizontal		Plans Prepared Under Supervision Of			ACCEPTED BY:	DATE:	CONCEPTUAL STORMWATER TREATMENT PLAN 501 CRYSTALLINE DRIVE, FREMONT, CA	C3 Sheet 3 of 3	
Inspector						Vertical	Andrew Enruo Yang		Date 11/21/2016			DIRECTOR OF PUBLIC WORKS / CITY ENGINEER				
Date Completed									R.C.E. No.	70086						



CHAPPELL SURVEYING SERVICES
 680 Elmer Way, Oakland, CA 94611
 PHONE: (209) 845 9694 FAX: (209) 845 9654
 survey@chappell.com
 LAND SURVEYING - GEOGRAPHIC INFORMATION SYSTEMS

STATE OF CALIFORNIA
 COUNTY OF ALAMEDA
 CITY OF FREMONT

TOPOGRAPHIC SURVEY
LOT 1, TRACT 3901

NO. 2013043
 DATE: 11-30-2016
 SCALE: 1"=50'

Revisions	No.	Date	By	Check
	1	11-30-2016	BC	BC

BENCH MARK:
 CITY OF FREMONT MONUMENT RECORD
 STATION: ONE-NUGGET
 ELEVATION: 174.59 NGVD 29
 A STANDARD 01" OF FREMONT BRASS DISC WITH PUNCH SET IN A MONUMENT CASTING. THE MONUMENT IS LOCATED AT THE CENTERLINE OF OMEGA DRIVE AND NUGGET WAY.

BASIS OF BEARINGS:
 THE BEARING NORTH 42°56'55" WEST BEING THE BEARING ALONG THE MONUMENT LINE OF CRYSTALLINE DRIVE THAT FRONTS LOTS 44-46, TRACT 3901, ALAMEDA COUNTY RECORDS.

