

CITY OF HAYWARD PLANNING DIVISION
SUBDIVISION APPLICATION NO. 201600359
VESTING TENTATIVE TRACT MAP 8280
29265 VAGABOND LANE, APNs 465-0060-002, 465-0060-003

November 9, 2017

Proposed eight (8) lot Subdivision of two existing parcels totaling 1.27 acres located at 29265 Vagabond Lane, Hayward (APNs 465-0060-002-00 and 465-0060-003-00), requiring approval of a Vesting Tentative Tract Map 8280; Application No. 201600359 Habib Asef (Applicant).

VESTING TENTATIVE MAP FINDINGS

Pursuant to Section 10-3.150 of the Hayward Municipal Code, the Planning Commission may conditionally approve a Vesting Tentative Tract Map application when all the following findings are met:

A. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans;

The project is proposing a density of 7 dwelling units per net acre. The proposed eight-lot subdivision will not conflict with the LDR land use designation as the *Hayward 2040 General Plan* allows for a density range of 4.3 to 8.7 dwelling units per acre. The LDR land use designation allows for the development of detached, single-family residences with anticipated future changes including additional residential development, building and landscaping improvements, and neighborhood enhancements that create more complete, walkable, and sustainable neighborhoods. As mentioned above, the proposed subdivision will allow for infill development in an existing single-family neighborhood. The proposal will be located close to services and the development of this subdivision will increase the housing inventory for the City of Hayward. In addition, the project is consistent with the following General Plan policies:

- *H-3.1 Diversity of Housing Types*: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.
- *H-3.4 Residential Uses Close to Services*: The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

- Land Use Policy LU-1.3 Growth and Infill Development: The City shall direct local population and employment growth toward infill development sites within the city, especially the catalyst and opportunity sites identified in the Economic Development Strategic Plan.

The project will subdivide two existing parcels and create eight new lots, which provide additional single-family housing opportunities in the City, consistent with the General Plan policies listed above. Additionally, the new subdivision is located near several educational and recreational facilities, including the Peixoto Head Start (Day Care) and the Peixoto Play Field, and is served by several AC Transit bus routes. The proposed subdivision is surrounded by other single-family uses and is considered an in-fill project which is appropriate for new housing development.

B. The proposed subdivision meets the requirements of the City Zoning Ordinance; and

The proposed 8-lot subdivision meets all the development standards and lot requirements of the RS, Single-Family zoning district related lot size, lot frontage, flag lot frontage, lot width, and lot depth. The subdivision will allow the addition of eight new single-family dwelling units, which is a permitted land use in the RS zoning district.

C. No approval of variances or other exceptions are required for the approval of the subdivision.

The proposed subdivision does not require a variance or any other exceptions from the development standards of the RS, Single Family Residential zoning district and will be compliant with the Hayward Municipal Code, including the Zoning Ordinance and Subdivision Ordinance.

CITY OF HAYWARD PLANNING DIVISION
SUBDIVISION APPLICATION NO. 201600359
VESTING TENTATIVE TRACT MAP 8280
29265 VAGABOND LANE, APNs 465-0060-002, 465-0060-003

November 9, 2017

Proposed eight (8) lot Subdivision of two existing parcels totaling 1.27 acres located at 29265 Vagabond Lane, Hayward (APNs 465-0060-002-00 and 465-0060-003-00), requiring approval of a Vesting Tentative Tract Map 8280; Application No. 201600359 Habib Asef (Applicant).

CONDITIONS OF APPROVAL

GENERAL

1. The developer shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this approval.
2. Vesting Tentative Tract Map (VTTM) 8280 is approved subject to the vesting tentative tract map date stamped January 12, 2017, except as modified by the conditions listed below.
3. In accordance with Hayward Municipal Code (HMC) Section 10-3.246, approval of this vesting tentative tract map shall expire 36 months after the effective date of approval subject to statutory and discretionary extensions as allowed by the HMC and Subdivision Map Act.
4. Any proposal for alterations to the conditionally approved VTTM and/or design that does not require a variance to any zoning ordinance standard shall be subject to approval by the Development Services Director or his/her designee, prior to implementation. Alterations requiring a variance shall be subject to review and approval by the Planning Commission.
5. All permit charges accrued in the processing of VTTM 8280 shall be paid in full prior to consideration of a request for approval extensions and/or submittal of building permits for the development.

