

**CITY ENGINEER'S REPORT
FOR
FINAL MAP OF TRACT 8519**

FINDINGS

Pursuant to the provisions of Section 7-1-315 of the San Leandro Municipal Code, I have examined the Final Map for Tract 8519 and find that it is in substantial conformance with the approved Vesting Tentative Map, and that the subdivider has either satisfied or provided security for the improvements in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act and requirements of the Conditions of Approval, which are described below, for Vesting Tentative Map Tract 8519.

CONDITIONS OF APPROVAL

VESTING TENTATIVE MAP CONDITIONS (ENGINEERING DEPARTMENT):

1. The applicant proposes 39 multi-family condominiums for sale on a single existing parcel which requires a Final Map for Condominium purposes. The map shall be approved and recorded prior to building permit issuance. A Shared Maintenance Agreement (CC&R) should be prepared to govern how common area improvements will be managed and maintained in perpetuity. Submit a draft of said document to the City for review prior to Building Permit issuance.
2. Landscape sheets prepared by SJA Landscape Architecture Land Planning, show that street trees are proposed along Manor Boulevard. If the trees will be maintained by the City, then approval from City's Public Works must be obtained for the type and spacing prior to Building Permit issuance. Information about acceptable tree varieties can be downloaded from the City's website as follows:
<https://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=16205>
Whether the trees will be City-maintained or privately-maintained by the future homeowner's association, the applicant shall irrigate the trees from the private irrigation system. Any provided tree grates shall be in compliance with the City of San Leandro Standard Plan Dwg. No. 438A and Dwg. No. 438B.
3. The applicant must underground the overhead joint utilities from the utility pole at the intersection of Manor Boulevard and Fleming Street to the northwest corner of the property as part of this proposed development such that there are no overhead utility lines or utility poles along the western property line. If the adjacent properties will be served from this proposed joint utility trench, then a utility easement shall be granted for access and maintenance by PG&E or other utility companies that occupy the joint trench.
4. The proposed sanitary sewer line shown running east/west on Manor Boulevard must be constructed as a public sewer main, including a stub-out to the west for connection of any future development.

5. Submit a copy of video survey mentioned in the letter by Sanco Pipelines, dated October 7, 2019, regarding the condition assessment of the existing 15-inch storm drain line that extends through the side yard of the Lopez lot to Norton Street, confirming its structural adequacy and serviceability, prior to Grading Permit issuance. If the pipe is deficient, propose a method of slip-lining or replacing the pipe.
6. Grading Permit plans shall show that multiple bio-retention areas proposed in a single Drainage Management Area (DMA) are hydraulically connected to function as a single Low Impact Development (LID) measure.
7. Include storm drain pump design along with the Building Permit submittal.
8. Because the project creates or replaces more than 10,000 SF of impervious surface, it is considered a Regulated Project according to Provision C.3.b of the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (Order No. R2-2015-0049, NPDES Permit No. CAS612008, adopted 11/19/2015).
9. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the public right-of-way. Contractors must be properly licensed, have a valid Business License, and submit proof of insurance. Applicable fees/deposits must be paid.
10. A Grading Permit will be necessary for the project. The requirements for said permit are indicated in San Leandro Municipal Code §7-12. The permit will be issued prior to or concurrent with the Building Permit. The San Leandro Municipal code can be found at http://www.sanleandro.org/about/municipal_code.asp. The geotechnical engineer of record shall certify that the design of the site improvements conforms to recommendations from the Geotechnical Investigation.
11. The site will be subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to construction sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Storm water Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number which must be printed on the Demolition Plans and Grading & Erosion Control plans.
12. The potable water network that serves the site is owned and operated by East Bay Municipal Utility District (EBMUD). Please contact EBMUD at 866-403-2683 for more information about connections and water service.

13. The proposed project is in the Oro Loma Sanitary District service area. The applicant shall contact Oro Loma Sanitary District (510-276-4700) for specific sanitary sewer connection and discharge requirements, and shall submit a copy of Oro Loma Sanitary District Sewer Permit to the City prior to Encroachment Permit Issuance.
14. The applicant shall locate all electric and communications utilities serving the site underground.
15. All proposed storm drain inlets and trench drains shall be marked “NO DUMPING, DRAINS TO BAY” as per the City of San Leandro Standard Plan Dwg. No. 204. All proposed storm drain inlets that are not within bioretention areas shall have trash capture devices. This note shall be included on Building Permit plan set.
16. Building Permit plans shall show that all abandoned driveways or damaged curb, gutter and/or sidewalk shall be removed and replaced according to City standard Plans Dwg. No. 100, 102 and 104. Plans shall show ADA path grades and control point elevations across the proposed driveway on Manor Boulevard.
17. Sign installations must be per City of San Leandro Standard Plans Dwg. No. 136.
18. The City’s traffic impact fee program is called “Development Fee for Street Improvements” (DFSI). According to the adopted 2019-20 Fee Schedule, the rate for “General Residential” land use is \$1,449.91 per unit. Credit for existing 28,687 gross SF building for “Personal Service” land use category at the rate of \$2.41 will be assumed and as such no DFSI is due for this project.
19. The project is within the Marina Boulevard/Interstate 880 Interchange Traffic Impact Fee Zone. According to the adopted 2019-20 Fee Schedule, the rate for “General Residential” land use is \$729.28 per unit. Credit for existing 28,687 gross SF building for “Personal Service” land use category at the rate of \$2.47 will be assumed and as such no fee is due for this project.
20. A Park Facilities Development Impact Fee shall be assessed assuming 39 dwelling units (du) will be added to the property as follows:

Park Land Acquisition Fee:	\$14,667.00/du or \$572,013.00
Park Improvement Fee:	\$2,348.00/du or \$91,572.00
Total Park Impact Fee:	\$17,014.00/du or \$663,546.00

Please note that this is an estimated amount. These fees are subject to change at the start of each fiscal year and will not be vested until issuance of building permit.

21. Manor Boulevard is in the City's adopted Underground Utility District Master Plan. As such, an in-lieu fee is required in the amount of \$61,749.87 which is calculated at \$1,583.33 per residential unit. This fee is subject to change at the beginning of each fiscal year and is not vested until Building Permit issuance.

Date _____

Nick Thom, P.E., City Engineer
Engineering and Transportation Department
City of San Leandro