UTILITY NOTE:
 THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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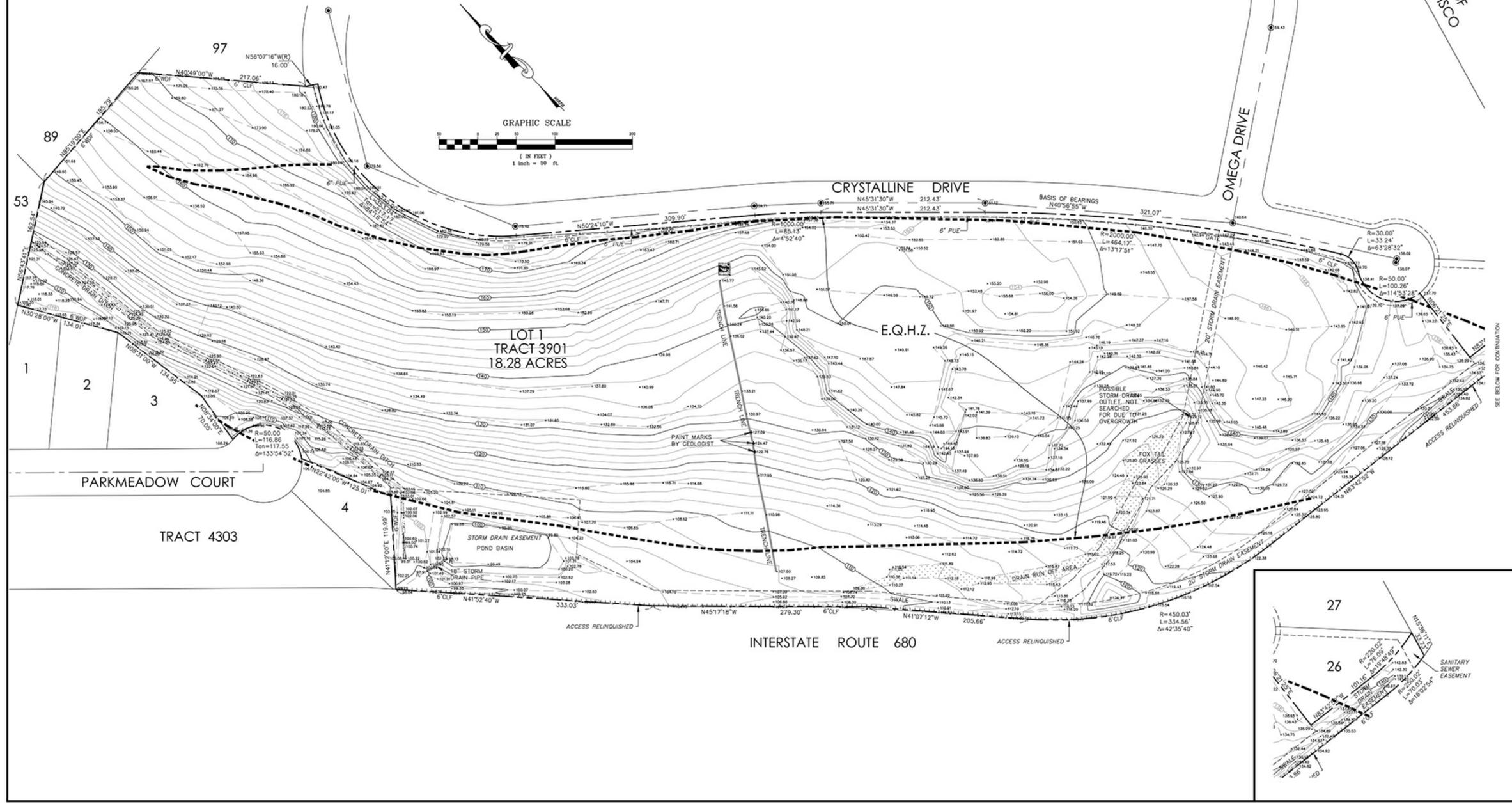
TITLE NOTE:
 REFERENCE TITLE REPORT:
 OLD REPUBLIC TITLE REPORT
 ORDER NUMBER: 0180010330-WH
 DATED: APRIL 16, 2013

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 Brett J. Chappell
 BRETT J. CHAPPELL
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 7547
 EXPIRATION DATE: DECEMBER 31, 2013



LEGEND:

- RECORD BOUNDARY LINE
- - - CENTER LINE
- - - EASEMENT LINE PER TRACT 3901
- - - (E.Q.H.Z.) EARTH QUAKE HAZARD ZONE PER TRACT 3901
- - - GRADE BREAK
- ⊙ FOUND MONUMENT PER TRACT 3901
- PUBLIC UTILITY EASEMENT PER TRACT 3901
- CHAIN LINK FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WOOD FENCE LINE
- 150' CONTOUR LINE / 2' CONTOUR INTERVAL



11/30/2016 11:06:27 AM

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DATE
 11-30-2016

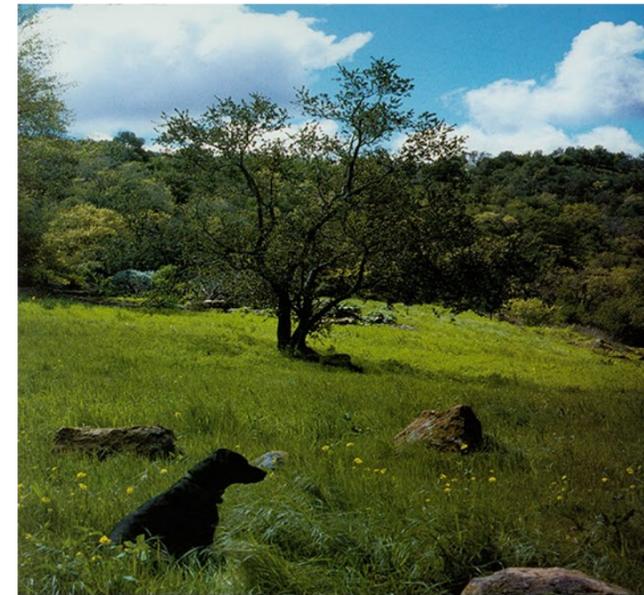
501 CRYSTALLINE DRIVE
 FREMONT, CALIFORNIA 94538

