

HAYWARD CITY COUNCIL

RESOLUTION NO. 21-

Introduced by Councilmember _____

RESOLUTION APPROVING THE SITE PLAN REVIEW WITH GRADING PERMIT APPLICATION NO. 202000579 PERTAINING TO CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ATTACHED ACCESSORY DWELLING UNIT LOCATED AT 2579 HOME AVENUE

WHEREAS, Bich-Khoi D (Applicant) on behalf of Bradley Switzer (Property Owner) submitted Site Plan Review No. 202000579, requesting a Site Plan Review with Grading Permit approval to construct a new multi-level single-family residence and attached accessory dwelling unit on a 0.21-acre vacant hillside lot with an average slope greater than 20% located at 2579 Home Avenue, Assessor Parcel Number 081D-1660-040-00; and

WHEREAS, the Planning Commission considered the Project at a public hearing held on January 28, 2021, and recommended that the City Council approve the Site Plan Review with Grading Permit application; and

WHEREAS, notice of the hearing was published in the manner required by law and the hearing was duly held by the City Council on March 2, 2021 and the Council continued the item to a date certain on May 4, 2021 to grant the project proponent and Old Highland Homeowners Association to discuss the design of the project.

WHEREAS, notice of the hearing was published in the manner required by law and the hearing was duly held by the City Council on May 4, 2021 and the Council voted to approve the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby finds and determines as follows:

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed development is deemed categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a), Class 3 of the CEQA Guidelines as the project involves the construction of one (1) single-family residence on a legal parcel in a residential zone. Although the project will involve grading on a parcel with a slope greater than 10-percent, the project site is not located within an officially mapped area of severe geological hazard such as the Alquist-Priolo Earthquake Fault Zone area.

In addition, the proposed project also involves the concurrent construction of an Accessory Dwelling Unit (ADU) that will be attached and ancillary to the primary single-family residence. Pursuant to Section 65852.2 of the Government Code, ADUs shall be reviewed ministerially without discretionary review and thus are statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. Therefore, no additional environmental analysis required.

SITE PLAN REVIEW

A. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City

The proposed development will be compatible with on-site and surrounding structures and uses in that the project site is located in the established residential neighborhood of the Old Highland area, where all properties are in the Single-Family Residential (RS) zoning district subject to the same development standards (i.e., setbacks, height, and lot coverage), design guidelines, and performance standards.

Further, the proposed residence incorporates a contemporary modern design aesthetic with flat and minimally sloped/angled roof pitches. Due to slope and how the structure steps down the hillside the view from Hillcrest Avenue (top of slope), the single-family residence will be designed to appear as a single-story structure. The proposed residence would likely be wood-framed construction and the exterior will be finished with a combination of stone cladding, wood siding and smooth stucco to complement the wooden slat railings on the various decks. The color palette for the residence will be a light-white body contrasted against the more earth tone wood siding, dark fascia boards, and stone veneer features.

B. The development takes into consideration physical and environmental constraints

The proposed single-family residence and attached ADU take into consideration the physical and environmental constraints in that it is designed to be constructed along the existing slope and natural topography. The proposed architectural design of the single-family residence is consistent with the City's Hillside Design and Urban/Wildland Interface Guidelines. The Hillside and Urban/Wildland Interface Guidelines requires that new buildings within the development exhibit varied elevations, floor plans, setbacks, and a quality architecture to enhance the hillside setting. Most notably, the Hillside Design Guidelines requires that developments exhibit a stepped architecture along the slope to minimize excessive grading and unnecessary cuts into hillside. The proposed residence has incorporated well-articulated street-facing elevations with well-proportioned windows, flat and shed roofs and a variety of textures.

A Geotechnical Report (Gray Geotech, 2019) was prepared for the proposed project at the property that included an analysis of the physical and environmental constraints on the

property with respect to slope stability, drainage, landslide potential, foundation, and retaining walls that determined the property was adequate to be built upon with the incorporation of specific design-level measures recommended by the Geotechnical Engineer. These specific design-level geotechnical recommendations have been incorporated as Conditions of Approval for the proposed development.

C. The development complies with the intent of City development policies and regulations

The proposed single-family residence complies with applicable City development policies, including but not limited to the *Hayward 2040 General Plan*, the Hayward Municipal Code, and the City's Hillside Design and Urban/Wildland Interface Guidelines. The proposed ADU complies with the provisions of state law codified in Section 65852.2 of the Government Code. In addition, the development consistent with the following *Hayward 2040 General Plan* goals related to Land Use and Community Character:

- Land Use Policy LU-1.7 Design Guidelines: The City shall maintain and implement commercial, residential, industrial, and hillside design guidelines to ensure that future development complies with General Plan goals and policies.
- Land Use Policy LU-3.7 Infill Developments in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and features.

