

**CITY OF HAYWARD  
PLANNING DIVISION  
APPLICATION NO. 201703214  
SITE PLAN REVIEW, GRADING PERMIT AND MITIGATED NEGATIVE DECLARATION  
22620 CALL AVENUE  
DRAFT CONDITIONS OF APPROVAL**

June 28, 2018

Proposed Two-Story, 2,762 Square Foot Single-Family Residence on a Vacant 0.25-Acre Hillside Lot Located at 26620 Avenue (APN 081D-1665-026-00) by Applicant/Owner: Somnadh Allu Requiring Approval of Site Plan Review with Grading Permit and Adoption of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP). Application No. 201703214.

**General**

1. 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.
2. The proposed single-family residence shall be operated according to these conditions of approval and the plans on file with the Planning Division stamped "Exhibit A".
3. This approval shall be void three years after the effective date of approval unless a building permit application with plans matching the approved plans have been submitted and accepted for processing by the Building Official.
4. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full prior to issuance of a building permit or certificate of occupancy.
5. 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.
6. 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.

7. A copy of these conditions of approval shall be included on a full-sized sheet(s) in the building permit plan set.
8. The proposed mailboxes shall incorporate locking mechanisms to minimize theft and the proposed design and location of these mailboxes shall be subject to Post Office review and approval.
9. Prior to final inspection, all pertinent conditions of approval and all other improvements shall be completed to the satisfaction of the Planning Director.
10. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Development Services Director or his/her designee, prior to implementation.
11. 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 pulled to construct the project.
12. The applicant shall be responsible for adhering to the mitigation measures in the adopted Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) Guidelines.
  - A. The applicant shall provide a copy of the mitigation measures with the building permit submittal.
  - B. The applicant shall be responsible for implementing the recommendations and mitigations measures identified in the Geotechnical Engineering Report prepared by Wayne Ting & Associates (dated July 25, 2017) in regard to seismic design, site preparations, foundations, retaining walls, concrete slab-on grade, and drainage in accordance with the MMRP.
  - C. The recommendations and mitigation measures 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.

**Development Review Services Engineering / Public Works Engineering**

13. Grading & improvement plan sets need to be submitted to the Public Works Division for review and approval prior to issuance of any building permits. The grading and

- improvement plan submittal shall include, but not be limited to, three (3) copies of the grading and improvement plans, erosion control plans, hydraulic calculations. Please see attached Grading application and checklist submittal form. For any additional grading related questions contact Domingo Trinidad at (510) 583-4762.
14. Prior to building permit issuance, Applicant/Owner shall enter into a deferred agreement to complete street improvements later per approved Precise Plan Line H-550 for Call Avenue. Please contact Domingo Trinidad at (510) 583-4762 for any additional questions related to this agreement (attached template agreement).
  15. Any pavement damaged by construction activities shall be removed and replaced or repaired as directed by City inspector and to City Engineer satisfaction.
  16. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from the City.

#### Site Improvements

17. Plans prepared by the State licensed and qualified professionals for the project required grading, earth retaining structures, drainage, utility service connections, improvements in the street right-of-way and their related engineering studies and design documents shall be approved by the City Engineer before any building permit is issued. Subject plans shall comply with the current (2017) City Standard Details, available on-line at: [https://www.hayward-ca.gov/sites/default/files/documents/ET\\_STANDARD%20DETAILS\\_V042117.pdf](https://www.hayward-ca.gov/sites/default/files/documents/ET_STANDARD%20DETAILS_V042117.pdf).
18. The final improvement and building plans shall include a statement from a qualified State licensed geotechnical consultant confirming compliance with the recommended measures for slopes exceeding five feet in heights, site grading exceeding 300 cubic yards, foundation designs, sub-drainage, etc.
19. All utility services shall be underground, including for electrical, gas and telecommunication; public sewer collection and public water supply.
20. Permits for all on-site and public street improvements shall be secured before requesting any building permit.
21. Combustible material shall not be brought on-site until all-weather access for emergency service vehicles and fire protection required water supply is available.
22. Construction Noise Management Plan shall be prepared and implemented. Such plan must be approved by the City prior to issuance of any construction permit and shall contain, at minimum, a listing of construction operations hours complying with the City approved construction hours and construction noise reduction measures.
23. Air pollution mitigation plan, approved by the Bay Area Air Quality Management District (BAAQMD), shall be secured before the start of any construction, grading or material hauling to or from the project site. Requirements of the approved plan shall

