

## ARTICLE 4

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## ARTICLE 4

### PRECISE PLAN LINES FOR STREETS

SEC. 10-4.00 TITLE. This Article shall be known and may be designated as the Future Rights-of-Way Ordinance of the City of Hayward.

SEC. 10-4.01 PURPOSES. In order to promote, coordinate and secure orderly, efficient, economical and consistent development plans and improvements, precise plan lines for the reservation of future rights-of-way are hereby adopted for the purposes more particularly set forth as follows.

- (1) To assist in providing a definite plan of development for the City of Hayward and to guide, control and regulate the future growth of said City in accordance with the Master Plan.
- (2) To provide a guide for the intelligent use of the capital expenditures of said City for street and highway improvements.
- (3) To provide an authentic source of information as to the development of the City for present and prospective residents and investors therein.
- (4) To reserve areas for future widening, extension or creation of streets or space for future utilities, pedestrian ways, vision clearance, fire and police emergency access, access to property and for other essential public services.
- (5) To prevent deterioration of property values and impairment of conditions for desirable residential, commercial, industrial, institutional, or public development which would result from the lack of plans designed to promote orderly, harmonious and beneficial development of the City and all sections thereof.

SEC. 10-4.10 DEFINITIONS. For the purposes of this Article, certain words and phrases are defined and certain provisions shall be construed as herein set out, unless it shall be apparent from the context that a different meaning is intended.

SEC. 10-4.11 BUILDING OR STRUCTURE DEFINED. "Building or Structure" shall be as defined by the Building Code of the City of Hayward, and shall also include retaining walls, stairways, required off-street parking facilities, any well, whether for water, oil or other hydrocarbon products and any underground storage facilities in excess of one thousand (1,000) gallon capacity, provided "Building or Structure" shall not include any building or structure as herein defined existing on the effective date of this Article, or to trees, agricultural crops, temporary off-street parking facilities not required by the City of Hayward, walks, or public utilities installed under authority of franchise.

SEC. 10-4.12 PRECISE PLAN LINE DEFINED. "Precise Plan Line" shall mean a line defined by legal description, map or by distance in feet from the established centerline, or existing line or regularly established property. line, or surface and subsurface buildings and structures and adopted pursuant to procedures and requirements of this Article.

SEC. 10-4.20 PRECISE PLAN LINES. INITIATION OF PROCEEDINGS.

Proceedings for the establishment of precise plan lines for future rights-of-way along any portion of streets or planned streets in the City of Hayward may be initiated by the City Council, Planning Commission, or by petition.

A description of the streets or portions of the streets along which such precise plan lines are sought to be established, shall be given and shall be accompanied by a sketch or map showing the streets and lot line or lines and the proposed rights-of-way lines, and the distance thereof from the established centerline, or existing line or regularly established property line, or surface and subsurface buildings and structures.

SEC. 10-4.21 PRECISE PLAN LINES. PLANNING COMMISSION REPORT AND RECOMMENDATION. Before any action shall be taken by the City Council concerning proposed precise plan lines for future rights-of-way, said matter shall be referred to the Planning Commission and Department of Public Works for a report and recommendation. The Planning Commission shall hold at least one public hearing and shall give notice of time and place of said public hearing by publishing notice thereof at least once in a newspaper of general circulation published and circulated in the City, and by causing notices to be posted along the planned rights-of-way in front of each block where such precise plan lines are proposed to be established, and if any block is over five hundred (500) feet in length, such notice shall be posted not more than five hundred (500) feet apart along said planned rights-of-way.

Upon review of the report and recommendation of the Department of Public Works and completion of the hearing, the Planning Commission shall submit its report and recommendation to the City Council concerning said matter.

SEC. 10-4.22 POWER TO ESTABLISH PRECISE PLAN LINES. Upon receipt of a report and recommendation from the Planning Commission, and whenever the public peace, safety, comfort, convenience, interest or welfare may require, the City Council shall determine the minimum distance back from the street line for the erection of buildings or structures along any portion of any street or planned street in the City of Hayward, and to order the establishment of a line to be known and designated as a precise plan line, between which line and the street line no building or structure shall be erected or constructed.

SEC. 10-4.25 RESOLUTION OF INTENTION. PUBLICATION. Before ordering the establishment of any precise plan lines authorized herein, the City Council shall pass a Resolution of Intention designating the precise plan line or lines proposed to be established, which Resolution shall be published once in a newspaper of general circulation, published and circulated in the City.

SEC. 10-4.26 RESOLUTION OF INTENTION. POSTING. A copy of said Resolution shall be posted conspicuously along the streets in front of each block where such precise plan lines are proposed to be established; if any block is over five hundred (500) feet in length, a copy of said Resolution shall be posted not more than five hundred (500) feet apart along the streets where such plan lines are proposed to be established.

SEC. 10-4.27 NOTICE OF HEARING. Said Resolution shall contain a notice of the day, hour and place when and where any and all persons having any objections to the establishment of the proposed precise plan line or lines, may appear before the City Council and present any objections which they may have to said proposed precise plan line or lines as set forth in said Resolution of Intention.