SITE PLAN REVIEW SUBMITTAL

6. Site Plan Review applications for the future development of homes on each of the lots shall be submitted to the City for review and approval prior to the submittal of building permit applications for those homes.
7. The Site Plan Review shall include, but not be limited to, the following:
 - a. Design of the homes shall incorporate Green Building Components of the latest State Green Building and Energy Codes.
 - b. All homes within the development shall include a minimum 2.5 kilowatt-hour (kWh) solar power system installed by the developer.
 - c. All homes within the development shall include two (2) dedicated 240 Volt electric vehicle charging outlets in each garage.
 - d. Fence locations and details.
 - e. Development shall satisfy parking, driveways and paving and all other requirements as set forth by the single family residential (RS) district regulations.
 - f. All air conditioners and utility connections for air conditioners shall be located such that all external equipment is located behind solid board fences or walls not to exceed the height of the air conditioners unless otherwise approved by the Planning Director. Infrastructure for air conditioning systems is required to be installed as a standard feature.
 - g. An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for vehicles.
 - h. A final color and materials board shall be submitted to the Planning Director for review and approval. Changes to colors and materials are not allowed after construction unless otherwise approved by the Planning Director.
 - i. Mechanical Equipment, except for solar panels, are not allowed to be installed on roofs unless equipment is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by Building Code. Roof apparatus, such as vents, shall be painted to match the roof color.
 - j. Decorative window treatments shall be applied uniformly to all elevations.
 - k. Rear and side entries shall be protected by roofs with rooflines to match the pitch of the roof.
8. A comprehensive arborist report by a certified arborist shall be provided on all existing trees within the limit of project area including health, species, caliper, approximate height and canopy diameter. Appraised value of Protected Trees shall be provided using the latest edition of "Guide for Plant Appraisal" by the International Society of Arboriculture. The arborists report and valuation including ISA worksheet per each tree shall be submitted with

the site plan review application for review and approval by the City. (DS-L)

9. Consistent with California Civil Code section 845, the existing Vagabond Lane (Private Street) from the project site to Folsom Avenue shall be shared proportionately by each owner of the easement or the owners of the affected parcels of land pursuant to the terms of any agreement entered into by the affected parties for that purpose. In the absence of an agreement, the cost shall be shared proportionately to the use of the easement by each owner.

SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP

10. Developer shall submit three (3) wet-signed copies of the soils report for the project site.
11. The Developer shall submit subdivision improvement plans and a final map consistent with the VTTM to the City for review and approval. The improvement plans and final map shall comply with the Subdivision Map Act and meet City standards and submittal requirements.
12. The subdivision improvement plans must be approved and the improvements bonded for prior to recordation of the final map.
13. All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
14. A lighting plan prepared by a qualified illumination engineer for the private street. Lighting shall be shielded and deflected away from neighboring properties and the windows of homes within the development.
15. Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and constructed or installed at no cost to the City of Hayward. The private streets/drives shall include, but not be limited to, the following easements: Private Ingress and Egress Easement (PIEE), Public Utility Easement (PUE), and Emergency Vehicle Access Easement (EVAE). (DS/PW-ET)
16. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas. (DS/PW-ET)
17. It is the developer's responsibility to acquire necessary permits or approvals from all affected agencies or private parties. Copies of applicable permits or approvals shall be provided to the City as required by the Director of Public Works. (DS)

18. Plans for the private improvements shall be prepared on Mylar (24-inch by 36-inch sheets) and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic.

Homeowners Association:

19. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, Conditions, Covenants and Restrictions (CC&R's), creating a homeowner's association (HOA) for the property, shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
 - a. The CC&R's shall state that the City of Hayward has the right to abate public nuisance conditions in the common area if the association or corporation fails to do so, and to assess the cost to the association, corporation or individual unit owners. In order to accomplish this, the CC&Rs shall contain the following typical statements:
 - i. In the event the Board fails to maintain the exterior portions of the common area so that owners, lessees, and their guest suffer, or will suffer, substantial diminution in the enjoyment, use or property value of the project, thereby impairing the health, safety, and welfare of the residents in the project, the City of Hayward, by and through its duly authorized officers and employees, shall have the right to enter upon the real property described in Exhibit "A" and to commence and complete such work as is necessary to maintain said exterior portions of the common area. The City shall enter and repair only if, after giving the Board written notice of the Board's failure to maintain the premises, the Board does not commence correction of such conditions in no more than 30 days from delivery of the notice and proceed diligently to completion. The Board agrees to pay all expenses incurred by the City of Hayward within 30 days of written demand. Upon failure by the Board to pay within said 30 days, the City of Hayward shall have the right to impose a lien for the proportionate share of such costs against each condominium or community apartment in the project.