SHEET TITLE
 SURVEY

SHEET NUMBER
 S1

ENVIRONMENTAL INNOVATIONS IN DESIGN
 412 OLIVE AVE. PALO ALTO, CA 94306
 PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





DATE:
11/28/2016

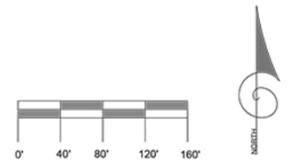
501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
LANDSCAPE IMAGES

SHEET
L1.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





DATE:
11/28/2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
OVERALL LANDSCAPE PLAN

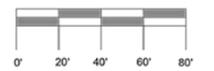
SHEET
L1.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





PUBLICLY ACCESSIBLE
OPEN SPACE TRAIL



DATE:
11/28/2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
OAK GRASSLAND

SHEET
L1.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





PUBLICLY ACCESSIBLE
OPEN SPACE TRAIL

VARIETY OF PLANT TYPES &
HEIGHTS TO ENHANCE NEW AND
EXISTING VIEWS FOR
NEIGHBORHOOD AND
SURROUNDING COMMUNITY

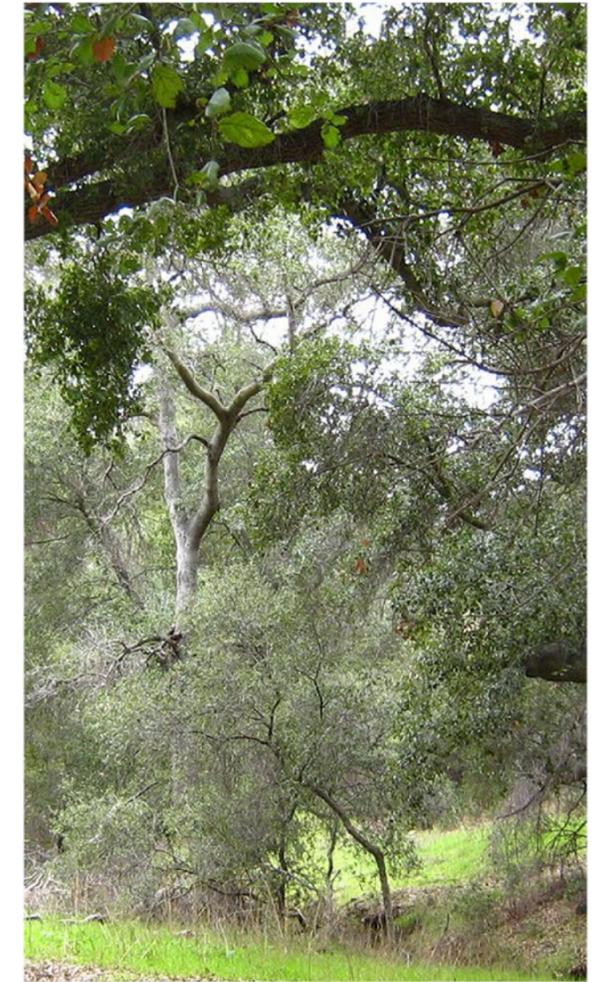
OCCASIONAL BENCH
ALONG TRAIL at VIEW
POINTS