SEC. 10-4.28 TIME FOR HEARING. PUBLICATION. Said time for hearing shall be not less than fifteen (15) nor more than thirty (30) days from the date of the adoption of the Resolution of Intention; and said publication and posting of said Resolution shall be made at least ten (10) days before the date of said hearing.

SEC. 10-4.29 FILING OF PROTESTS. At any time not later than the hour set for hearing objections and protests to the establishment of the proposed precise plan line or lines, any person having any interest in any land upon which said precise plan lines are proposed to be established, may file with the City Clerk a written protest or objection against the establishment of said precise plan line or lines designated in the Resolution of Intention.

Such protest must be in writing and delivered to the City Clerk not later than the hour set forth for said hearing; no other protest or objection shall be considered.

SEC. 10-4.30 HEARING. All opponents may appear before the City Council at said hearing in person or by counsel and be heard in support of their protest or objection.

SEC. 10.4.31 ACTION BY CITY COUNCIL. At the time set for hearing or any time to which the said hearing may be continued, the City Council shall proceed to hear and pass upon all protests or objections so made; and its decision shall be final and conclusive.

The City Council shall have the power and jurisdiction to sustain any protests or objections and abandon said proceeding; or to deny any and all protests or objections, and order, by ordinance, the establishment of said precise plan line or lines described in the Resolution of Intention; or to order the same established with such changes or modification as the City Council may deem proper.

SEC. 10-4.32 EFFECT OF RESOLUTION OF INTENTION. After the adoption of said Resolution of Intention and prior to the time the ordinance establishing a precise plan line or lines in such proceedings becomes effective, no building permit shall be issued for the erection of any building or structure between any proposed precise plan lines and the street lines, and any permit so issued shall be void.

SEC. 10-4.33 EFFECT OF PRECISE PLAN LINE ORDINANCE. From and after the taking effect of any ordinance establishing any precise plan line or lines, it shall be unlawful for any person, firm or corporation to construct any building or structure within the space between the street lines and the precise plan lines so established, and the Building Inspector shall refuse to issue any permit for any building or structure proposed to be erected within such space, and any permit so issued shall be void.

SEC. 10-4.34 NON-CONFORMING STRUCTURES. Buildings or structures non-conforming as to precise plan line requirements shall not be altered or enlarged in any manner.

SEC. 10-4.35 VARIANCE. A variance may be granted from the provisions hereof where unnecessary or unusual hardship is shown and where such variance will not defeat the purposes of this Article.

SEC. 10-4.36 VARIANCE PROCEDURES. The procedures required for variances and appeals from the Zoning Ordinance shall likewise apply to variances and appeals from the provisions of this Article.

SEC. 10-4.37 YARD REQUIREMENTS - ADDITIONAL TO PRECISE PLAN LINE REQUIREMENTS. Yard and other requirements of the Zoning Ordinance shall be separately applied as requirements additional to precise plan line requirements required herein.

Provided, however, that the portion of any parcel that lies between the precise plan line and the present right-of-way line shall be considered as part of the lot area when determining the number of dwelling units that may be placed on a parcel and/or the percentage of lot area that may be covered by buildings or structures.

SEC. 10-4.38 "SETBACK" TERMS RESERVED FOR TOTAL REQUIREMENTS. To avoid confusion as to the permissible location of buildings, structures, or uses of land where the provisions hereof must be added to provisions of the Zoning Ordinance or other ordinances, the term "Setback" or "Building Setback" shall include the total of all requirements of this Article and the Zoning Ordinance, or other ordinances when applicable.

SEC. 10-4.39 STREETS RIGHTS-OF-WAY ESTABLISHED BY OTHER MEANS. Street Rights-of-Way created by action of the City Council on a final map or an assessment district shall be construed to be in compliance with this article.

SEC. 10-4.40 GENERAL REQUIREMENTS. The following requirements shall apply to all rights-of-way regardless of the classification thereof, unless otherwise provided herein.

SEC. 10-4.41 MINIMUM RIGHTS-OF-WAY. The requirements of minimum rights-of-way shall be either 28 feet as delineated below, or, in all other cases, 24 feet from the established centerline of each street dedicated to public use. Those streets established at 28 feet from the established centerline of each street are:

Ainslee Court	Capitola Court
Amapala Street	Capitola Street
Ambrose Court	Capri Avenue
Ashbury Lane	Cardinal Street
Audubon Street	Cascade Street
Bahama Avenue (N/of	Catalpa Court
Sleepy Hollow Ave. &	Chabot Court
S/of West Tennyson Rd.	Cheney Lane
Bal Harbor Lane	Chevychase Way
Barnard Street	Chisholm Court
Barron Way	Cinnamon Court
Baumberg Court	Citron Way
Belhaven Street	Clay Street
Belvedere Court	Coleridge Avenue
Berenda Way	Collins Court
Bermuda Lane	Cook Place
Bishop Avenue	Cooper Way
Bobolink Court	Copperfield Avenue
Boca Raton Court	Coventry Lane
Boca Raton Street	Creole Place
Bradford Avenue	Cubberly Court
Briergate Way	Cubberly Street
Bunting Street	Currant Way
Calhoun Street	Danforth Lane
Campeche Street	Darwin Street