The project also incorporates new drought-tolerant landscaping in compliance with the Bay Area-Friendly Water Efficient Landscape Ordinance and will enhance the visual quality and character of the existing vacant site. The project will require the removal of two existing mature trees and the project plans have demonstrated compliance with the City's Tree Preservation Ordinance which requires proper mitigation and replacement trees to compensate for the removal of protected trees.

D. The development will be operated in a manner determined to be acceptable and compatible with surrounding development.

The proposed single-family residence and attached ADU, as conditioned, will be compatible with the surrounding residential development as the project will be subject to all applicable provisions of the Hayward Municipal Code including construction, maintenance, landscaping, etc. In addition, the proposed development of one single-family residence and ancillary ADU will be located within an already established single-family residential neighborhood, consistent with the land use pattern and character of the surrounding homes in the vicinity.

The project will incorporate both on- and off-site improvements. On-site improvements will include the installation of drought- tolerant landscaping, erosion control measures, stormwater management features, and shall incorporate Best Management Practices

(BMPs) for construction noise, grading and construction activities to prevent adverse negative impacts onto adjacent properties. Other site improvements would include a new driveway, concrete step pads for walkways, stairs, landscaping, and retaining walls.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward, based on the foregoing findings, approves Site Plan Review with Grading Permit Application No. 202000579, subject to the attached conditions of approval.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2021.

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

**CITY OF HAYWARD
SITE PLAN REVIEW AND GRADING PERMIT
APPLICATION NO. 202000579
CONDITIONS OF APPROVAL
2579 HOME AVENUE**

GENERAL CONDITIONS OF APPROVAL:

1. The approval of Site Plan Review and Grading Permit No. 202000579 shall allow the construction of a multi-level, 3,777 square-foot single-family residence with an attached 1,196 square-foot Accessory Dwelling Unit (ADU), each with an attached garage, with related on- and off-site improvements located at 2579 Home Avenue, Assessor Parcel No. 081D-1660-040-00.
2. The permittee 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 permit.
3. All outstanding fees owed to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
4. Prior to the issuance of a building or grading permit, the civil engineering and landscape architectural plans for the proposed development shall be revised to match the updated architectural plans per Sheet A10 of the updated plan set, dated April 20, 2021, to reflect the reduction in the size of the deck projections, increased setback from Home Avenue, and tree planting along the Home Avenue for screening.
5. Prior to submitting the landscaping and irrigation plans to the City of Hayward for technical plan check review via a grading and/or building permit application, whichever occurs first, the project applicant shall submit the landscaping and irrigation plans to the Old Highlands Homeowners Association (OHHA) for preliminary review and feedback. The plans shall be submitted for OHHA President and Vice President review a minimum of 21 calendar days prior to submitting to the City's Permit Center. Feedback received, if any, from OHHA shall only be informational and shall not be binding. Project applicant shall be responsible for providing proof of correspondence to the City of Hayward Planning Division satisfying this Condition of Approval concurrent with submitting the grading and/or building applications. Final landscaping and irrigation plans are subject to the review and approval of the City Landscape Architect.
6. Site Plan is approved subject to the Architectural, Civil and Landscape plans on file with the Planning Division, respectively, except as modified by the conditions listed below. Any proposal for alterations to the conditionally

approved site plan 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.

7. A copy of these conditions of approval shall be scanned and included on a separate full-sized sheet(s) within the building permit plan set.
8. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.
9. Mailboxes shall be installed in accordance with Post Office policy and include locking mechanisms to minimize opportunities for theft. Approved address numbers shall be at least four inches in height on a contrasting background. Font strokes shall be of sufficient width such that they are legible to the public from the street fronting the property.
10. Property addresses will be assigned by the Development Services Department prior to issuance of a building permit.
11. The building colors and materials shown on the building permit plans shall match those shown on the architectural plans, color/material exhibit and/or renderings on file with the Planning Division. Any revision to the approved colors and materials shall be reviewed and approved by the Planning Division prior to the issuance of a building permit and/or prior to construction.
12. All vents gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of the adjacent material unless specifically designed as an architectural element.
13. All exterior and rooftop mechanical equipment shall be screened or located away from public view. Mechanical and rooftop equipment shall include, but is not limited to, electrical panels, pull boxes, air conditioning units, gas meters, and swimming pool equipment. All rooftop screening and mechanical equipment shall be shown on the project plans and be subject to final review and approval by City staff prior to the issuance of an occupancy permit. All screening shall be compatible with respect to forms and materials used on the building.
14. If permitted, all above-ground utility meters, air conditioners, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen from all perspectives, unless other noise mitigation is required. All equipment shall be designed to be compatible with respect to location, form, design, exterior materials, and noise generation. The applicant shall obtain planning division review and approval prior to issuance of any permits.
15. All lighting fixtures shall incorporate a shield to allow for downward illumination. No spillover lighting to adjacent properties is permitted and all exterior lighting on walls, patios or balconies shall be recessed/shielded to