OCCASIONAL BENCH ALONG TRAIL
at REST POINTS

PUBLICLY ACCESSIBLE
OPEN SPACE TRAIL



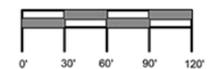


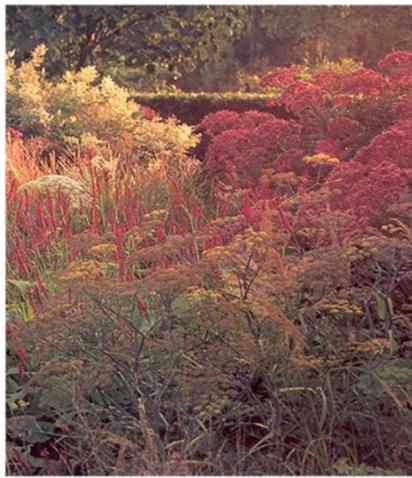
DENSE RIPARIAN TREES
-NOISE REDUCTION & INTERSTATE SCREEN

TRAILS with OCCASIONAL BENCHES

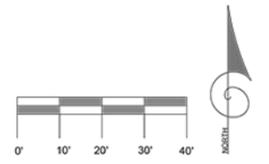
DENSE RIPARIAN TREES
-NOISE REDUCTION & INTERSTATE SCREEN

EXISTING INTERSTATE PLANTING TO REMAIN





VARIETY OF PLANT TYPES & HEIGHTS TO ENHANCE NEW AND EXISTING VIEWS FOR NEIGHBORHOOD AND SURROUNDING COMMUNITY
-TYPICAL ALONG CRYSTALLINE DRIVE



DATE:
11/28/2016

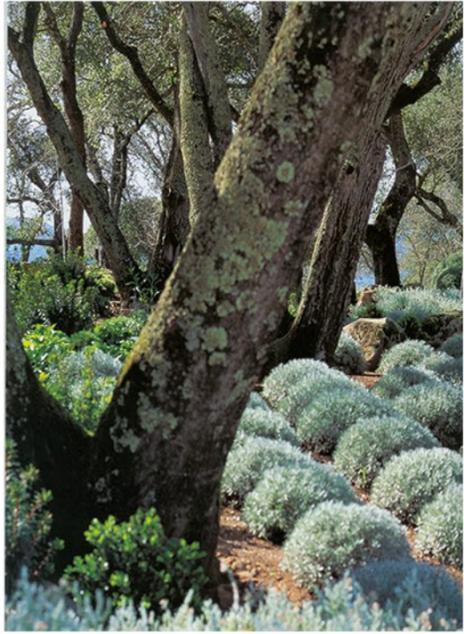
501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
NEIGHBORHOOD ACCES

SHEET
L1.5

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO CA 94306
PHONE: 650-226-8770
WWW.EIDARCHITECTS.COM





FRONT YARD TRANSITION PLANTINGS

- DROUGHT TOLERANT
- ORNAMENTAL GRASSES
- NO LAWNS

ACCENT OAK TREE

- STREET TREE
- SEASONAL INTEREST

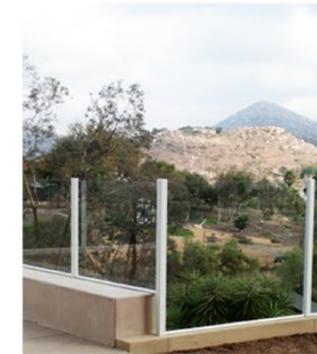
NATIVE PLANTINGS

- OAK WOODLAND UNDERSTORY

BACKYARD PLANTINGS

- DROUGHT TOLERANT ENCOURAGED
- LIMITED LAWN AREAS

OAK GRASSLAND

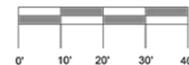


SOLID PRIVACY FENCE

- 6' HEIGHT

TRANSPARENT VIEW FENCE

- 4' HEIGHT



DATE:
11/28/2016

501 CRYSTALLINE DRIVE
FREMONT, CALIFORNIA 94538

SHEET TITLE
SEMI PRIVATE and PRIVATE LANDSCAPE

SHEET
L1.6

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