Del Norte Court  
Dickens Avenue  
Dove Court  
Dove Way  
Edgecliff Way (Roundhill  
Drive to Roundhill  
Drive)  
Egret Court  
Egret Lane  
Elder Court  
Elder Way  
Eldridge Avenue  
Encina Street  
Erskine Lane  
Eugenia Avenue  
Evergreen Street  
Fabian Way  
Fagundes Court  
Fiesta Place  
Finch Court  
Fount Way  
Fourth Street  
Fresno Court  
Fry Lane  
Gamboa Street  
Gassett Court  
Gisler Way  
Goodwin Street  
Gleneagle Avenue  
Harris Court  
Harvey Avenue  
Hawthorne Avenue  
Hawthorne Court  
Hesse Drive  
Holiday Street  
Holly Hill Avenue  
Hummingbird Court  
Inglewood Street  
Jamaica Lane  
Jane Avenue  
Julia Street  
Karn Drive  
Kay Avenue (Northerly of  
Turner Court)  
Kimball Avenue  
Lorrabee Street  
Lauderdale Avenue  
Laurel Avenue  
Leeward Street  
Lemon Tree Court  
Lilac Avenue  
Lovelock Way

Lyford Street  
Lytelle Street  
Madeline Lane  
Magnolia Street  
Mango Street  
Marigold Street  
Memorial Way  
Meredith Street  
Mocine Avenue (Goodrich  
Street to Goodwin St.)  
Montjoy Court  
Mulberry Street  
Naples Street  
Newport Street  
Oakview Avenue  
Osage Avenue  
Palatka Lane  
Palisade Street  
Panjon Street  
Papaya Street  
Pardee Court  
Pear Street  
Petrina Court  
Phelan Avenue  
Pleasant Way  
Poinciana Street  
Ponderosa Court  
Quantas Lane  
Ranker Place  
Redstone Place  
Resota Street  
Rieger Avenue  
Rio Vista Street  
Scripps Street  
Seaver Court  
Seaver Street  
South Garden Avenue  
Steel Street  
Stromberg Court  
Stryker Street  
Swift Court  
Sybil Street  
Tahiti Street  
Tallahassee Street  
Tamalpais Place  
Thayer Avenue  
Trafalgar Avenue  
Traynor Street  
(Southwesterly of Soto Road)  
Trinidad Street  
Trowville Lane  
Tulip Avenue

Tyrrell Avenue (Newhall St.  
to Huntwood Ave.  
Underwood Avenue  
Verona Avenue

Wachula Way  
Woodchuck Place  
Woodland Avenue  
Wren Court

SEC. 10-4.42 STREETS ABUTTING PROPERTY ZONED FOR BUSINESS OR COMMERCIAL USES. The requirements of streets abutting property zoned for business or commercial uses shall be a minimum of 34 feet from the established centerline of each street dedicated to public use. Where such property abuts more than one street, the minimum rights-of-way as set forth in Section 10-4.41 shall apply to the street providing secondary access to such property, provided such secondary street itself does not provide the primary access for abutting properties zoned for business or commercial uses which constitute more than 50 percent of the frontage between intersections of said street.

SEC. 10-4.43 STREETS ABUTTING PROPERTY ZONED FOR INDUSTRIAL USES. The requirements of streets abutting property zoned for industrial uses shall be a minimum of 30 feet from the established centerline of each street dedicated to public use.

SEC. 10-4.44 STREET EXTENSIONS OF FREEWAY APPROACHES. The requirements of street extensions of freeway approaches shall be a minimum of forty-six (46) feet from the established centerline of each street dedicated to public use.

SEC. 10-4.45 MINIMUM RADIUS OF INTERSECTING RIGHTS-OF-WAY TO BE USED FOR VEHICULAR TRAFFIC. The requirements of minimum radius of intersecting rights-of-way to be used for vehicular purposes shall be established by swinging an arc line tangent and convex to the right-of-way line of the proposed street section from the curve center of a 30-foot curb return. The City Engineer may establish a shorter minimum radius where heavy pedestrian traffic, such as in the downtown area, or other factors dictate a curb return of less than 30 feet.

SEC. 10-4.46 DEAD-END STREETS. Dead-end streets which exceed 150 feet from the centerline intersection of the adjoining street shall have a cul-de-sac. A cul-de-sac shall not exceed 400 feet (measured between center of cul-de-sac to intersecting street right-of-way) in a residential development or 700 feet in length in an industrial development. Refer to Standard Detail SD-103 for cul-de-sac details."