- ii. It is understood that by the provisions hereof, the City of Hayward is not required to take any affirmative action, and any action undertaken by the City of Hayward shall be that which, in its sole discretion, it deems reasonable to protect the public health, safety, and general welfare, and to enforce it and the regulations and ordinances and other laws.
 - iii. It is understood that action or inaction by the City of Hayward, under the provisions hereof, shall not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations, and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
 - iv. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law shall be cumulative and not exclusive, and the maintenance of any particular remedy shall not be a bar to the maintenance of any other remedy. In this connection, it is understood and agreed that the failure by the Board to maintain the exterior portion of the common area shall be deemed to be a public nuisance, and the City of Hayward shall have the right to abate said condition, assess the costs thereof and cause the collection of said assessments to be made on the tax roll in the manner provided by Chapter 4, Article 1, of the Hayward Municipal Code or any other applicable law.
 - v. The City Council of the City of Hayward may, at any time, relinquish its rights and interest in the project as herein set forth by appropriate resolution. Any such relinquishment by the City Council shall be effective on the date that the resolution is adopted and a copy thereof is placed in the United States mail, postage prepaid, addressed to the Board. The Board shall execute and record a declaration reflecting such relinquishment within 10 days of receipt of a copy of the resolution.
- b. Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
 - c. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
 - d. The HOA shall own and maintain the private access roads and on-site storm drain systems in the development, excluding those located within

the public right-of-way.

- e. A provision that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City.
- f. The HOA shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The HOA representative(s) shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
- g. The HOA shall conduct at least semi-annual inspections to confirm that all residents are using their garages for parking their cars and not for storage. Residents shall make garages available for such inspections, as appropriate. An automatic garage door opening mechanism shall be provided for all garage doors.
- h. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
- i. The HOA shall maintain all fencing, parking surfaces, common landscaping, lighting, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.

- j. Any future major modification to the approved site plan shall require review and approval by the City.
- k. On-site streetlights and pedestrian lighting shall be owned and maintained by the HOA and shall have a decorative design approved by the Planning Director and the City Engineer.
- l. Street sweeping of the private street and private parking stalls shall be conducted at least once a month.
- m. The association shall ensure that no less than 75 percent of the units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted. However, to address special situations and avoid unusual hardship or special circumstances, such as a loss of job, job transfer, military transfer, change of school or illness or injury that, according to a doctor, prevents the owner from being employed, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.

Traffic, Roadway and Sidewalk Improvements:

The following private street improvements shall be designed and constructed to the satisfaction of the Director of Public Works prior to issuance of the first certificate of occupancy for the development:

- 20. The existing Vagabond Lane (private street) from the project site to Folsom Avenue shall be repaired or reconstructed, to the satisfaction of the City Engineer, to remove existing structural failures in the pavement section as evidenced by the alligator cracks.
- 21. Construct a 4.5' sidewalk along the west-side of Vagabond Lane to connect to the existing sidewalk.
- 22. Vagabond Lane and Vagabond Court shall be designed for a Traffic Index of 5.0 with a minimum 4-inch asphalt section.
- 23. Install one (1) City standard wheel chair ramp at the northwest corner of Vagabond Lane and Vagabond Court.

24. Install a total of three (3) privately maintained streetlights at the following locations:
 - a. Adjacent to the proposed Lot 1 at the corner of Vagabond Lane and Vagabond Court
 - b. In front of the proposed Lot 6 on Vagabond Court.
 - c. To the north of Lot 5 along Vagabond Lane.

PRIOR TO ISSUANCE OF BUILDING PERMITS

25. Site Plan Review for each future home on each of the lots shall be required prior to the issuance of building permits (see Conditions 7 and 8 above.).
26. Driveway paving shall not abut property line in accordance with the City Standard Detail SD-109 for Standard Driveway for Local and Collector Streets. The detail requires a minimum three feet of separation between the driveway and property line; however, minimum planting area width is five feet. Therefore, a minimum five feet wide planting strip separated by Class B Portland Cement concrete curbs to a height of six inches above the finished pavement shall be provided. The planting strip could be used for tree mitigation goal. (DS-L)
27. A tree removal permit shall be obtained prior to the removal of any tree. (DS-L)
28. Front Yard Tree Planting Requirement: One fifteen-gallon tree shall be provided at every fifty lineal feet of the property frontage and side street in the required setback areas. Lot 5 shall be considered a corner lot with side yard setback of ten feet, and minimum two trees shall be planted in the side yard setback area. (DS-L)
29. All trees shall be planted a minimum of five feet away from any underground utilities, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the city. Trees shall be planted according to the City Standard Detail SD-122 and the detail shall be included in the landscape plans. (DS-L)
30. HOA maintained landscape areas shall be irrigated with a dedicated irrigation water meter. (DS-L)
31. The edge of bio-retention area shall be setback minimum two feet from fence, any structure, paving and curb. If the bio-retention area width equals or exceeds, overhead spray irrigation with matched precipitation rotator type

nozzle shall be provided on a dedicated valve.