minimize visual impacts.

16. This development is subject to the requirements of the Property Developers – Obligations for Parks and Recreation set forth in HMC Chapter 10, Article 16. Per HMC Section 10-16.10, the applicant shall pay impact fees. The impact fees shall be the rate that is in effect at the time of building permit issuance.
17. In accordance with Hayward Municipal Code (HMC) Section 10- 1. 3055, approval of this Site Plan Review is void 36 months after the effective date of approval unless:
 - a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or his/ her designee. If a building permit is issued for construction of improvements authorized by this approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on this approval; or
 - b. A time extension of the approval has been granted by the Development Services Director or his/her designee, which requires that a request for an extension of this approval must be submitted in writing to the Planning Division at least 15 days prior to the expiration date of this approval.
18. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.
19. The permittee, property owner or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
20. Prior to the issuance of the Certificate of Occupancy, the applicant shall contact the Planning Division and be subject to a site inspection by the designated project planner to verify that all applicable mitigations and conditions of approval, including architectural materials, colors and design, have been satisfied. The cost of inspection, including any subsequent inspections that are deemed necessary by the City, shall be paid by the applicant.
21. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/ or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and

approvals that the applicant agreed to when permits were filed to construct the project.

BUILDING DIVISION:

22. Applicant shall apply for all necessary building permits and/or all other related permits from the Building Division. All structures shall be constructed and installed in accordance with the California Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the California Fire Code as adopted by the City of Hayward.
23. Given the property is located within a Wildland-Urban Interface Fire Area, the materials and construction method for exterior wildfire exposure shall comply with Section R327 of the California Residential Code.
24. The plans submitted for plan check shall provide capability for electric vehicle charging in new single-family dwelling.
25. The proposed single-family residence shall be subject to the payment of school fees as set forth by the Hayward Unified School District (HUSD).

LAND DEVELOPMENT ENGINEERING:

Prior to the Issuance of Building Permit:

26. Grading Permit: Applicant shall secure the City's grading permit for site grading and drainage improvements before issuance of any Building Permit. This permit shall require plans and design documents approved by the City Engineer and prepared by the State licensed and qualified engineer(s) retained by the applicant.
27. The applicant shall be responsible for implementing the recommendations identified in the Geotechnical Engineering Report prepared by Gray Geotech (March 2019) regarding seismic design, site preparations, foundations, retaining walls, concrete slab-on grade, drainage, etc. The recommendations shall be incorporated into the grading permit application and final construction level drawings (civil, drainage, landscape, site plans) and shall be submitted to the Building Division, Public Works Department – Engineering Division, Landscape Division, and Planning Division for review and approval.
28. Street Improvement Agreement: Property owner shall enter into a deferred improvement agreement with the city for improvements to fronting street segments as per the plans agreed to by OHHA and approved by the City Engineer. Applicant/Owner shall enter into a deferred agreement to complete street improvements per approved Precise Plan Line H-551 for Hillcrest and Home Avenue.
29. The site grading plans shall include site stability analysis, details for retaining walls, stormwater pollution prevention measures and landscaping.
30. Drainage from the lot shall be collected in a ditch along its frontage across Home Avenue. The lot driveway on Home Avenue shall have a 12-inch drainpipe for passage of drainage in the ditch.

31. The grading plans shall include all surface and sub-surface drains, drain inlets and structures.
32. Earth retaining structures greater than 4-feet in height (top to bottom of footing) shall building permit from the Building Division of the Development Services Department of the City.
33. The project shall not block runoff from, or augment runoff to, adjacent properties. The developer may be required to mitigate augmented runoff to maintain post-development site discharge rates to less than or equal to pre-development discharge rates to the satisfaction of the City Engineer.