SEC. 10-4.50 SPECIAL REQUIREMENTS - RIGHTS-OF-WAY. The following specific rights-of-way shall be subject to the special requirements as set forth for each specific right-of-way.

SEC. 10-4.51 "A" STREET BETWEEN MONTGOMERY AVENUE (FORMERLY SOTO STREET) AND SAN LORENZO CREEK. The precise plan line requirements for "A" Street between Montgomery Avenue (formerly Soto Street) and San Lorenzo Creek shall be a minimum of ninety-two (92) feet as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Department, Precise Plan Lines, "A" Street, Soto Street to San Lorenzo Creek", being drawing H-98, Sheets 1-9 inclusive, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.52 SANTA CLARA STREET BETWEEN JACKSON STREET AND HARDER ROAD. The precise plan line requirements for Santa Clara Street between Jackson Street and Harder Road shall be a minimum of one hundred ten (110) feet as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Santa Clara Street Proposed Extension, Jackson Street to Harder Road", being drawing

H-103, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.53 FOOTHILL BOULEVARD BETWEEN MISSION BOULEVARD (FORMERLY CASTRO STREET) AND SAN LORENZO CREEK. The precise plan line requirements for Foothill Boulevard between Mission Boulevard (formerly Castro Street) and San Lorenzo Creek shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Foothill Boulevard, Castro Street to San Lorenzo Creek", being drawing number H-102, Sheets 1 and 2 inclusive, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.54 HARDER ROAD BETWEEN MISSION BOULEVARD (FORMERLY CASTRO STREET) AND BISHOP AVENUE. The precise plan line requirements for Harder Road between Mission Boulevard (formerly Castro Street) and Bishop Avenue shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Harder Road, Castro Street to Bishop Avenue", being drawing number H-101, Sheets 1 to 3 inclusive, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.55 SOTO ROAD BETWEEN WINTON AVENUE AND JACKSON STREET. The precise plan line requirements for the extension of Soto Road between Winton Avenue and Jackson Street shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Soto Road, Proposed Extension Winton Avenue to Jackson Street", being drawing number H-105, Sheet No. 1, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.56 ROCKAWAY LANE FROM "A" STREET TO RUSSELL WAY. The precise plan line requirements for Rockaway Lane from "A" Street to Russell Way shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Rockaway Lane, "A" Street to Russell Way", being drawing number H-116, dated 12-11-58, Sheet No. 1, as revised May 11, 1964, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.57 PATRICK AVENUE EXTENSION TO GADING ROAD. The precise plan line requirements for Patrick Avenue Extension to Gading Road shall be a minimum of ninety-two (92) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Extension of Patrick Ave., being drawing number H-122, dated February 1959, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.58 RUSSELL WAY FROM FOOTHILL BOULEVARD TO SECOND STREET. The precise plan line requirements for Russell Way. from Foothill Boulevard to Second Street shall be a minimum of eighty (80) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Russell Way, Foothill Blvd. to Second St.", being drawing number H-128, dated October 5, 1959, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.59 SECOND STREET FROM RUSSELL WAY TO "E" STREET. The precise plan line requirements for Second Street from Russell Way to "E" Street shall be a minimum of ninety-two (92) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Second Street, Russell Way to E Street", being drawing number H-129, dated October 19, 1959, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.60 BERRY AVENUE FROM MISSION BOULEVARD TO MUIR STREET. The precise plan line requirements for Berry Avenue from Mission Boulevard to approximately 822 feet westerly, the right-of-way shall be a minimum of fifty-six (56) feet in width with a cul-de-sac at the westerly end of the Street, and from Whitman Street to Muir Street, the right-of-way shall be a minimum of sixty-eight (68) feet in width. Precise alignment of both segments is as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Portion of Berry Avenue,' being drawing No. H-628 consisting of sheet 1 dated April 17, 1984, and sheets 2 and 3 dated November 29, 1984, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.61 GADING ROAD FROM HARDER ROAD TO SCHAFER ROAD. The precise plan line requirements for Gading Road from Harder Road to Schafer Road shall be a minimum of ninety-two (92) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Gading Road, Harder Rd. to Schafer Rd., Huntwood Realignment to Gading Rd.", being drawing No. H-139, dated 5/27/60, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.62 REALIGNMENT OF HUNTWOOD AVENUE TO GADING ROAD. The precise plan line requirements for the realignment of Huntwood Avenue to Gading Road shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Gading Road, Harder Rd. to Schafer Rd., Huntwood Realignment to Gading Rd.", being drawing No. H-139, dated 5/27/60, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.1)