be implemented throughout the duration of construction or grading activity. The dust mitigation plan must specify practices which would ensure that no equipment or operation emits dust and air pollutants exceeding the permitted limits.

#### Street Improvements

24. The property owner shall improve Call Avenue across the property frontage or execute a deferred street agreement with the City and post improvement security in an amount approved by the City. Such improvements may include street pavement reconstruction and widening with curb, gutter and sidewalk as per plans approved by the City Engineer.
25. Call Avenue pavement damaged by construction traffic and excavations for utility services will require repair or reconstruction as required by the City Engineer.
26. An encroachment permit shall be secured before starting any construction or traffic disrupting activity within the City street right-of-way. The permit application may be obtained and submitted at the Hayward City Hall Permit Center. Permit Application submittal package should include plans detailing the work in the street right-of-way, traffic control, work schedule and fees.

#### Grading and Land Disturbance

27. Land disturbing activity shall comply with plans approved by the City Engineer. The soil erosion and dust/sediment control plans must comply with the local and regional regulations and must include provisions addressing each of the following topics:
  - A. Track-out prevention and control measures;
  - B. Dust Control for the construction site and staging areas;
  - C. Spill control and cleanup plan for earth moving activities;
  - D. Post construction stabilization of disturbed grounds;
  - E. Staging area; and
  - F. Monitoring and reporting frequencies.
28. Effective measures for adjacent property protection, storm water pollution prevention and dust control must be in-place before start of any construction or land disturbing activity. The plans shall provide details for soil erosion and dust/sediment control during and after construction periods until ground cover is re-established.
29. A grading permit will be required for ground surface alteration exceeding 5 feet or cut and fill total quantity exceeding 300 cubic yards. The City's grading permit can be secured after approval of the plans prepared by a State licensed engineer by the project geotechnical engineer and the City Engineer. Grading plans shall be submitted together with the related geotechnical and engineering reports and plans

for retaining structures and soil erosion/sediment control.

30. Prior to site grading or any on-site construction activity, the applicant shall submit:
  - A. Development Building Application Form;
  - B. Impervious Material Form; and
  - C. Operation and Maintenance Information Form.
31. Grading plans shall include details for existing and finished lot grades, retaining walls, storm water pollution prevention measures and slope protection measures.

#### Storm Drain System

32. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all of area tributary to the project site. The developer is required to mitigate augmented runoffs with on-site improvements, including but not limited to on-site detention or ground percolation to control site discharge rate to pre-existing level.
33. The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to design the storm drain system.
34. A detailed drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer.

#### Storm Water Quality Requirements

35. The following materials related to the Storm Water Pollution Prevention and treatment facility requirements shall be submitted with the grading permit application:
  - A. Best Management Practices (BMPs) appropriate to the activities conducted on-site to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
  - B. The BMPs and storm water pollution prevention measures shall be designed, implemented, amended as needed and maintained to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit (page 30). In addition, the California Stormwater Quality Association's Stormwater best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5-12 has a section titled "BMP Design Criteria for Flow and Volume". These materials are available on the internet at [www.cabmphandbooks.com](http://www.cabmphandbooks.com).
  - C. New and replaced impervious areas exceeding 10,000 square feet (5,000 square feet for Special Projects) require installation and maintenance of Storm Water Pollution Prevention Program as per the plans approved by the City Engineer. The property owner shall execute City's standard "Stormwater

Treatment Measures Maintenance Agreement” for such improvements. The Maintenance Agreement shall be recorded with the Alameda County Recorder’s Office.