During Construction

34. Site Grading and Street Improvements: Site grading and street improvements shall be completed as per the plans approved by the City Engineer.
35. Construction Stormwater Management: Permittee shall control on-site silt and pollutants from flowing into creek and/or any public storm drain system by maintaining effective Stormwater Pollution Prevention measures and Best Management Practices.
36. Encroachment Permit: Encroachment permit shall be secured for work related to utility services in the City street right-of-way.
37. Erosion & Dust Control: Applicant shall install and maintain effective measures for dust and erosion control and stormwater pollution prevention.
38. Best Management Practices: Best Management Practices for Stormwater Pollution Prevention shall be implemented during construction. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the City:
 - a. Grading and site construction activities shall be limited to the hours 7:00 a.m. to 7 p.m. Monday through Saturday, and 10 a.m. to 6 p.m. on Sunday and holidays.
 - b. Grading and construction equipment shall be properly muffled.
 - c. Unnecessary idling of grading and construction equipment is prohibited.
 - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units.
 - e. Daily clean-up of trash and debris shall occur on Home Avenue and Hillcrest Avenue, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
 - f. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
 - g. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.

- h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions.
 - i. All grading and earth removal work shall follow remediation plan requirements if soil contamination is found to exist on the site.
 - j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - l. Sweep public streets daily if visible soil material is carried onto adjacent public streets.
 - m. Broom sweeps the sidewalk and public street pavement adjoining the project site daily. Caked on mud or dirt shall be scraped from these areas before sweeping.
 - n. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
 - o. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health, and the Regional Water Quality Control Board.
39. In the event that human remains, archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately, and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
40. Utility Services: All utility service connections to the project shall be installed underground.
41. Drainage Outfall: Storm drain outfall(s) shall dissipate drainage over a large area to minimize potential for soil erosion potential.

Prior to Issuance of Certificate of Occupancy:

42. Construction Damage Repairs: Street pavement, pavement markings, signs, plants, and other public improvements damaged during construction shall be replaced to match existing prior to issuance of the Final

Construction Report by the City Engineer. Applicant is responsible for documenting the existing conditions prior to the start of construction to serve as a baseline for this requirement.

43. Drainage Detention Agreement: The property owner shall enter into an agreement with the City for maintenance of drainage detention facilities as approved by the City Engineer and its filing in the Alameda County's Public Records.

LANDSCAPING:

Prior to Issuance of a Building Permit:

44. Detailed landscape and irrigation plans in full compliance with the City's Bay-Friendly Water Efficient Landscape Ordinance (California Building Code Title 23) shall be submitted for review and approval.
45. All required trees must be provided within the property lines. New tree planting shall not be done in the public right-of-way.
46. Tree mitigation summary chart shall be revised:
 - a. Identify the areas on the landscape plan that will receive permeable pavers or pervious concrete and specify exact material due to the cost differences. Sheet A02 called out for both pavers and pervious concrete paving for the ADU driveway and the patio for the main house. If the patio would be over the roof, the pavers used as flooring in the patio shall not be counted toward tree mitigation. The tree mitigation credit for using permeable paver would only permit when paver installation would be done on grade and runoff can recharge groundwater.
 - b. Provide permeable paving detail/ Not all pavers or paver installation would qualify for being permeable or would receive credit of \$25.00/SF unit cost.
 - c. Stepping stone shall not be counted for permeable unless detail is provided to prove otherwise.
47. Proposed plant spacing shall be provided. Plant spacing shall not be closer the minimum spread provided in the reference books. Most of the shrubs shown to grow minimum 6 feet are shown at 5 feet on center. Graphic symbol for each shrub shall be in actual scale of proposed spacing.
48. A domestic water service for irrigation for the landscape area less than 5,000 square feet is allowed; however, a gate valve and an antisiphon valve or a backflow prevention device at the point of connection must be provided. For a single-family residential development, a flow sensor is not required but highly recommended for using low flow system such as subsurface drip or emitter type of drip irrigation.
49. Water budget calculation: Municipal Code Article 12, Appendix B shall use Eto of 44.2 for City of Hayward, and the calculation shall provide the calculation methodology used. For residential developments with less than five units shall

use ET adjustment factor of 0.55. The water budget calculation does not calculate to match. Use the correct Eto for Hayward and provide ETAF used.