SEC. 10-4.63 CURTIS STREET FROM WEST WINTON AVENUE TO AIRPORT BOUNDARY. The precise plan line requirements for Curtis Street from West Winton Avenue to Airport Boundary shall be a minimum of sixty (60) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Curtis St. W. Winton Ave. to Airport Boundary", being drawing No. H-142, dated June 13, 1960, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.64 HUNTWOOD AVENUE BETWEEN WEST TENNYSON ROAD AND A POINT NORTHERLY OF SCHAFER ROAD. The precise plan line requirements for Huntwood Avenue between West Tennyson Road and a point approximately 216 feet northerly of Schafer Road shall be a minimum of sixty-four (64) feet for a portion and a minimum of fifty-two (52) feet for the remaining portion, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Huntwood Ave., Harder Rd. to W. Tennyson Rd.", being drawing No. H-144, dated 7/5/60, and consisting of four sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.65 REALIGNMENT OF HUNTWOOD AVENUE FROM ITS INTERSECTION WITH HARRIS ROAD TO WEST TENNYSON ROAD. The precise plan line requirements for the Realignment of Huntwood Avenue from its intersection with Harris Road to West Tennyson Road shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Huntwood Ave., Harder Rd. to W. Tennyson Rd." being drawing No. H-144, dated 7/5/60, and consisting of four sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.66 TENNYSON ROAD BETWEEN MISSION BOULEVARD AND WHITMAN STREET. The precise plan line requirements for Tennyson Road between Mission Boulevard and Whitman Street shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Tennyson Rd., Mission Blvd. to Whitman St.", being drawing No. H-145, dated July 18, 1960, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.67 WHITMAN STREET BETWEEN SYCAMORE AVENUE AND BERRY AVENUE. The precise plan line requirements for Whitman Street between Sycamore Avenue and Berry Avenue shall be a minimum of sixty-four (64) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Whitman Street, Sycamore Ave. to Berry Ave.", being drawing No. H-149 dated 12/15/60, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.68 VALLE VISTA AVENUE, FROM MISSION BOULEVARD WESTERLY 446 FEET. The precise plan line requirements for Valle Vista Avenue, from Mission Boulevard westerly 446 feet, Hayward, California, shall be a minimum of sixty (60) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Valle Vista Avenue, Mission Boulevard to Dixon Street Assessment District", File No. H 150 E-597, dated February 27, 1979, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.69 SCHAFER ROAD, TYRRELL AVENUE, HARRIS ROAD, SHEPHERD ROAD, AND MANON AVENUE IN THE HARDER-TENNYSON AREA. The precise plan line requirements for Schafer Road, Tyrrell Avenue, Harris Road, Shepherd Road, and Manon Avenue in the Harder-Tennyson area shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines - Streets Harder-Tennyson District", being drawing No. H-151, dated 1/3/61, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.70 TAMPA AVENUE BETWEEN TENNYSON ROAD AND GOMER AVENUE. The precise plan line requirements for the extension of Tampa Avenue between Tennyson Road and Gomer Avenue shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Extension of Tampa Ave. from Tenn. Rd. to Gomer Ave.", being drawing No. H-152, dated 1/4/61, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.71 RUUS LANE EXTENDING WESTERLY 1,100 FEET FROM RUUS ROAD. The precise plan line requirements for Ruus Lane, extending westerly 1,100 feet from Ruus Road, Hayward, California, shall be a minimum of sixty (60) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Ruus Lane Precise Plan Line, Ruus Road to Sta 15+10.04, Ruus Lane", dated July 1973, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.72 CHARLES AVENUE BETWEEN CULP AVENUE AND BERRY AVENUE. The precise plan line requirements for the extension of Charles Avenue between Culp Avenue and Berry Avenue shall be a minimum of fifty (50) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line. Charles Avenue Extension", being drawing No. H-165, dated 6/29/61, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.73 WHITMAN STREET BETWEEN HARDER ROAD AND BERRY AVENUE. The precise plan line requirements for Whitman Street between Harder Road and Berry Avenue shall be a minimum of sixty-four (64) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Whitman St. - Harder to Berry", being drawing No. H-161, dated 6/22/61, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.74 CYPRESS AVENUE BETWEEN JACKSON STREET AND HARDER ROAD. The precise plan line requirements for Cypress Avenue between Jackson Street and Harder Road shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Cypress, Avenue, Jackson Street to Harder Road", being drawing No. H-167, dated 7/31/61, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.75 REALIGNMENT OF HUNTWOOD AVENUE BETWEEN CELIA STREET AND WEST TENNYSON ROAD, TRACT 2045. The precise plan line requirements for the realignment of Huntwood Avenue between Celia Street and West Tennyson Road, Tract 2045, shall be a minimum of ninety-two (92) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Huntwood Ave. Ext. Tenn. Rd. - Tract 2045", being File No. H-185, dated 4/25/62, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.76 HILLARY STREET FROM MISSION BOULEVARD TO STATE COLLEGE BOUNDARY. The precise plan line requirements for Hillary Street from Mission Boulevard to State College Boundary shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Lines, Hillary St., Mission Blvd. to State College Boundary", being File No. H-187, dated 5/16/62, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.77 SYCAMORE AVENUE FROM MISSION BOULEVARD TO JACKSON STREET. The precise plan line requirements for Sycamore Avenue shall be a minimum width of sixty-eight (68) feet between Mission Boulevard and O'Neil Avenue transitioning to fifty

(50) feet at Groom Street and establishing a minimum width of sixty-eight (68) feet from Whitman Street to Jackson Street, as shown on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-366,' dated January 2, 1991, and consisting of three sheets, which drawing is on file in the Office of the City Clerk and which is hereby referred to, incorporated herein, and made a part hereof as if set forth in full.