36. The following documents shall be completed and submitted with the improvement and/or grading plans:
  - A. An updated Stormwater Requirements Checklist corresponding to MRP Permit issued in November 2015;
  - B. Hydromodification Management Worksheet;
  - C. Development and Building Application Information form for impervious Surface(s); and
  - D. Numeric Sizing Criteria used for storm water treatment (Calculations).
37. If required by Stormwater Requirements Checklist, submit Conceptual Storm Water Management Control Plan with the following information:
  - A. Drainage Management Area (DMA) boundaries;
  - B. Stormwater Treatment Summary Table showing total drainage management area, size of bio-retention, pervious/impervious area, treatment area required and provided, ponding depth, treatment type and sizing method used; and
  - C. Drainage conveyance/piping system into the on-site bio-retention area and out of it to an existing drainage system.
38. The developer shall be 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.

### **Landscape**

39. 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 arborist report and valuation including ISA worksheet per each tree shall be submitted for review and approval by the City. All removed trees shall be mitigated above and beyond providing required trees.
40. A tree mitigation summary chart shall be provided on the landscape plan listing trees to be removed, value of trees to be removed, trees with assigned identification numbers in the arborists report, total value of mitigation, and proposed tree sizes and their value equaling the mitigation value.

41. A tree preservation bond will be required for all trees that are to remain, and the bond will be in effect throughout the construction period and until completion of the entire project improvements. If any trees that are designated as saved are removed or damaged during construction shall be replaced with trees of equal size and equal value.
42. Trees shall be preserved in accordance with the Tree Preservation Ordinance. Prior to the commencement of clearing and grading operations, all trees to be preserved or removed shall be indicated on the grading, site and landscape plans, and trees to remain in place shall be noted and provided with tree protection measures in compliance with City codes.
43. A tree removal permit shall be obtained prior to the removal of any tree in addition to grading permit.
44. Tree planting detail for proposed sixty-inch-box tree shall be provided.
45. Erosion protection shall be provided on the slopes that equal or exceed 3:1. Slopes that equal or exceed 2:1 shall be provided with a combination of compost sock and jute netting or compost blanket.
46. Organic chipped wood mulch shall be in the shade of dark brown.
47. Water will be provided by the City of Hayward. The references to EBMUD shall be removed from the plan.
48. A dedicated irrigation meter shall be provided. No submeter shall be allowed: contact Michelle Tran at Utilities and Environmental Services for more information, [michelle.tran@hayward-ca.gov](mailto:michelle.tran@hayward-ca.gov).
49. Backflow prevention device conform to the City Standard Detail SD-202 shall be provided and the detail shall be included on the plan.
50. Water budget calculation shall be verified for both MAWA and ETWU.
51. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
52. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to 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 faxed/e-mailed/turn in prior to requesting an inspection from the City Landscape Architect.

