

CONDITIONS OF APPROVAL

September 17, 2015

Cannery – SCS Development (Applicant/Owner)

**Precise Development Plan Modification and
Vesting Tentative Parcel Map Application No. 201502301 (PM 10373)**

**Proposed Subdivision and Construction of Two Single Family Detached Homes on a
0.24 acre site located at the northeast corner of Madsen Street and Martin Luther
King Drive, Requiring Modification of the Precise Development Plan for the Cannery
Area Development and Vesting Tentative Parcel Map 10373**

GENERAL

1. In accordance with Zoning Ordinance §10-1.2500 (Planned Development District), this approval is for the major modification of the Precise Development Plan, subject to all conditions listed below, included herein as:

Exhibit A –Planned Development and Vesting Tentative Parcel Map 10373 submitted by SCS Development dated April 29, 2015.

2. The project approval shall coincide with the approval period for the Vesting Tentative Parcel Map. If a building permit is issued for construction of improvements authorized by the Zone Change Precise Plan approval, said approval shall be void two years after issuance of the building permits, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the Precise Plan approval.
3. This approval is tied to Vesting Tentative Parcel Map 10373 and all conditions of approval of that map shall also apply to this approval.
4. The subdivider 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.
5. All previous conditions associated with Tract 7613 remain applicable and are incorporated in reference.

Landscape

6. Revision to Tract 7613 landscape and irrigation improvement plans based on the as-built landscape and irrigation improvement plans shall be made for the affect area and submitted for the City's approval. Once approved, Mylar shall be submitted. Mylar shall be wet-stamped and wet-signed by the project landscape architect and

shall contain a signing block for City Landscape Architect on the low right corner of Mylar. Mylar size shall be twenty-two inches by thirty-four inches without an exception.

7. Poorly performing plants in the Cannery Place Development shall not be specified.
8. Side slope for bio-retention area from the driveway apron shall begin minimum two feet away from the edge of driveway.
9. No spray irrigation shall be allowed.

Building

10. The project needs to comply with all code requirements. Typical Building Division requirements such as to provide building area analysis, fire rating of walls, structural calc's, geotechnical report, CALGreen compliance, T24 energy compliance and others need to be addressed. An in-depth plan review shall be provided at the time of building permit process.

Solid Waste

11. At the time of your building permit, please submit the attached construction and demolition debris recycling statement.

Utilities

12. Parcel C has two existing 6" water main stub outs to the property, which were originally installed for the domestic water and fire service for the future retail development. The 6" water main stub out for domestic has an existing 5/8" irrigation meter (account # 40249). As the two 6" water main stub outs will not be used as originally intended, they must be abandoned. The water service lines and meters for the two new single-family lots shall be installed off the of the existing 8" water main in Madsen Street, and located on the property frontage for each of the lots.
13. All public water mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Water Mains and Fire Hydrants," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>).
14. All connections to existing water mains shall be performed by City Water Distribution Personnel at the applicant's/-developer's expense.

15. Domestic & Fire Services

A. **Domestic:** Each single-family residence (SFR) shall have an individual domestic water meter. Currently, the cost for a new residential water meter for a SFR (any size up to 1") and service line is \$11806, each (\$3500 installation fee + \$8106 facilities fee + \$200 radio read fee).

B. **Fire:** Each structure shall have its own fire service, sized per the requirements of the Fire Department. Fire services shall have an above ground Double Check Valve Assembly, per City Standards SD-201 and SD-204.

C. **Combined Residential Services:** The development could use combined residential domestic and fire services for each residence. Residential combined domestic and fire services are allowed, per City Standard SD-216.

The minimum size for a residential fire service connection is 1 inch (combined or not) and the maximum size for combined services is 2 inches. If the calculated fire demand exceeds 160 GPM, a separate fire service will be required. Note that, per CBC 2010 R313, flow-through or multipurpose systems may not require a backflow device (SD-216 is attached). Also note that combined services must connect directly to the water main (manifold layouts are not allowed).

16. All domestic and irrigation water meters shall be radio-read type.
17. Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218.
18. 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 (including sanitary sewer laterals), and at least four feet from and on foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.

It appears that the proposed layout for the water and sewer lines does not meet the minimum separation requirements.

19. All sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12" Diameter or Less)," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.
20. Each SFR shall have an individual sanitary sewer lateral. Each sanitary sewer lateral

shall have at least one cleanout and be constructed per SD-312. The proposed shared sewer lateral design is not acceptable.

21. The current Sanitary Sewer Connection fee for a SFR is \$7,700 per unit. Sewer Connection fees are due and payable prior to final inspection.

Fire Prevention

22. Submit for proper building permits for the construction of the building to the Building Department. All building construction shall meet the requirements of the 2013 California Residential Code.
23. Buildings are required to install fire sprinkler systems in accordance with NFPA 13D.
24. Per the requirement of Hayward Public Works Department, 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.
25. 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.
26. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system water flow activity.
27. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
28. 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.
29. An approved type spark arrestor shall be installed on any chimney cap.
30. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either the California Regional Water Quality Control Board or the Department of Toxic Substance Control and submitted to the Hayward Fire Department. The clearance certificate will ensure that the property meets investigation and cleanup standards for residential development. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances.
31. 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 that

hazards posed to development construction workers, neighbors, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.

32. Any wells, septic tank systems and other subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development, construction workers, future residents or the environment. Notification shall be made to the Hayward Fire Department at least 24 hours prior to removal. Removal of these structures shall be documented and done under permit, as required by law.
33. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.
34. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

Public Works – Engineering

35. The design of the Bioretention Treatment Areas shall use a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5” per hour.
36. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City Inspector.
37. The existing driveway shall be removed and replaced with standard curb, gutter and sidewalk.
38. The fire hydrant to be relocated shall be 5’ from top of the driveway flare.
39. New sewer lateral shall be installed for Lot 1. Each lot must have an individual sewer lateral.