SEC. 10-4.78 SOTO ROAD FROM JACKSON STREET TO HARDER ROAD.

The precise plan line requirements for Soto Road from Jackson Street to Harder Road shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Soto Road, Jackson St. to Harder Rd.", being File No. H-192, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.79 WIDENING AND REALIGNMENT OF "B" STREET FROM FOURTH STREET TO CENTER STREET. The precise plan line requirements for the widening and realignment of "B" Street from Fourth Street to Center Street, shall be a minimum of eighty (80) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, B" Street Widening and Realignment 4th St. to Center St.", being drawing No. H-196, and consisting of ten sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.80 ORCHARD AVENUE FROM MISSION BOULEVARD TO SOTO ROAD. The precise plan line requirements shall be for:

- a. That portion of Orchard Avenue from O'Neil Avenue to Soto Road a minimum of sixty-four (64) feet to eighty-eight (88) feet as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Orchard Ave., Mission Blvd. to Soto Road", being File No. H-200, and consisting of two sheets; and
- b. That portion of Orchard Avenue from O'Neil Avenue to Mission Boulevard a minimum of eighty-eight (88) feet as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Orchard Avenue, O'Neil Avenue to Mission Boulevard , being File No. H-200-A, dated Jan. 1968, which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.81 FRANCISCO STREET AND WILLIS AVENUE BETWEEN MISSION BOULEVARD AND WATKINS STREET. The precise plan line requirements for Francisco Street shall be a minimum of forty (40) feet, and the precise plan line requirements for that portion of Willis Avenue between Mission Boulevard and Watkins Street shall be a minimum of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Proposed Widening of Francisco Street and Willis Avenue", being File No. H-201, dated May 10, 1963, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.82 WHITMAN STREET BETWEEN HARDER ROAD AND WEST TENNYSON ROAD. The precise plan line requirements for Whitman Street between Harder Road and West Tennyson Road shall be a minimum width varying from sixty-two (62) feet to sixty-six (66) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Whitman Street, Harder Rd. to W. Tennyson Rd.",

being File No. H-161A, as revised 3/4/64, and consisting of three sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.83 ACCESS ROAD FROM WEST WINTON AVENUE TO HAYWARD AIR TERMINAL. The precise plan line requirements of an access road from West Winton Avenue to Hayward Air Terminal shall be a minimum of one hundred two (102) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Entrance Road to Skywest Industrial Park, Property Map", being File No. H-222, dated January 28, 1964, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.84 HARDER ROAD EXTENSION BETWEEN MISSION BOULEVARD AND CITY LIMITS. The precise plan line requirements for Harder Road Extension between Mission Boulevard and City Limits shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Harder Rd. Extension, Mission Blvd. to City Limits", being File No. H-230, dated 7/3/64, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.85 EXTENSION OF VANDERBILT STREET FROM WOODLAND AVENUE TO ALQUIRE PARKWAY. The revised precise plan line requirements for extension of Vanderbilt Street from Woodland Avenue to Alquire Parkway, shall be a minimum of sixty-eight (68) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Vanderbilt Street, Woodland Ave. to Alquire Pkwy", being File No. H-267-A, as last revised 11/24/70, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.86 "D" STREET EXTENSION, ATHERTON STREET TO WINTON AVENUE. The precise plan line requirements for "D" Street Extension, Atherton Street to Winton Avenue, shall be a minimum of ninety-two (92) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, "D" St. Extension, Atherton to Winton", being File No. H-263, dated 9/28/65, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.87 ALQUIRE PARKWAY, MISSION BOULEVARD EASTERLY TO TRACT 2178. The precise plan line requirements for Alquire Parkway, Mission Boulevard easterly to Tract 2178 shall be a minimum width varying from ninety-two (92) feet to one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Alquire Parkway, Mission Blvd. to Tract 2178", being File No. H-267, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.88 HESPERIAN BOULEVARD FROM WEST STREET TO SOUTHERN CITY LIMITS. The precise plan line requirements for Hesperian Boulevard from West Street to Southern City Limits, shall be a minimum of one hundred ten (110) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Hesperian Boulevard, West Street to City of Hayward South Boundary", being File No. H-329, dated May, 1970, and consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.89 HAYWARD BOULEVARD FROM CAMPUS DRIVE TO PARKSIDE DRIVE STATION 74+. The precise plan line requirements for Hayward Boulevard from its westerly end (Campus Drive) to the easterly end of Parkside Drive (Station 74+), Hayward, California, shall be a minimum width varying from forty (40) feet to eighty (80) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Precise Plan Line, Hayward Boulevard, Campus Drive to Parkside Drive Station 74+", being Drawing No. H-561, dated March 1981, and consisting of eight (8) sheets, which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.90 TRIBUNE AVENUE FROM HAYWARD BOULEVARD TO PARKSIDE DRIVE. The precise plan line requirements for Tribune Avenue from Hayward Boulevard to Parkside Drive, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Tribune Avenue from Hayward Boulevard to Parkside Drive, Precise Plan Lines", being File No. H-549, dated March 1980, and consisting of two (2) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.91 PARKSIDE DRIVE FROM HAYWARD BOULEVARD TO HAYWARD BOULEVARD. The precise plan line requirements for Parkside Drive from Hayward Boulevard to Hayward Boulevard, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Parkside Drive from Hayward Boulevard to Hayward Boulevard, Precise Plan Lines", being File No. H-550, dated March 1980, and consisting of five (5) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.92 HOME AVENUE, HILLCREST AVENUE AND HILLCREST COURT FROM PARKSIDE DRIVE TO TRIBUNE AVENUE. The precise plan line requirements for Home Avenue, Hillcrest Avenue and Hillcrest Court from Parkside Drive to Tribune Avenue, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Home Avenue, Hillcrest Avenue and Hillcrest Court from Parkside Drive to Tribune Avenue, Precise Plan Lines", being File No. H-551, dated March 1980 and consisting of three (3) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.93 CIVIC AVENUE AND DOBBEL AVENUE. The precise plan requirements for Civic Avenue and Dobbel Avenue from Hayward Boulevard to Grandview Avenue, Hayward, California, shall be a minimum width varying from 52 feet to 68 feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Civic Avenue and Dobbel Avenue from Hayward Boulevard to Grandview Avenue, Precise Plan Lines", being File No. H-552, dated March 1980 and revised September 1994, consisting of three sheets, which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein, and made a part hereof as if set forth in full.