**Utilities and Environmental Services**

53. Per Hayward Municipal Code 5-1.16, 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 day the carts are emptied.
54. Please submit the Construction and Demolition Debris Recycling Statement at the time of your building permit (section 4). You 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. You can also find the form online at <http://www.hayward-ca.gov/CITY-GOVERNMENT/DEPARTMENTS/PUBLIC-WORKSUES/documents/2014/C-D Recycling Form 2014-12-12.pdf>.
55. Water & Sewer Service are available and subject to standard conditions and fees in effect at time of application and payment of fees:
- A. Water Services – Based on the water fixtures shown on the plans, it is estimated the finished structures will have a potential domestic water demand of 41 fixture units, which requires a minimum 1” domestic water meter. Note that this estimate does not include any allowance for residential fire sprinklers or irrigation.
- A separate fire permit is required for the fire sprinkler system installation. The water meter size will be determined by the Fire Department’s requirements for that permit; however, the minimum size water meter for residential fire sprinklers is 1”. Residential combined domestic and fire services are allowed, per City Standard SD-216 (copy attached).
- Per SD-216, flow-through fire sprinkler systems do not require the installation of an above ground backflow prevention assembly. They do require the installation of a N36 meter box or a B16 and a B9 meter box. The owner/developer is required to pay water facilities fees and installation charges for connections to water mains and work performed by City forces.
- Residential developments with 5,000 square feet or more of irrigated landscape require a dedicated irrigation water meter. The Irrigation Concept Plan shows indicates that the property will have 8,114 square feet of irrigated landscape. The plan also indicates that an irrigation sub-meter will be installed off of the domestic water meter. This must be revised so that the property has a domestic water meter and an irrigation water meter.
- B. Sewer Services – The owner/developer is responsible for payment of sewer connection fees at the current rates that the time the application for water and sewer service is submitted.
56. Water meters must be located a minimum of two feet from top of the driveway flares as per City Standard Detail 213 thru 218.



57. Irrigation water meters must be protected by a Reduced Pressure Principal Backflow Prevention Assembly, per SD-202.
58. 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.

Note that the CA Waterworks Standards allow for horizontal separation of water and sewer lines to be less than 10’ “by utilizing upgraded piping material” and is approved by the “Department.” “Upgraded piping material” generally means to use piping material with a pressure rating at least 1 grade above the minimum pressure rating that is required for the application.

59. The sanitary sewer lateral shall be installed per City Standard Detail SD-312. Cleanouts shall be installed at the house connection and changes in alignment.

### **Fire Department**

60. An automatic fire sprinkler system shall be designed and installed conforming to NFPA 13D (modified) Standards. Automatic fire sprinkler protection shall be within all living areas as dictated by NFPA 13D Standards. Additional fire sprinkler protection is required in attics, garages, under decks, crawl spaces, patios, porches and foyers. A separate fire permit is required for the fire sprinkler system installation. A State Licensed C-16 Fire Sprinkler Contractor shall be responsible for the fire sprinkler system installation.
61. A maximum static pressure of 80 PSI should be used when test data indicates higher pressures. Residual pressures used in the calculation should also be adjusted accordingly.
62. Underground fire service line connection to the city main shall be installed in accordance with the Hayward Public Work Department SD-216. Water meter shall be minimum one-inch in diameter.
63. An interior audible alarm device shall be installed within the dwelling in a location to be heard throughout the home, with bedroom doors closed. The device shall activate upon any fire sprinkler system water flow activity.
64. All bedrooms and hallway areas shall be equipped with smoke alarms/detectors, hard-wired with battery backup. Installation shall conform to the California Residential Code (CRC) and NFPA 72.
65. When a flow switch is not installed on the riser of flow thru sprinkler system, smoke alarms shall be interconnected to sound an audible alarm in all sleeping areas within the dwelling unit.

66. An audible alarm bell (device) shall be installed on the exterior of the building nearby the fire access road. The device shall activate upon any fire sprinkler system water flow activity or interconnected smoke alarms.
67. 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.
68. The building is located within the City of Hayward Wildland/Urban Interface Area and shall meet the construction requirements (as reflected on the approved plans) 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.
69. Deck shall comply with requirements of the Hayward Fire Department Urban Wildland Interface Deck Construction.
70. Within ten feet of a structure, construct fences with an open wire mesh or noncombustible material to prevent fire from spreading to the structure.
71. Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.
72. 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.
73. Locate chimney at least ten feet away from existing tree canopies.
74. Enclose all roof eaves with minimum required attic vents covered with metal mesh in accordance with Chapter 7A of California Building Code. The dimensions of mesh openings shall be a minimum 1/16-inch and shall not exceed 1/8-inch.
75. 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.
76. 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.

77. Fire Department Permanent Access During Construction – Permanent access to the immediate job site by a heavy fire fighting apparatus shall be provided at the start of construction.