

PRIOR TO APPROVAL OF, OR RECORDATION OF, THE FINAL MAP(S)

2. The unincorporated territory involved within the boundaries of the vesting tentative map (Tract 7620) shall be annexed into the City of Hayward.

Inclusionary Housing Plan

3. Prior to recordation of the final map or first final map, the applicant shall purchase the approximately 3.53 acre property located at the northeast corner of North Lane and Saklan Road (22958 Saklan) in Hayward, shall demolish existing structures and “clean” the property of environmental contaminants, shall sell such property in fee simple to Eden Housing, Inc., for the price of \$1.00 and shall pay for required off-site improvements for such project.

In accordance with the applicant’s Inclusionary Housing Plan, applicant will assure that 27 rental units, affordable to low and very low income households, are constructed as part of a 72-82 unit rental housing development to be built by Eden Housing, Inc. on that property. The balance of the units may be reserved for possible future affordable housing obligations for other properties in which the applicant would have an equitable interest, to be used within five years from the effective date of the associated development agreement.

Also, in accordance with applicant’s Inclusionary Housing Plan, no more than 50 building permits shall be issued for applicant’s La Vista development prior to the commencement of site work for the Saklan Road development. Furthermore, building permits for an additional 50 more housing units or the La Vista Development may be issued if it is determined by the City that substantial progress has been made in development of the Eden Housing site. In the event the Saklan Road project does not reach Certificate of Occupancy for 27 rental units affordable to low and very low income households, applicant shall make 27 units of ownership housing in the La Vista Quarry development available for purchase by households of moderate income at a price set forth for such units in accordance with the City’s Inclusionary Housing Ordinance.

IMPROVEMENTS

Improvement plans shall be submitted to the City Engineer for review and approval. Subject plans shall, in addition to the standard improvements, incorporate the following special design requirements:

Recreational Facilities

4. The applicant shall construct improvements, including drainage facilities, detention basins and maintenance roads and recreational amenities, such as playfields, play structures and trails/paths and parking areas within the approximately 30-acre area designated as Parcels B and P on the vesting tentative tract map, with the costs of such improvements to be equal in value to the required park dedication in-lieu fee in effect at the time building permits are issued for the development. Such fees associated with this Planned Development equal