SEC. 10-4.94 CALL AVENUE FROM TRIBUNE AVENUE TO HAYWARD BOULEVARD. The precise plan line requirements for Call Avenue from Tribune Avenue to Hayward Boulevard, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering

Division, Call Avenue from Tribune Avenue to Hayward Boulevard, Precise Plan Lines , being File No. H-553, dated March 1980 and consisting of two (2) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.95 COTATI STREET FROM GRANDVIEW AVENUE TO DOBBEL AVENUE. The precise plan line requirements for Cotati Street, from Grandview Avenue to Dobbel Avenue, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Cotati Street from Grandview Avenue to Dobbel Avenue, Precise Plan Lines", being File No. H-554, dated March 1980 and consisting of one (1) sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.96 CAMPUS VIEW WAY FROM GRANDVIEW AVENUE TO NEW DOBBEL AVENUE. The precise plan line requirements for Campus View Way from Grandview Avenue to New Dobbel Avenue, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Campus View Way from Grandview Avenue to New Dobbel Avenue, Precise Plan Lines", being File No. H-555, dated March 1980 and consisting of one (1) sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.97 CHRONICLE AVENUE FROM PARKSIDE DRIVE TO END. The precise plan line requirements for Chronicle Avenue from Parkside Drive to End, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Chronicle Avenue from Parkside Drive to End, Precise Plan Lines", being File No. H-556, dated March 1980 and consisting of two (2) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.98 GRANDVIEW AVENUE FROM CAMPUS VIEW WAY TO END. The precise plan line requirements for Grandview Avenue from Campus View Way to End, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Grandview Avenue from Campus View Way to End, Precise Plan Lines", being File No. H-557, dated March 1980 and consisting of three (3) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.99 NEW DOBBEL AVENUE FROM CIVIC AVENUE TO CAMPUS VIEW WAY. The precise plan line requirements for New Dobbel Avenue from Civic Avenue to Campus View Way, Hayward, California shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, New Dobbel Avenue from Civic Avenue to Campus View Way, Precise Plan Lines", being File No. H-558, dated March 1980 and consisting of two (2) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.100 MODOC AVENUE FROM HIGHLAND BOULEVARD TO END. The precise plan line requirements for Modoc Avenue from Highland Boulevard to End, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Modoc Avenue, Highland Boulevard to End, Precise Plan Lines", being File No. H-559, dated May 1980, and consisting of one