50. Within the building permit submittal, clarification shall be provided if “RS” stands for a solar sensor or a rain sensor.
51. Complete specification for rainwater harvesting barrel shall be provided. Some of the specifications were cut off.
52. No tree shall be planted closer than minimum 5 feet from utility lateral service lines and edge of hardscape; and no parts of the tree planting shall encroach into utility easement.
53. Erosion control fabric, compost blanket or a combination of compost sock and erosion fabric shall be installed for slopes equal or steeper than three-to-one (3:1) but less than two-to-one (2:1). Geotechnical engineer shall provide erosion control measures for slopes exceeds two to one (2:1).
54. A soil analysis report shall be included for amending the soil with organic compost to bring the soil organic matter to a minimum of 5% by dry weight and incorporating organic fertilizers to recommended levels for planting area. If significant mass grading is planned the soil analysis report shall be done after mass grading and the report shall be submitted as part of the Certificate of Completion.
55. Minimum three inches deep organic recycled chipped wood mulch in dark brown color shall be provided in all planting areas including biotreatment area except for lawn area. The size of the mulch shall not exceed 1-1/2-inch in diameter.
56. Pursuant of HMC Section 10-12.07(b) of Hayward Municipal Code, irrigation Hydrozone map shall be provided.

During Construction

57. Prior to beginning work, the contractors working in the vicinity of trees for preservation are required to meet with the Project Arborist at the site to review all work procedure, access routes, storage areas and tree protection measures.
58. If existing Oak tree would be preserved, tree protection fence in compliance with the City’s Tree Preservation Ordinance shall be installed at the dripline.
59. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Project Arborist. Any necessary root pruning shall be performed by a qualified arborist and not by construction personnel.
60. If damages should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied. If the damages to tree result in removal, removed tree shall be replaced to its appraised value provided by the Project Arborist and approved by City Landscape Architect.
61. Fences will be erected to protect trees to be preserved. Fences are to remain

until all site work has been completed. Fences may not be relocated or removed without permission of the Project Arborist.

62. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel with a tree pruning permit from City Landscape Architect.
63. Trees shall be irrigated, except oaks, on a schedule to be determined by the Project Arborist. Each irrigation session shall be wet the soil within the Tree Protection Zone to a depth of 30 inch.

Prior to Issuance of Certificate of Occupancy

64. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance with the approved plan and accepted by the City Landscape Architect. Before requesting an inspection from the City Landscape Architect, the project landscape architect shall inspect and accept landscape improvements and shall complete Appendix C. Certificate of Completion in the City's Bay-Friendly Water Efficient Landscape Ordinance. The completed Certificate of Completion Part 1 through Part 7 or applicable parts shall be e-mailed/turn in prior to requesting an inspection from the City Landscape Architect.
65. Pursuant to HMC Section 10-12.11: For new construction and rehabilitated landscape projects installed after December 1, 2015, the project applicant shall submit an irrigation audit report done by the third party as required in Appendix C - Certificate of Completion Part 5 to the City. The report may include, but not limited to inspection, system tune-up, system test with distribution uniformity, overspray or run off causing overland flow, an irrigation schedule, irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.

FIRE DEPARTMENT:

66. Residential buildings are required to install a fire sprinkler system in accordance with NFPA 13D. *(Deferred Submittal thru HFD shall be designed by a licensed C16 contractor)*
67. Maximum 80 PSI water pressure design criteria should be used when water data indicates a higher static pressure. Residual pressure should be adjusted accordingly.
68. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meter shall be minimum one inch in diameter.
69. An audible alarm bell (device) shall be installed on the fire sprinkler system riser.
70. An interior audible alarm device shall be installed within the dwelling in a location to be heard throughout the home. The device shall activate upon any

fire sprinkler system water flow activity.

71. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup.
72. CO 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.
73. A minimum 4" self-illuminated address shall be installed on the front of the dwelling in a location to be visible from the street. Otherwise, a minimum 6" address shall be installed on a contrasting background and shall be in a location approved by the Fire Department.
74. Materials and Construction Method for Exterior Wildfire Exposure – The building is located within the City of Hayward Wildland/Urban Interface Area and shall meet the construction requirements as stated in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, which includes Class A roofing materials and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs. The building construction shall comply with the requirements contained in the California Residential Code Section R327.
75. Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.
76. Restrict outdoor storage of firewood, kindling, or compost material within 30 feet of any structure, unless the material is stored in an approved bin or enclosure.
77. Roof eaves - Attic vents shall be covered with metal mesh in accordance with COH Urban Wildland Interface Guild lines. The dimensions of mesh openings shall be a minimum 1/16-inch and shall not exceed 1/8-inch
78. Locate chimney at least ten feet away from existing tree canopies.