Storm Drain:

32. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. (DS/PW-ET)
33. Improvements for storm drain systems shall incorporate the following:
 - a. The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
 - b. Storm drain pipes in streets and alleys shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.
 - c. The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities.
 - d. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.
 - e. No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
 - f. All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.

- g. Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented. (DS/PW-ET)
34. A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit. (DS/PW-ET)

Storm Water Quality Control:

35. Developer shall comply with the regional permits requirements for both construction and post-construction requirements. Storm water management shall be in compliance with Municipal Regional Permit. (DS/PW-ET)
36. The following materials related to storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:
- a. A stormwater control plan in conformance with the preliminary stormwater control plan as included in the VTTM. The project shall comply with provision C.3 of the Municipal Regional Permit.
 - b. The following documents pursuant to the Cleanwater Program requirements:
 - i. Hydromodification Management Worksheet;
 - ii. Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;
 - iii. Project Applicant Checklist of Stormwater Requirements for Development Projects;
 - iv. C.3 and C.6 Data Collection Form; and,
 - v. Numeric calculations and criteria used for selecting and sizing any proposed stormwater treatment or site design measures. (DS/PW-ET)
37. Construction activities which disturb one or more acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent

(NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. Following are the specific requirements for regulated construction sites:

- a. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with a design to reduce discharge of pollutants and sediments into the downstream storm drain system during the construction. The plan shall meet the approval of the City Engineer. The certification page of the SWPPP shall be signed by a Qualified SWPPP Developer (QSD) person who prepared the report.
 - b. Before commencing any grading or construction activities at the project site, the developer is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board. (DS/PW-ET)
38. The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order. (DS/PW-ET)

Other Utilities

39. All service to the development shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation. (DS/PW-ET)

Fire Department

40. Plan reflects a hammerhead turnaround on Vagabond Ln. The turnaround shall be designed per SD 505 and be of adequate dimension for emergency vehicle access. (Fire)
41. All fire apparatus turnaround areas within the development shall be properly maintained as fire lanes. No vehicle parking shall be allowed within the turnaround areas. (Fire)
42. Red-painted curbing and fire lane signage shall be installed on all turnaround areas (i.e. cul-de-sacs) throughout the development. (Fire)

43. All streets within the development shall be constructed with an all-weather surface material and designed and engineered to withstand 75,000 lbs. GVW. (Fire)
44. A static pressure of 80 PSI should be used when a water test data indicates a higher pressure. The residual pressure should be adjusted accordingly. Fire flow requirements for this development shall be 1,500 gallons per minute at 20 psi. (Fire)
45. Underground fire service line serving NFPA 13D sprinkler systems shall be installed in accordance with the Hayward Public Work Department SD-216. Water meters shall be minimum one-inch in diameter. (Fire)
46. An interior audible alarm device shall be installed within each home in a location allowing the device to be heard throughout the home. The device shall activate upon any fire sprinkler system water flow activity. (Fire)
47. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the CBC. (Fire)
48. Carbon monoxide detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector. (Fire)
49. An approved type spark arrestor shall be installed on any chimney cap. (Fire)
50. Fire hydrants shall be double steamer type which shall be installed per City of Hayward standards. (Fire)
51. Addressing for each single-family dwelling shall be assigned and approved by the Fire Department. Numbers shall be a minimum of 4 inches in height (self-illuminated) and be visible from the street. (Fire)

Fire Requirements During Construction

52. A permanent water source capable of supplying the required fire flow shall be made available as soon as combustible materials accumulate at the site. Hydrants shall be maintained clear of obstructions and accessible for fire protection during construction.
53. Permanent access to the immediate job site by a heavy fire fighting apparatus shall be provided at the start of construction. The all-weather road shall be at least twenty (20) feet in width, shall have an unobstructed vertical clearance of at least thirteen feet six inches (13' 6"), and shall be capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds (gross vehicle weight).

54. Final fire department/hazardous materials inspection is required to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan. Please contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment. (Fire)
55. The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with final inspection, to ensure that the maintenance is bound to the property in perpetuity. (PW-ET).

Conditions Generated by Following Department Staffs:

DS: Development Services Department

DS-L: Development Services Department - Landscaping

PW-ET: Public Works - Engineering and Transportation Dept.

Fire: Fire Department