(1) sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.101 HIGHLAND BOULEVARD, BETWEEN MISSION BOULEVARD AND SYBIL AVENUE. The precise plan line requirements for Highland Boulevard, between Mission Boulevard and Sybil Avenue, Hayward, California, shall be a minimum of fifty-nine (59) feet, as indicated on that certain drawing entitled "City of Hayward Engineering Division, Precise Plan Line, Highland Boulevard, between Mission Boulevard and Sybil Avenue", dated December 1978, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.102 HIGHLAND BOULEVARD FROM P. G. & E. RIGHT OF WAY TO HAYWARD BOULEVARD. The precise plan line requirements for Highland Boulevard from P. G. & E. Right of Way to Hayward Boulevard, Hayward, California, shall be a minimum width varying from forty (40) feet to fifty-five (55) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Highland Boulevard from P. G. & E. Right of Way to Hayward Boulevard, Precise Plan Lines", being File No. H-562, dated March 1981, and consisting of two (2) sheets, which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.103 MORSE COURT FROM HIGHLAND BOULEVARD TO END. The precise plan line requirements for Morse Court from Highland Boulevard to End, Hayward, California, shall be a minimum width of forty (40) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, Morse Court, Highland Boulevard to End, Precise Plan Lines", being File No. H-560, dated May 1980, and consisting of two (2) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.104 THIRD STREET FROM "A" STREET TO "D" STREET. The precise plan line requirements for Third Street between "A" Street and "D" Street, Hayward, California, shall be a minimum width of fifty-two (52) feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-633,' dated August 9, 1984, and considering of one (1) sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.105 INDUSTRIAL PARKWAY SOUTHWEST FROM WHIPPLE ROAD TO RUUS ROAD. The precise plan line requirements for Industrial Parkway Southwest from Whipple Road to Ruus Road, Hayward, California, shall be a minimum width of ninety-two (92) feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-635,' dated March 5, 1985, and consisting of five (5) sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.107 DOLE WAY BETWEEN "A" STREET AND RUSSELL WAY. The precise plan line requirements for Dole Way between "A" Street and Russell Way, Hayward, California, shall be a minimum width of thirty-one (31) feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-646,' dated September 17, 1985, and consisting of one sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.108 LUND AVENUE BETWEEN SOTO ROAD AND ITS SOUTHWESTERN END. The precise plan line requirements for Lund Avenue between Soto Road

and its southwestern end, Hayward, California, shall be a minimum width of fifty-two (52) feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-651,' dated November 27, 1985, and consisting of one sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.109 DONALD AVENUE FROM HARDER ROAD TO CULP AVENUE. The precise plan line requirements for Donald Avenue from Harder Road to Culp Avenue, Hayward, California, shall be a minimum width of fifty (50) feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-648,' dated September 3, 1985, and consisting of one sheet, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.110 CITY CENTER DRIVE EXTENSION BETWEEN FOOTHILL BOULEVARD AND MAPLE COURT. The precise plan line requirements for City Center Drive extension between Foothill Boulevard and Maple Court, Hayward, California, shall be a maximum width of sixty (60) feet, as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, File No. H-653," consisting of two sheets, which drawing is on file in the office of the City Clerk and hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.111 OVERHILL DRIVE EAST OF MISSION BOULEVARD. The precise plan line requirements for Overhill Drive east of Mission Boulevard shall be a maximum width of 52 feet as indicated on that certain drawing entitled "City of Hayward, Department of Public Works, Engineering Division, File No. H-680," consisting of one sheet, which drawing is on file in the office of the City Clerk and which is hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.112 TEMPLETON STREET BETWEEN "B" STREET AND HILL AVENUE. The precise plan line requirements for Templeton Street between "B" Street and Hill Avenue shall be a maximum width of 43 feet for the 600± feet southeasterly of "B" Street and 46 feet for the remaining distance to Hill Avenue, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-694,' revised October 30, 1992, consisting of one sheet, which drawing is on file in the office of the City Clerk and which is hereby referred to, incorporated herein, and made a part hereof as if set forth in full.

SEC. 10-4.113 RAMOS AVENUE BETWEEN SYCAMORE AVENUE AND SILVA AVENUE. The precise plan line requirements for Ramos Avenue between Sycamore Avenue and Silva Avenue shall be a maximum width of 40 feet, as indicated on that certain drawing entitled 'City of Hayward, Department of Public Works, Engineering Division, File No. H-687,' consisting of three sheets, which drawing is on file in the office of the City Clerk and which is hereby referred to, incorporated herein and made a part hereof as if set forth in full.

SEC. 10-4.114 CENTRAL BOULEVARD. The precise plan line requirements for Central Boulevard between Delmar Avenue and the southeastern end, Hayward, California, shall be a width of 40 foot right-of-way, as shown on the drawings entitled 'Precise Plan Lines and Official Grades - Central Boulevard', City Engineer's File No. H-626(3), which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein, and made a part of hereof as if set forth in full.

SEC. 10-4.115 CALHOUN STREET AND VANDERBILT STREET. The precise

plan line requirements for Vanderbilt Street, northerly of the eastern terminus of Calhoun Street for approximately 1800 feet to the southerly boundary of the State of California property, and for Calhoun Street for approximately 1300 feet from the intersection of Vanderbilt Street to the property line of Garin Regional Park and the private property immediately to the south, Hayward, California, shall be a width of 40 foot right-of-way, as shown on the drawings entitled "Precise Plan Lines and Official Grades for Calhoun and Vanderbilt Streets," City Engineer's File No. H-666, which drawings are on file in the office of the City Clerk and hereby referred to, incorporated herein, and made a part hereof as if set forth in full.