Hazardous Materials

79. Grading – A condition of approval, prior to grading: Structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure hazards posed to development construction workers, the environment, future uses, and other persons are mitigated.
80. Wells, Septic Tank Systems or Subsurface Structures – Any wells, septic tank systems and others subsurface structures shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. These structures shall be documented and removed under permit from appropriate regulatory agency when required.
81. Hazardous Materials/Waste and their Vessels discovered during Grading/Construction – If hazardous materials/waste or their containers are

discovered during grading/construction the Hayward Fire Department shall be immediately notified at (510) 583-4910.

82. Underground Storage Tanks, Oil Water Separators, Hydraulics Lifts – If found on the property, the underground vessels/structures shall be removed under a plan filed with Hayward Fire Department and appropriate samples shall be taken under the direction of a qualified consultant to ensure that contamination has not occurred to the soil or groundwater. A follow up report shall be required to be submitted that documents the activities and any conclusions. Below are specific requirements on each:
 - a. Underground storage tank and associate piping (plan, sampling and Hayward Fire Department permit and follow up report is required)
 - b. Oil Water Separators (plan, sampling required and follow up report is required)
 - c. Hydraulic Lifts (plan, sampling and follow up report is required).
83. Hazardous Materials/Waste during Construction - During grading and construction hazardous materials and hazardous waste shall be properly stored, managed and disposed.

UTILITIES:

84. Water Services (SFR). Revise Sheet C3 to show a proposed 1” service line and 1” domestic water meter per City of Hayward Standard Detail 216 (SD-216), Figure 2B, for combined residential domestic and fire service. Note that this may only serve the single-family residence for domestic water services. This shall be included within the building permit application construction level plans.
85. Water Services (ADU). The proposed ADU is required to have a separate water service and water meter. Revise Sheet C3 to show the installation of a new water service line and water meter to serve the ADU. A minimum ¾” service line and 5/8” domestic water meter is required. This shall be included within the building permit application construction level plans.
86. Proposed Water Services (SFR). The proposed single-family house shall be served by a minimum 1” domestic water meter with combined domestic and fire services, per City of Hayward Standard Detail 216 (SD-216), Figure 2B. Configuration must show two water service lines after the water meter: one for domestic water service and one for fire water service.
87. Proposed Water Services (ADU). The ADU shall have a separate domestic water service and water meter. A minimum ¾” service line and 5/8” domestic water meter is required.
88. Proposed Sanitary Sewer Services. If the lowest plumbing fixture in any building is below the rim elevation of the nearest upstream manhole or riser, a backflow prevention valve shall be installed on the sewer lateral. A backflow prevention device is required at the sewer lateral for this property, per City of

Hayward Standard Detail 314 (SD-314).

89. All connections from existing water mains shall be performed by City Water Distribution personnel at the applicant's or owner's expense.
90. Water meters must be located a minimum of two feet from top of the driveway flares as per City Standard Detail 213 thru 218.
91. Water mains and services, including the meters, must be located "at least 10 feet horizontally from and one foot vertically above, any parallel pipeline conveying untreated sewage, ..." (such as a sanitary sewer lateral) per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572.
92. If the property will have more than 5,000 square feet of irrigated landscape, a separate irrigation water meter must be installed. Irrigation water meters must be protected by a reduced-pressure backflow prevention assembly, per SD-202.

SOLID WASTE & RECYCLING:

93. Residential Collection of Garbage, Recyclables, & Organics: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers.
 - a. The standard type of garbage, recycling, and organics containers are (1) 32-gallon cart for garbage, (1) 64-gallon cart for recycling, and (1) 64-gallon cart for organics.
 - b. The total space required for the standard service is approximately 3 feet by 9 feet. Sufficient space should be allocated in the garage to allow residents to keep the containers inside. Alternatively, the containers may be kept in a side yard behind a fence. Trash and recycle containers shall be stored out of public view on non-pickup days.
 - c. Residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection and are required to retrieve them no later than midnight the days the carts are emptied. (Hayward Municipal Code Section 5-1.15)
94. Please submit the Construction and Demolition Debris Recycling Statement at the time of your building permit. The applicant shall will only need to submit the top "applicant" half of the form during the building permit. The bottom half of the form should be completed upon completion of the project to receive final building inspection approval. The form can be located online at www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal.